

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

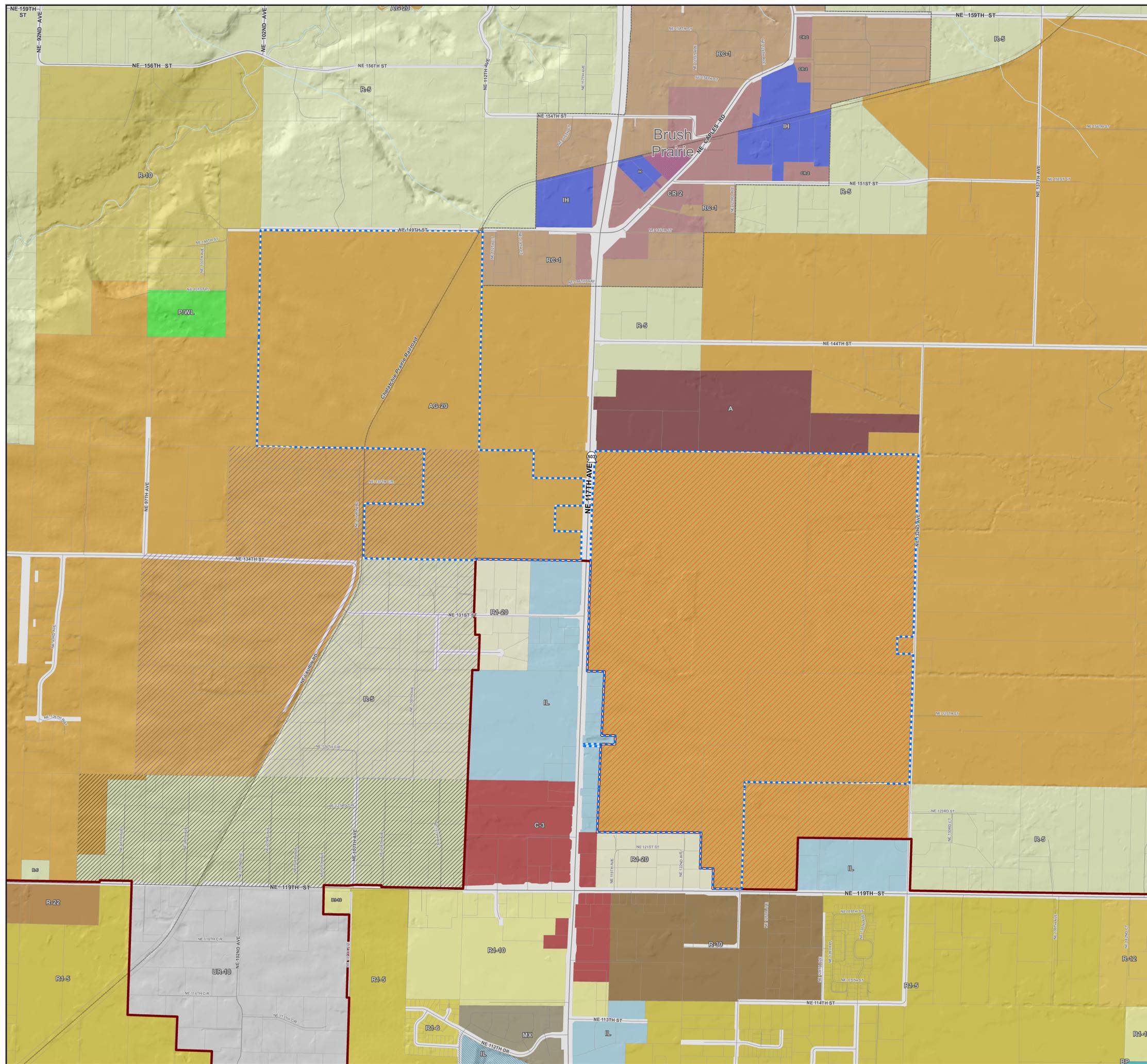
How can I stay informed?

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, Washington
Geographic Information System