

County eyes forming Rural Industrial Land Bank

Steve Kadel/ staff reporter | Posted: Tuesday, January 6, 2015 11:03 am



BRUSH PRAIRIE – Hundreds of acres of private land near Brush Prairie could become a site for industrial operations under a project being studied by county officials.

Two landowners whose property totals 601 acres have applied for a zone change from agriculture to industrial. The Clark County Board of Commissioners will make a final decision on the application.

The county’s Community Planning office is pursuing a Rural Industrial Land Bank designation, which has several requirements that must be met. The site must be master-planned, must have an environmental review, and development standards must be established.

“This is a seldom used provision of the Growth Management Act,” said Gordy Euler, the county’s deputy director of community development. “We’re trying to make our best interpretation of the statute going forward.”

The two plots include 378 acres owned by dairyman Dennis Lagler and 223 acres known as the Ackerland property. Both are north of the intersection of SR 503 and 119th Street. Attorney Steve Hornstein, who represents Lagler, said all the land is in that family.

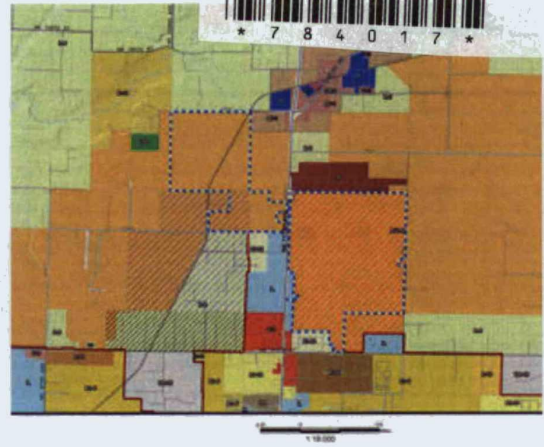
An informational meeting to explain the Rural Industrial Land Bank program is scheduled Wed., Jan. 28, from 5:30 to 7 p.m. at the Center for Agriculture, Science and Environmental Education, 11104 NE 149th St. in Brush Prairie.

The meeting will be hosted by Clark County Community Planning. Those who attend will learn what the project entails, what its requirements are and other details. There will be other meetings in the future for citizens to voice their opinions or concerns about roads or infrastructure that might affect nearby property, Euler said.

If the zoning change is made, Euler said, the current property owners would probably look for buyers who want to establish industrial businesses.

“Lagler wants to sell,” Euler said. “Who he sells to is anybody’s guess. He is looking at urbanization creeping up on him. He has a tough time getting his cows from the west side of SR 503 to the east side.

“The big farms like Lagler’s are going by the board. People are taking up agriculture as hobby farms to grow for themselves or the food bank. It’s kind of back to the land.”



Rural Industrial Land Bank

THE DOTTED AREA shows the proposed Rural Industrial Land Bank along SR 503.

The county would pay for planning and any infrastructure needed to establish the land bank. About \$100,000 has already been allocated for planning purposes, Euler said, which

“The board (of commissioners) is interested enough in this that they have given us some funding,” he acknowledged

He added there are only two such land banks in the state. Finding a developer who wants to build isn’t a sure thing, Euler cautioned

“This is like the Field of Dreams,” he said. “If you build it, will they come? It is a speculative deal.”

Euler anticipates the project could become controversial. For example, there might be neighbors who don’t want to live near an industrial area, he said

“I’m kind of conflicted because on one hand you can’t have food without farms,” Euler said. “On the other hand, this would create a new industrial hub but at the expense of some good farmland.”

Hornstein, the Laglers’ attorney, estimated that the required Comprehensive Plan amendment and corresponding zone change probably will be finalized during 2015. Euler estimated it could take most of 2015 or even into 2016 to complete the deal

AT A GLANCE

What: Rural Industrial Land Bank

Where: Brush Prairie area

Size: 601 acres

More details: Meeting 5.30 to 7 p.m., Jan 28, CASEE Center, 11104 Ne 149th St, Brush Prairie