



Clark County Rural Industrial Land Bank

Planning Commission Work Session

October 2, 2014

Agenda

1. 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

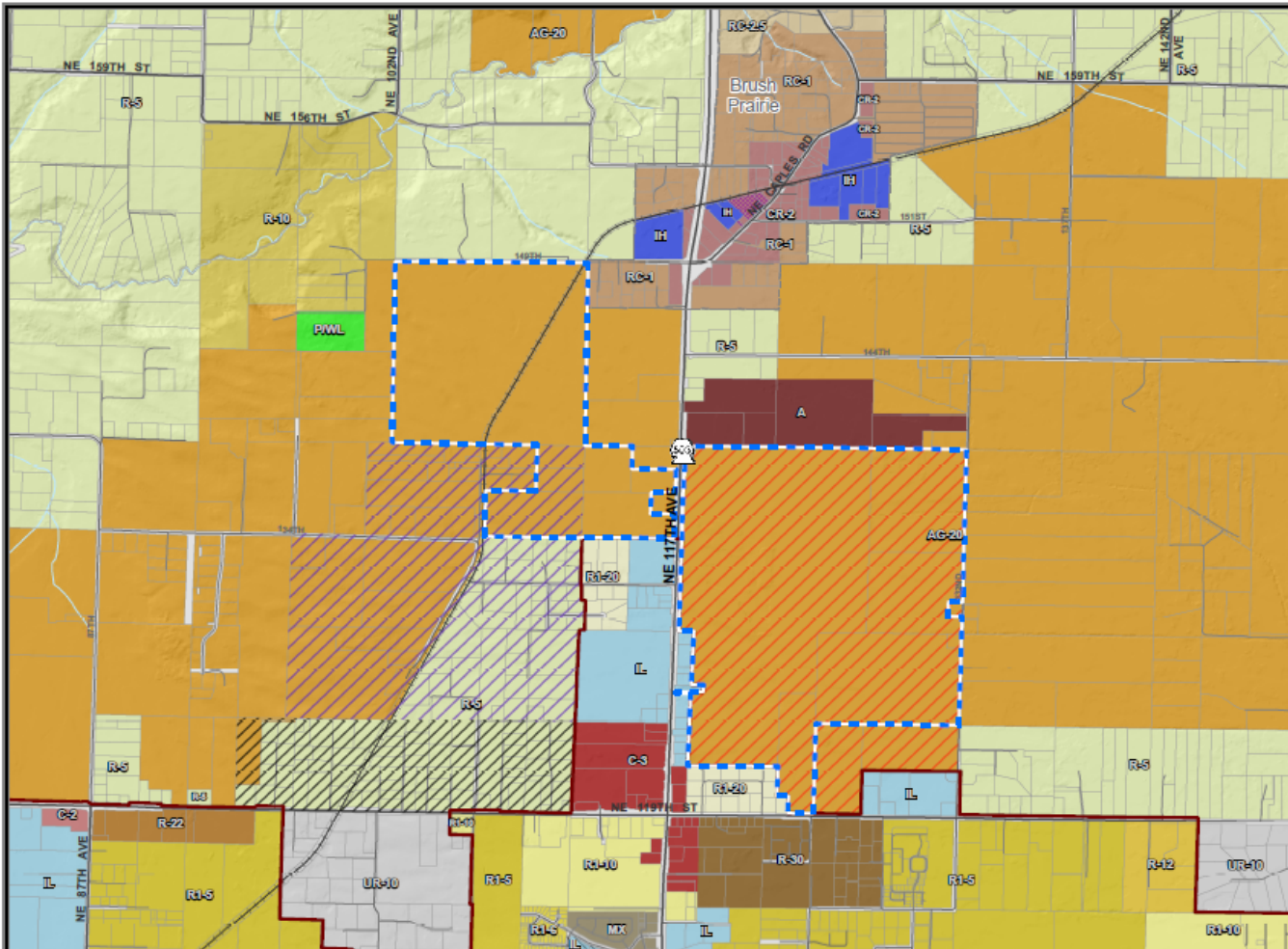
GMA Provisions

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

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

Rural ILB Application Area




RURAL INDUSTRIAL LAND BANK

- ⬚ Proposed Industrial Land Bank Areas
- Zoning**
- Single-Family residential (R1-20, R-20)
- Single-Family residential (R1-10, R-10, R10)
- Single-Family residential (R1-5, R-6, LDR-6)
- Single-Family residential (R1-5, R-5)
- Residential (R-12, R12)
- Residential (R-22, AR-22)
- Residential (R-30)
- Neighborhood commercial (C-2, C1, NC, CN, CNB)
- Community commercial (C-3, C2, CC, CCB)
- Mixed use (MX)
- Light industrial (IL, ML, LI, IND, LI/EC)
- Heavy industrial (IH, MH, HI)
- Airport (A)
- Rural-5 (R-5)
- Rural-10 (R-10)
- Rural center residential 1 ac min (RC-1)
- Rural center residential 2.5 ac min (RC-2.5)
- Rural comm.-inside nur.centers (CR-2)
- Agriculture-20 (AG-20)
- Parks/Wildlife refuge (P/WL)
- Urban reserve-10 (UR-10)
- Zoning Overlay District**
- Urban Reserve - 10 (UR-10)
- Industrial Urban Reserve - 20 (UR-20)
- Railroad Industrial Urban Reserve (UR-RR)
- Railroad Industrial Overlay District (RR)
- Surface Mining Overlay District
- Urban Growth Area (UGA) Boundary
- Rural Center



Note: This map contains data that has been collected from several sources. Clark County accepts no responsibility for inaccuracies that may be present.



Rural ILB Schedule

- What has been completed
 - 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

- Proposed Timeline

- November 2014 De-designation analysis
- February 2015 Development Regulations
- August 2015 Master Planning Process
- Sept/Oct 2015 Environmental Review
- Oct-Dec 2015 Approval Process

Rural ILB Public Involvement

- Public Involvement to date
 - Webpage
www.clark.wa.gov/planning/landbank
 - Contact with Neighborhood Associations
 - News Release

Rural ILB Next Steps

- Public Involvement
 - BOCC and PC Work Sessions
 - Public meeting in the fall of 2014
- Updates to Title 40
 - Current Master Planning Code (40.520.070)
 - New Rural Industrial Development Master Planning Code (40.520.075)
 - Comprehensive Plan Map Change Code (40.560.010(S))
 - PC work session and hearing, November 2014

Rural ILB

Questions?



Thank you!

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

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