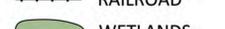
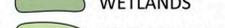
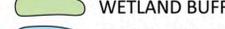
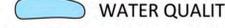
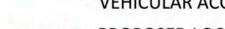
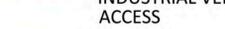


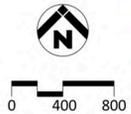
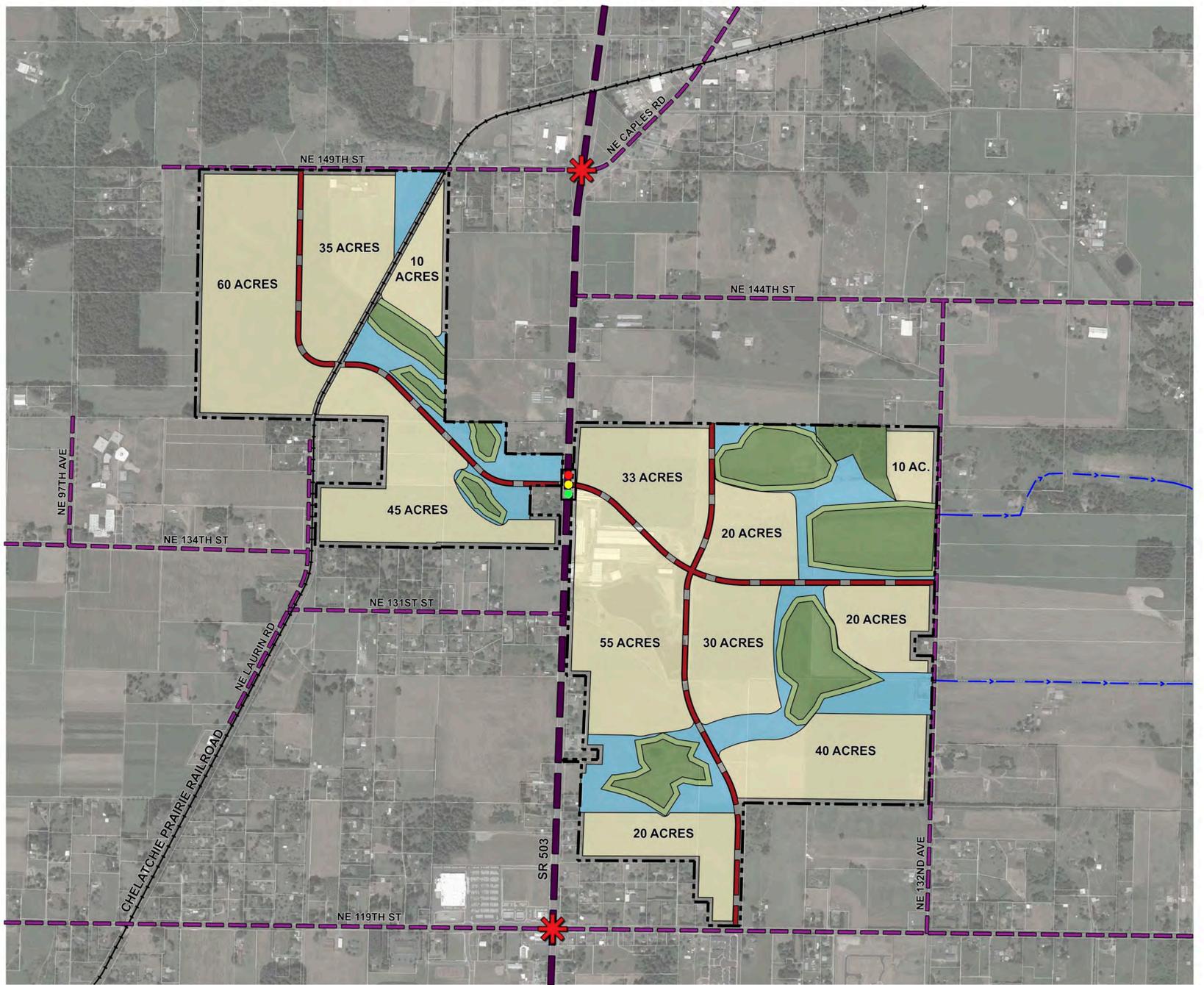
Rural Industrial Land Bank

Preliminary Concept Plan Land Use Analysis

LEGEND

-  PROPERTY LINE
-  DRAINAGE DITCH
-  RAILROAD
-  WETLANDS
-  WETLAND BUFFER
-  WATER QUALITY
-  DEVELOPABLE ACREAGE
-  PROPOSED PRIMARY COMMERCIAL/INDUSTRIAL VEHICULAR ACCESS
-  PROPOSED LOCAL INDUSTRIAL VEHICULAR ACCESS
-  EXISTING STATE HIGHWAY VEHICULAR ACCESS
-  EXISTING MINOR ARTERIAL VEHICULAR ACCESS
-  PROPOSED TRAFFIC SIGNAL
-  VEHICULAR CROSSING WITH EXISTING TRAFFIC SIGNAL

TOTAL	600 ACRES
WETLANDS	66 ACRES
WETLAND BUFFERS	26 ACRES
STORM SYSTEM	68 ACRES
DEVELOPABLE LAND	378 ACRES
ROW & SETBACKS	57 ACRES
-ROADS ROW (60')	
-RAILROAD ROW (60')	
-PERIMETER SETBACK (50')	



CLARK COUNTY RURAL INDUSTRIAL LAND BANK

LAND USE ANALYSIS

FEBRUARY 2015



MacKay Sposito



Rural Industrial Land Bank

Preliminary Guiding Principles

Master Plan Goals

- A. Develop a vision for the master plan that is compatible with the surrounding land uses and creates long term value for both the community and the industrial users.
- B. Develop a master plan that promotes sustainable development by minimizing our environmental impacts, protecting the natural resources and reducing waste.
- C. Anticipate changing market and industrial needs and maintain the flexibility required for a variety of light industrial uses.
- D. Support the creation of a rural industrial land bank per the criteria set forth in the Growth Management Act (GMA), RCW 36.70A.

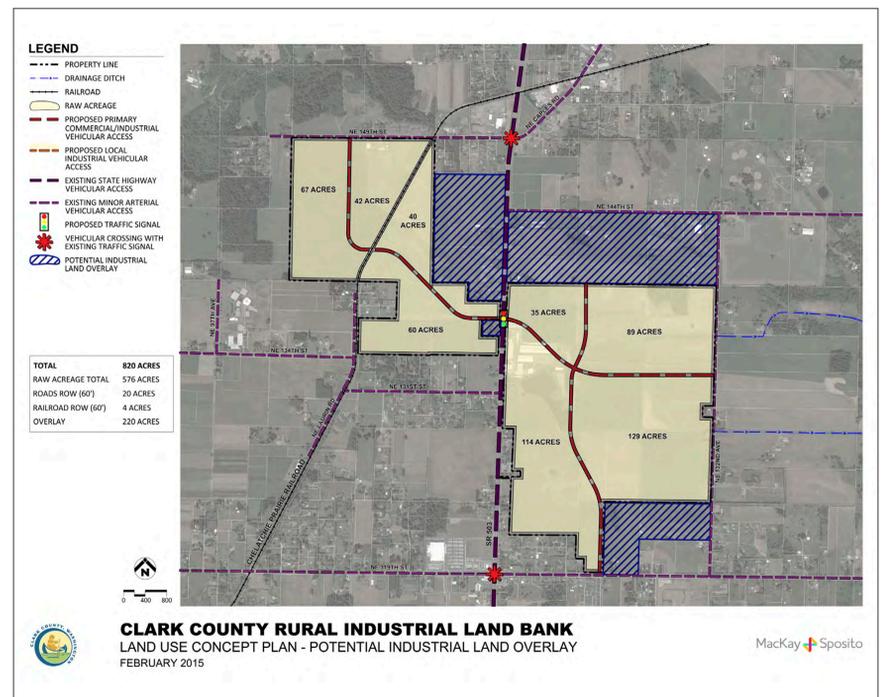
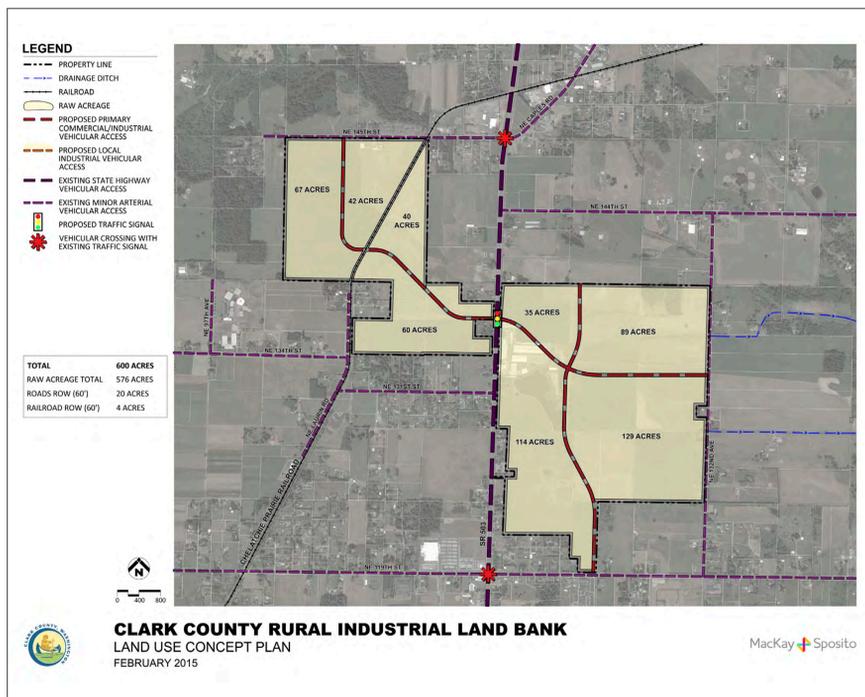
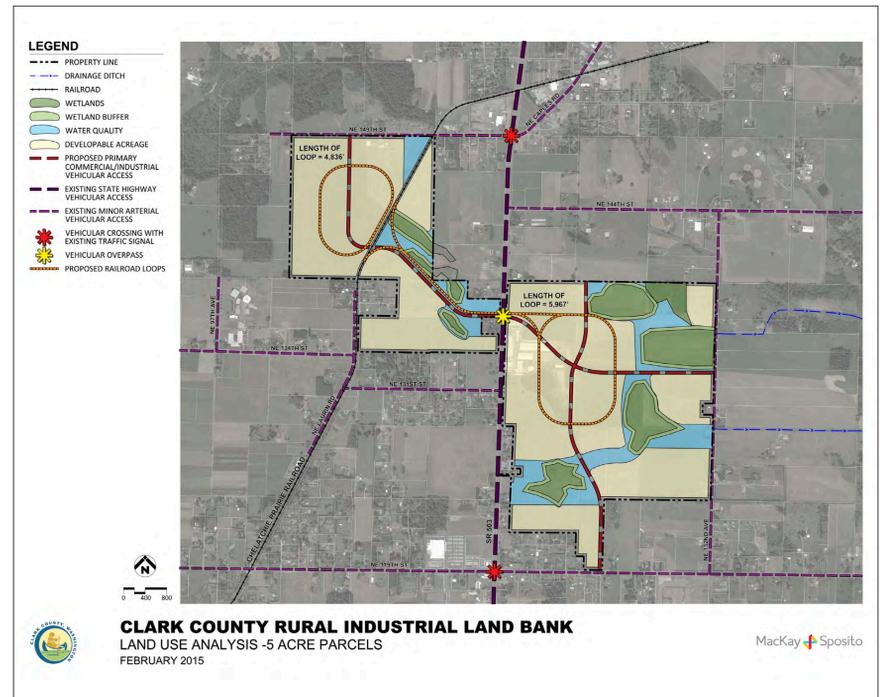
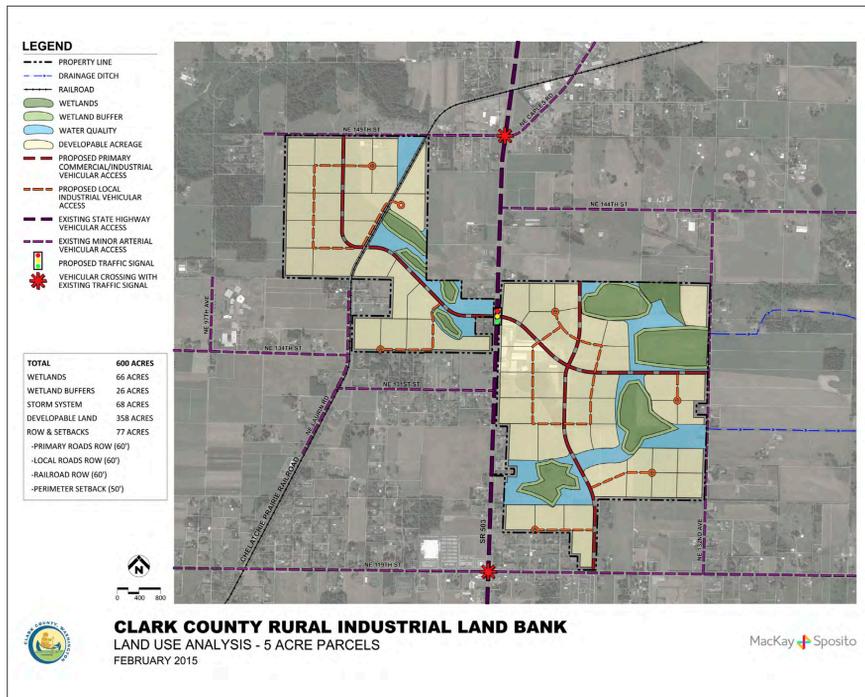
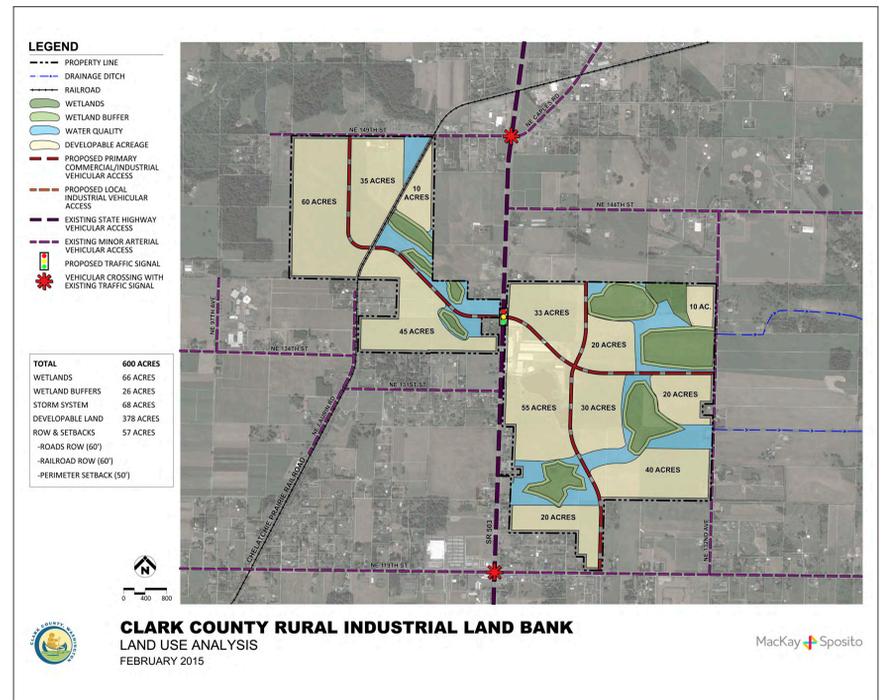
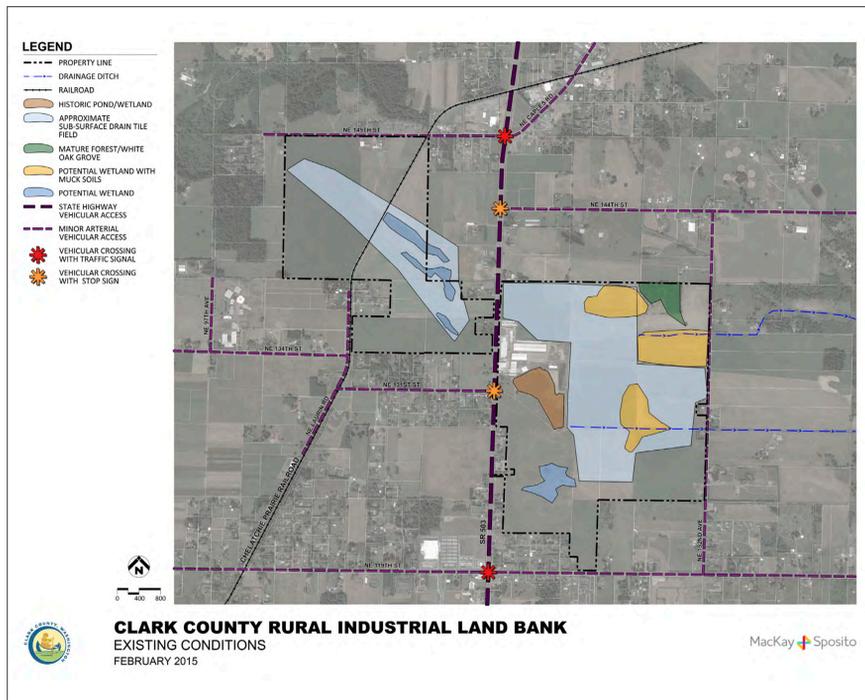
Master Plan Objectives

1. Adhere to the requirements set forth in CCC 40.520.075. Create a coordinated and cohesive master plan that can be easily streamlined through the development review and approval process.
2. Ensure the master plan respects and preserves critical areas functions and values, and develop a stormwater solution that mimics the natural hydrology of the site while developing buffers both internally and externally. Incorporate low impact development strategies.
3. Address and evaluate the site criteria for industrial lands against the existing conditions to ensure infrastructure requirements are met and to maximize the land value.
4. Develop a roadway and site infrastructure backbone that allows for phased development based on the market needs.
5. Coordinate infrastructure analysis and planning with public and private agencies so that their long term planning can anticipate the future light industrial development.
6. Ensure that rail access and/or a loop is accommodated as part of the master plan.
7. Promote a master plan that provides a level of predictability for future light industrial based developers and the County through the flexibility of standards and consolidated reviews.



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Concept Plan Series



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Steps, Inventory, and Analysis

GMA allows consideration of major industrial activity outside UGAs. The process involves “[d]esignation of an industrial land bank area in the comprehensive plan; and subsequent approval of specific major industrial developments through a local master plan process ...” (RCW 36.70A.367(2))

Key steps in the RILB process include the following:

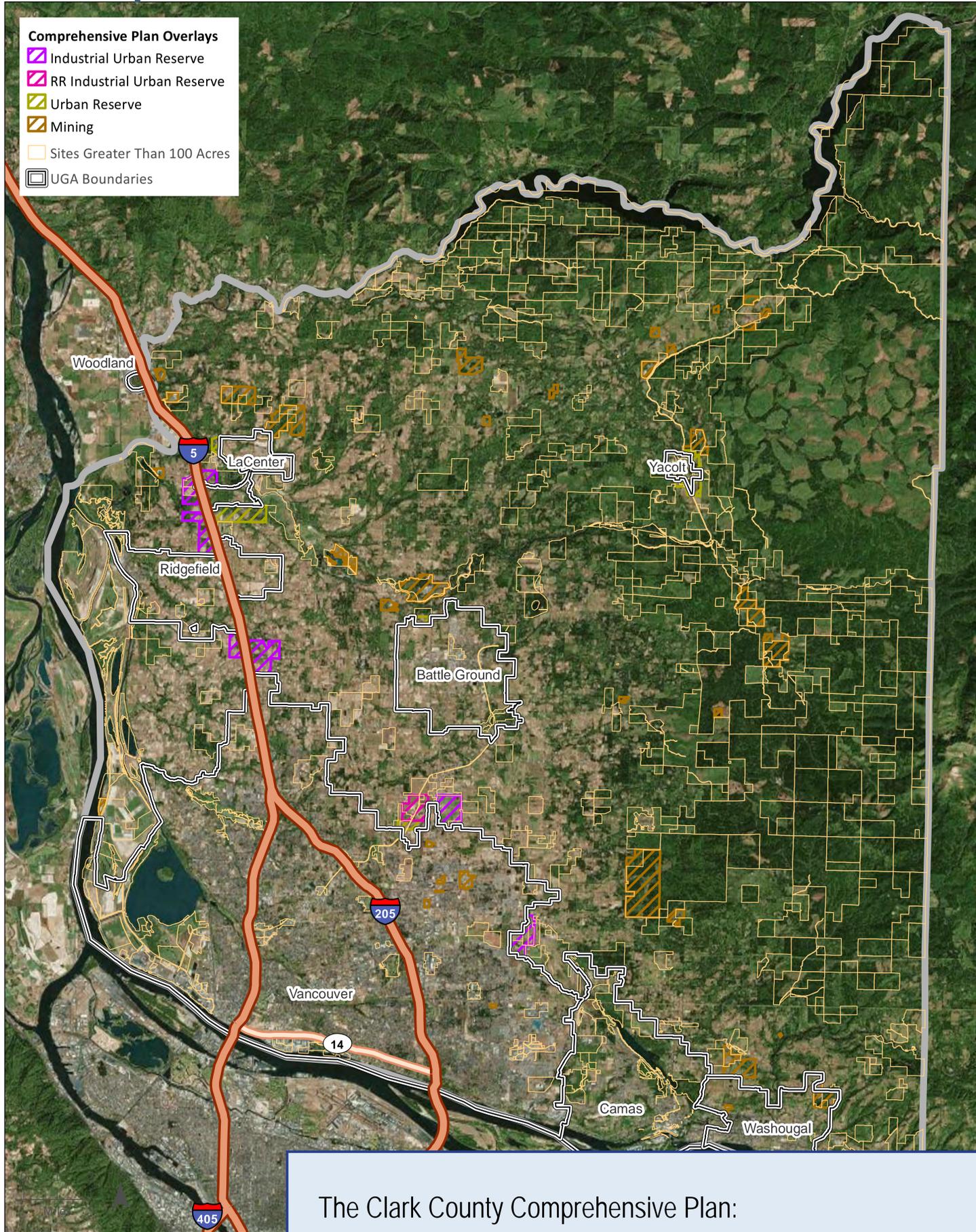
- Identifying locations suited to major industrial use,
- Identifying the maximum size of the bank area,
- Developing a programmatic environmental review with an inventory of developable land and alternative sites, and
- Developing comprehensive plan amendments and development regulations for the bank and future specific major industrial developments.



Rural Industrial Land Bank

Countywide Inventory

Clark County: Sites Greater than 100 Acres



BERK Date: January 26, 2015
Source: BERK, Clark County

The Clark County Comprehensive Plan:

- identifies that Industrial Reserves should be 100 acres or more in size (Policy 1.6.2)
- new industrial sites in a major industrial land bank must have a minimum of 75 acres or more and shall not be subdivided less than 50 acres.

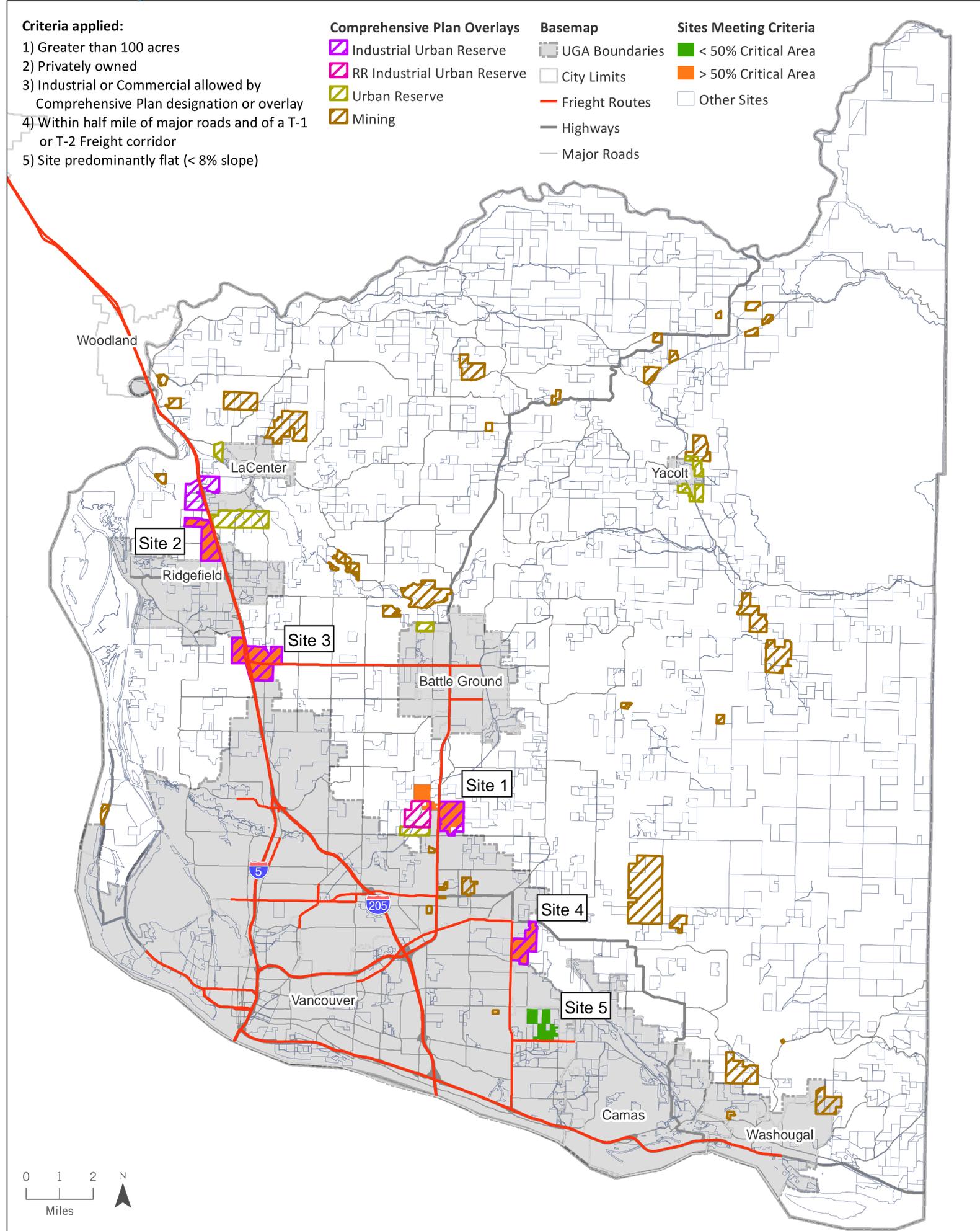
RILB sites must be zoned as Light Industrial (IL) (CCC 40.520.075).



Rural Industrial Land Bank

Criteria and Candidate Alternative Sites

Clark County: Potential Industrial Sites



BERK Date: February 5, 2015
Source: BERK, Clark County

Criteria and Selected Sites

- 1) Greater than 100 acres;
- 2) Privately owned;
- 3) Industrial or Commercial as allowed by Comprehensive Plan designation or overlay;
- 4) Within half mile of major roads and of a T-1 or T-2 Freight corridor;
- 5) Predominantly flat (< 8% slope)

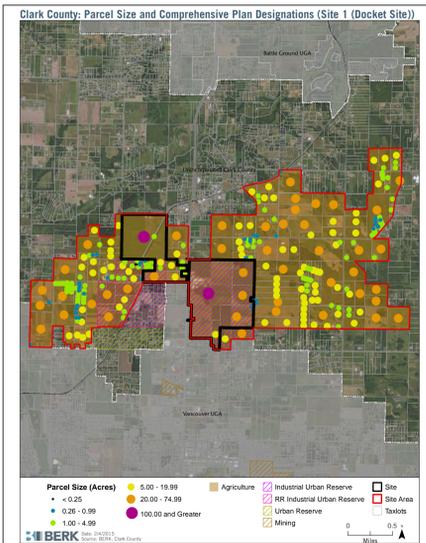
Inside UGA: Land in CREDC Land for Jobs Study, similar size and infrastructure criteria.



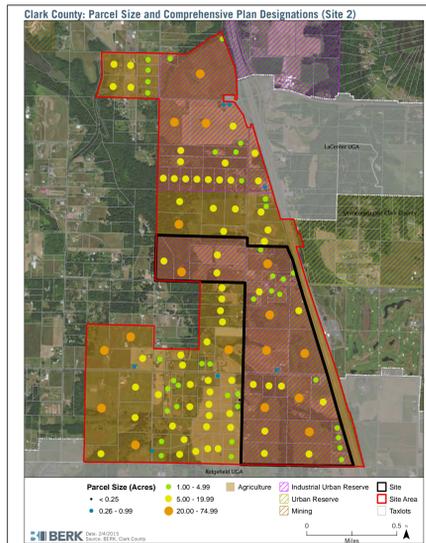
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Draft Agricultural Dedesignation Analysis

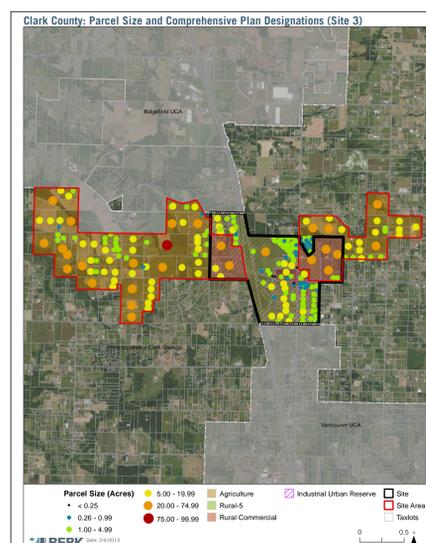
Site 1 Map Series



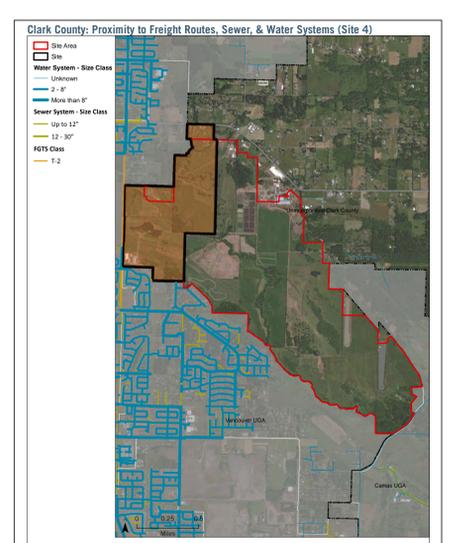
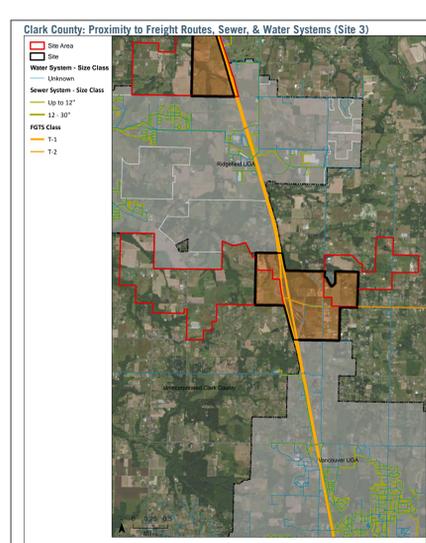
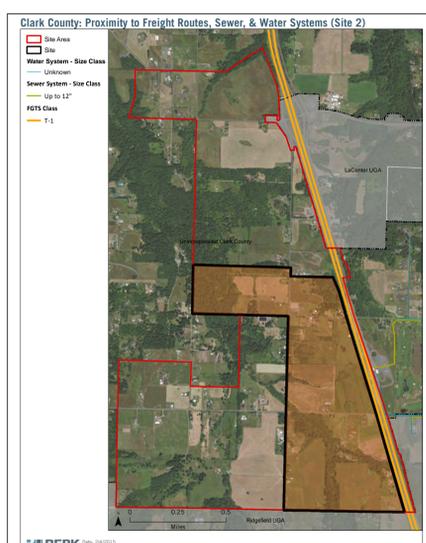
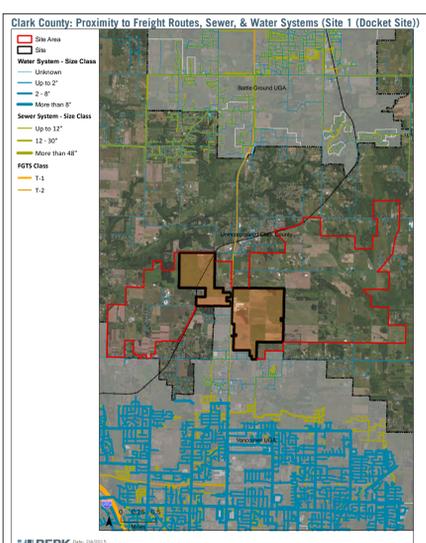
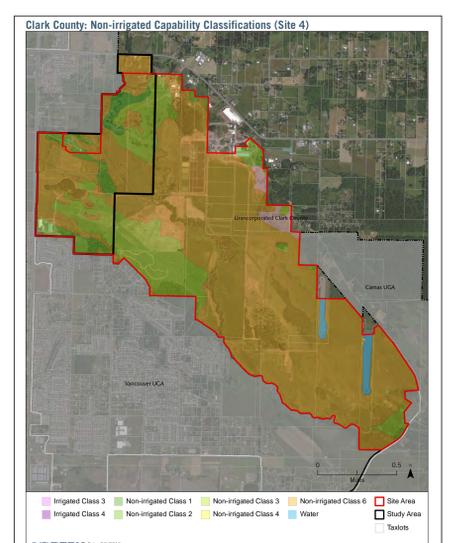
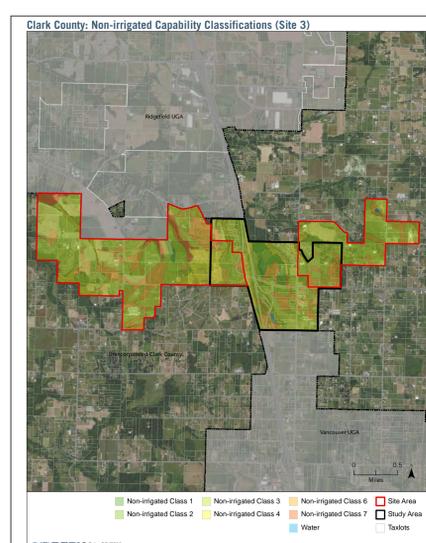
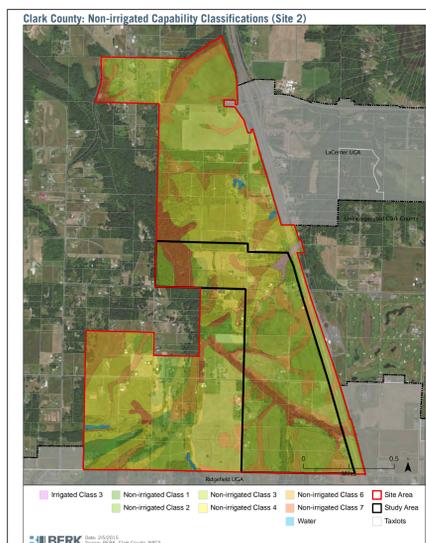
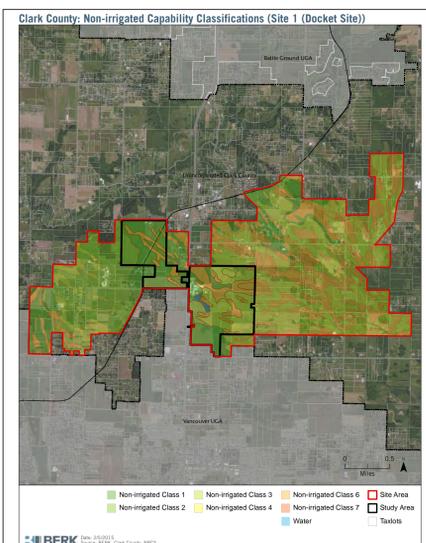
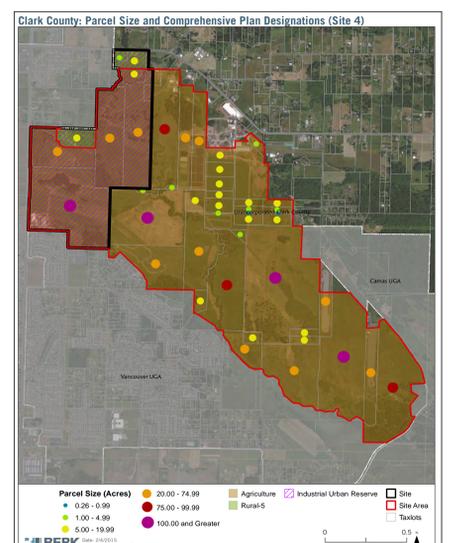
Site 2 Map Series



Site 3 Map Series



Site 4 Map Series



Rural Industrial Land Bank

Docket Site

