



**CLARK COUNTY
RURAL INDUSTRIAL
LAND BANK
OPEN HOUSE**



RURAL INDUSTRIAL LAND BANK COMMENT FORM

January 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: _____

Address: _____

Open house location: January 28, CASEE Center, 11104 NE 149th St., Brush Prairie – Room 202

Comment:

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: _____

Other ways to comment:

Submit a comment via e-mail to project manager:
gordon.euler@clark.wa.gov

Submit a comment in writing:
Clark County Community Planning
Rural Industrial Land Bank Project
P.O. Box 9810
Vancouver, WA 98666-9810

*Thank you for taking the time to participate in the Clark County's planning processes.
We appreciate your input and will use it to ensure that issues of importance to our community are included in this plan.*

Rural Industrial Land Bank

Open House - January 28, 2015
Brush Prairie, Washington

What is a rural industrial land bank?

Washington's Growth Management Act allows industrial development in rural areas under certain conditions. Landowners near Brush Prairie have applied to create a "land bank" covering 602 acres on both sides of State Route 503 under the state law.

Where is the land?

The proposal includes property south of Brush Prairie between Northeast 119th and 149th streets:

Lagler property: 378.7 acres east of SR-503

Ackerland property: 223.7 acres west of SR-503

What will be built there?

If the land bank is established, zoning would change from agricultural to light industrial. No heavy industrial uses would be allowed. The land could provide work sites for local residents near the Chelatchie Prairie Railroad.

When will there be a detailed proposal?

The next step is to evaluate long-term commercial significance for agriculture before planning other uses. Additional requirements:

- Development regulations
- A master plan
- Environmental analysis
- Public hearings before the Planning Commission and Board of County Councilors

What is the timeframe?

County planners and consultants have technical work in progress for hearings by the end of 2015.

How can I comment?

- Complete a form for the project record tonight.
- Email: Gordon.Euler@clark.wa.gov
- U.S. Mail: Clark County Community Planning
Rural Industrial Land Bank Project
P.O. Box 9810
Vancouver, WA 98666-9810

How can I stay informed?

Sign up for updates: www.clark.wa.gov/planning/touch.html

Check online: www.clark.wa.gov/planning/landbank/index.html



RURAL INDUSTRIAL LAND BANK Zoning

- Proposed Industrial Land Bank Areas
- Zoning Districts**
- Single-Family residential (R1-20)
- Single-Family residential (R1-10)
- Single-Family residential (R1-6)
- Single-Family residential (R1-5)
- Residential (R-12)
- Residential (R-22)
- Residential (R-30)
- Community commercial (C-3)
- Mixed use (MX)
- Business park (BP)
- Light industrial (IL)
- Heavy industrial (IH)
- Airport (A)
- Rural-5 (R-5)
- Rural-10 (R-10)
- Rural center residential 1 ac min (RC-1)
- Rural comm.-inside rur.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

*RILB Open House
January 2015*



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



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

Open House - 1/28/2015 Rural Industrial Land Bank 3

GMA Provisions

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

Open House - 1/28/2015 Rural Industrial Land Bank 4

Rural ILB Application

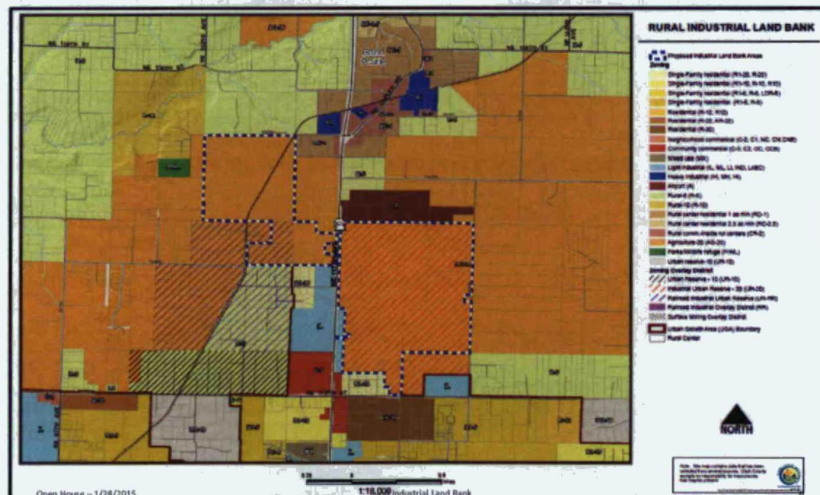
- Rural ILB application received February 2014
 - Two areas:
 - Lagler property: 378.71 acres (east of SR-503)
 - Ackerland property: 223.72 acres (west of SR-503)
 - All zoned AG-20

Open House - 1/28/2015

Rural Industrial Land Bank

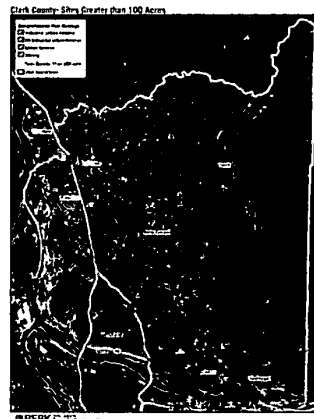
5

Rural ILB Application Area



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



Planning Commission VS – 10/02/2014

Rural Industrial Land Bank

7

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

Open House – 1/28/2015

Rural Industrial Land Bank

8

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)

Open House - 1/28/2015 Rural Industrial Land Bank 9

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

Open House - 1/28/2015 Rural Industrial Land Bank 10

Rural ILB Public Involvement

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

Open House - 1/28/2015

Rural Industrial Land Bank

11

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

Oliver Orjiako, oliver.oriako@clark.wa.gov

Gordy Euler, gordon.euler@clark.wa.gov

Open House - 1/28/2015

Rural Industrial Land Bank

12



ATTENDANCE SIGN IN
****Please PRINT Clearly****

Date: January 28, 2015

Project: Rural Industrial Land Bank Open House

PRINT NAME	MAILING ADDRESS	ZIP CODE	e-mail list?	PRINT - E-MAIL
Mary Beth Nichols	13009 NE 110 th Ave	98664	<input type="checkbox"/> YES <input type="checkbox"/> NO	
BOB SKERT	11914 NE 119 th AVE	98606	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Cathy Olsen	9104 NE 185 th St BO	98604	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Dave Shattuck	11611 NE 131 st ST	98662	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Steve Jagelski	13208 NE Laurin Ad	98662	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Steve.jagelski@comcast.net
Sydney Reisbick	PO Box 339 Ridgelyfield	98642	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Amy Sidran	8806 NE 159 th St Battle Ground	98604	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	amysidran@gmail.com
Greg Bender	see above		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Ray Steiger	16101 NE 183 rd St.	98606	<input type="checkbox"/> YES <input type="checkbox"/> NO	steiger@teleport.com
Helen Riemer	10110 NE 149 th ST.	98606	<input type="checkbox"/> YES <input type="checkbox"/> NO	hema.riemer@icloud.com
ROCHELLE HESS	14613 NE 104 th AVE	98606	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	RIISKAREP@AOL.COM
Robyn Kim	14915 NE 126 th AVE	98606	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	robyn.kim@comcast.net



ATTENDANCE SIGN IN
****Please PRINT Clearly****

Date: January 28, 2015

Project: Rural Industrial Land Bank Open House

PRINT NAME	MAILING ADDRESS	ZIP CODE	e-mail list?	PRINT - E-MAIL
MARGARET BESSERT	22101 NE 150th Ave BATTLE GROUND, WA 98604	98604	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	bessert, margaret @battlegroundps.org
Lloyd Handlos	12904 NE 151st ST Brush Prairie	98606	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	lhandlos11@gmail.com ?
Rob Lowe	16303 NE 125th Ct. B.P. 98606	98606	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	robvidowe@msk.com
John Ingeleski	212 N.E 129th ST VANCOUVER, WA 98685	98605	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Johnj212@comcast.net
Emil Riemer	P.O. Box 211 Brush Prairie WA 98606	98606	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	eriemer@hotmail.com
Jim Hunter	1116 NE. 156th St. Brush Prairie	98606	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	huntersgreens@spiritale.com
Tony Morrell	16801 NE 137th Ave B.P. WA	98606	<input type="checkbox"/> YES <input type="checkbox"/> NO	ARM7@comcast.net
Keith Keller	19502 NE 159th ST SP	98606	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	KeithKeller@ya.com
Wayne & Judy Haral	P.O. Box 490 Brush Prairie WA	98606	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Margaret Christensen	16314 NE 141st Ave Brush Prairie, WA	98606	<input type="checkbox"/> YES <input type="checkbox"/> NO	
HEATHER TISCHBEIN	1119 NW 131st Way Apt. A VANCOUVER, WA	98685	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	htischbein@wa-net.com
			<input type="checkbox"/> YES <input type="checkbox"/> NO	



ATTENDANCE SIGN IN
****Please PRINT Clearly****

Date: January 28, 2015

Project: Rural Industrial Land Bank Open House

PRINT NAME	MAILING ADDRESS	ZIP CODE	e-mail list?	PRINT - E-MAIL
JoAnn Jenny	13010 NE 132nd Ave BP	98606	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Randy Goggin	12020 N.E. 132nd Ave B.P	98606	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Betty Goggin	12020 N.E. 132nd Ave B.P.	98606	<input type="checkbox"/> YES <input type="checkbox"/> NO	
MARK GAWECKI	17705 NE HONIGSTON DR. N.Y	99606	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	msgawecki@comcast.net
Nancy Koski	PO Box 287 BP 98606	98606	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Bill Zimmerman	9504 N.E. 119 th St. Vanc.	98662	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Bi-Zi Farms@Juno.com
Joyce Christensen	16314 NE 142 nd B.P	98606	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Olivia Chapman	14002 NE 117 th AVE VANC	98662	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Katie Fielding	1612 NE 239 th Ave Camas, WA	98607	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	kfieldin@pdx.edu
			<input type="checkbox"/> YES <input type="checkbox"/> NO	
			<input type="checkbox"/> YES <input type="checkbox"/> NO	
			<input type="checkbox"/> YES <input type="checkbox"/> NO	



ATTENDANCE SIGN IN
****Please PRINT Clearly****

Date: January 28, 2015

Project: Rural Industrial Land Bank Open House

PRINT NAME	MAILING ADDRESS	ZIP CODE	e-mail list?	PRINT - E-MAIL
Jon Cotton	PO Box 1627 Brush Prairie, WA	98606	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	✓ COTTONS927@yahoo.com
CAROL LEVANNEN	CCCU Inc. BATTLE P.O. Box 2188. Rnd. me	8604	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	✓ ccuinc@yahoo.com
Mark Watson	13117 NE 90 th Vancouver	98667	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Chris & Ceci Harpel	P.O. Box 490 Brush Prairie, WA	98606	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Ray DALKE	10011 NE 135 th Ave Amboy WA	98601	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	✓ bdalke@scattered.com
Pisan Rosarsson	PO Box 830 La Center, WA	98029	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	✓ sprazz@outlook.com
Roy & Janet Bellcoff	11308 NE 149 th St Brush Prairie WA	98606	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	✓ jrbelcoff@comcast.net
Keith Mathison	20517 NE 187 th Ave, RG	98604	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	✓ mathison@workaccess.net
Paul Mangino	11307 NE 130 th Circle, Van. WA	98682	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
			<input type="checkbox"/> YES <input type="checkbox"/> NO	
			<input type="checkbox"/> YES <input type="checkbox"/> NO	
			<input type="checkbox"/> YES <input type="checkbox"/> NO	



ATTENDANCE SIGN IN

****Please PRINT Clearly****

Date: January 28, 2015

Project: Rural Industrial Land Bank Open House

PRINT NAME	MAILING ADDRESS	ZIP CODE	e-mail list?	PRINT - E-MAIL
Jerry Winters	5420 Idaho St	98661	<input type="checkbox"/> YES <input type="checkbox"/> NO	Deerfeeder@Juno.com
Greg Noslak	2111 NE 149th Ave. Vancouver	98684	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Lighthouse1967@gmail.com
			<input type="checkbox"/> YES <input type="checkbox"/> NO	
			<input type="checkbox"/> YES <input type="checkbox"/> NO	
			<input type="checkbox"/> YES <input type="checkbox"/> NO	
			<input type="checkbox"/> YES <input type="checkbox"/> NO	
			<input type="checkbox"/> YES <input type="checkbox"/> NO	
			<input type="checkbox"/> YES <input type="checkbox"/> NO	
			<input type="checkbox"/> YES <input type="checkbox"/> NO	
			<input type="checkbox"/> YES <input type="checkbox"/> NO	
			<input type="checkbox"/> YES <input type="checkbox"/> NO	
			<input type="checkbox"/> YES <input type="checkbox"/> NO	
			<input type="checkbox"/> YES <input type="checkbox"/> NO	
			<input type="checkbox"/> YES <input type="checkbox"/> NO	