Euler, Gordon

From: Karen Wood <kwood@pacifier com>
Sent: Wednesday, April 22, 2015 5 42 PM
To: Euler, Gordon
Subject: Comments on Rural Industrial Land Bank

I attended the Rural Industrial Land Bank (RILB) open house on April 15, 2015 The following are my comments on the open house presentation and information I found on the County RILB webpage

I have several concerns about a Rural Industrial Land Bank on the Lagler and Ackerland properties (Site 1) after reviewing the draft documents

- Site 1 is considered prime farmland due to 99% prime farmland soils
- Site 1 was designated as agricultural land of long-term commercial significance in 2007 comprehensive plan
- Lagler property was removed from Vancouver UGA by the Growth Management Board after appeal of the 2007 comprehensive plan
- Critical areas, wetlands, and proposed 100-foot setback make Site 1 expensive to develop as an industrial area
- Salmon Creek, an ESA-salmon stream, may be impacted by development on the Ackerland property
- Brush Prairie Park is adjacent to Ackerland property and is only partially shown on RILB maps compared to other maps of County parks
- Ackerland property has previously been considered for Conservation Plan Acquisition

Given the above information, it looks like there would be better places to promote industrial development than Site 1/Lagler and Ackerland properties I would prefer Clark County to have more foresight and implement policies that would encourage ongoing agricultural use rather than a Rural Industrial Land Bank I think that would also be preferred by most property owners in the area With industrial land available in the Vancouver urban growth area at Site 5 and elsewhere along with industrial land at the port, I do not think de-designation of the Lagler and Ackerland properties from AG-20 to IL is justified I would also like to see more comparison between the RILB sites and Site 5 in Vancouver in future documents

I am concerned about how much money is being spent on the RILB process vs the permit fee paid by the landowners The RILB process seems likely to be expensive and largely covered by taxpayers rather than the landowners requesting it I was also confused by the characterization of the Rural Industrial Land Bank process as being outside the comprehensive plan process and just a routine land use review/zoning change My understanding is that a comprehensive plan amendment is required and that it could be appealed

Thank you for considering my comments I look forward to seeing my comments and comments made by others posted on the website in the near future

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