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COMMUNITY PLANNING

MEMORANDUM

TO: Clark County Planning Commission
FROM: Oliver Orjiako, Director
DATE: November 20, 2014
SUBJECT: Rural Industrial Land Bank; Public Hearing

PURPOSE

The purpose of the hearing is to consider staff recommendations for amending county code to allow for the master planning of rural industrial land banks.

BACKGROUND

The county received an application for a rural industrial land bank in February 2014. Such land banks are allowed under the Growth Management Act (GMA), RCW 36.70A.367. The county hired BERK out of Seattle in August to assist in meeting the statutory requirements. The application covers about 600 acres in two areas straddling SR-503 north of NE 119th Street.

One of the requirements is the completion of a master planning process for the area. This will in essence be a sub-area plan covering the application sites and surrounding areas. The Clark County Code has a section on master planning, Section 40.520.070, but that section makes no mention of master planning for rural industrial land banks.

PROCESS

Staff developed the proposed language, as follows:

- A new CCC Section 40.520.075 on master planning for rural industrial land banks;
- Amendments to CCC Section 40.520.070 to recognize the new section; and
- Clean-up amendments to CCC Section 40.560.010, the section on comprehensive plan map change relating to rural industrial developments.

Code language was added to the Rural Industrial Land Bank webpage, followed by an e-mail public notice on September 26, 2014. Staff did a general briefing for the Board on October 1, the Planning Commission on October 2, and the Neighborhood Advisory Council of Clark County on October 13 about the Rural ILB project. Consideration of these code changes was listed as the next step in the process.

Because these are procedural changes, a non-project SEPA checklist was not prepared. The 60-day Commerce review period will end November 16, 2014.