



proud past. promising future

RURAL INDUSTRIAL LAND BANK INPUT FORM

Open House #2, April 15, 2015

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

Name: MARK W. GAWECKI

Address: 17700 NE HOMESTEAD DRIVE 98606

Comment:

THANK YOU FOR THE MEETING ON 4/15/2015.
WILL YOU PLEASE POST THE MINUTES OF THIS
MEETING ON YOUR WEBSITE?

THANK YOU,
Mark G

HOW ABOUT SOME TRANSPARENCY IN
YOUR PROCESS?

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

E-mail address: msgaweki@comcast.net

Additional Information: <http://www.clark.wa.gov/planning/landbank/index.html>

Thank you for taking the time to participate in the Rural Industrial Land Bank process.



proud past. promising future

RURAL INDUSTRIAL LAND BANK INPUT FORM

Open House #2, April 15, 2015

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

Name: Michelle Wecker
Address: 6906 NE 206th BG 98604

Comment:

The consultants don't seem fully informed, even when it comes to who is paying them.
This whole light industrial idea is ridiculous & the consultants DON'T care about the local small farmers.
Offering 100 feet to the edge of all properties is not enough for the farmers that will be stuck living next to these areas. I am fully against this

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

E-mail address: michelle@yahoo.com

Additional Information: <http://www.clark.wa.gov/planning/landbank/index.html>

Thank you for taking the time to participate in the Rural Industrial Land Bank process.



proud past. promising future

RURAL INDUSTRIAL LAND BANK INPUT FORM

Open House #2, April 15, 2015

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

Name: Jerry Winters

Address: 5420 Idaho St 98661 (Property 132 Ave Near 19th)

Comment:

While there is still a chance
you need to add to the Land Bank
App. any neighboring property that is
sitting in Light Industrial Holding?
To satisfy Clark County citizens can
The county mitigate the resources taken
out of Ag. 20 to a new area?
If the Legler App falls out, The County
needs to step up the process and bring
a big portion of the light industrial
holding.

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

E-mail address: deerfeeder@juno.com

Additional Information: <http://www.clark.wa.gov/planning/landbank/index.html>

Thank you for taking the time to participate in the Rural Industrial Land Bank process.



proud past, promising future

RURAL INDUSTRIAL LAND BANK INPUT FORM

Open House #2, April 15, 2015

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

Name: Katie Fielding

Address: 1617 NE 239th Ave Camas WA 98607

Comment:

Are there multiple master plan land
use concepts? The representative from
Mackay Sposito stated that Clark Co. has
some 20 +50 acre parcels but no
100 acre parcels available, the current
master plan has no 100 acre parcels.
This being the case it seems important
to develop an area that can facilitate
industry that requires 100 acre
parcels.

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

E-mail address: FieldingKCC@gmail.com

Additional Information: <http://www.clark.wa.gov/planning/landbank/index.html>

Thank you for taking the time to participate in the Rural Industrial Land Bank process.



RURAL INDUSTRIAL LAND BANK INPUT FORM

Open House #2, April 15, 2015

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

Name: Jim Hunter

Address: 11116 NE 156th St. BP 98606

Comment:

SO
MILK

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

E-mail address: # huntersgreens@spiritone.com

Additional Information: <http://www.clark.wa.gov/planning/landbank/index.html>

Thank you for taking the time to participate in the Rural Industrial Land Bank process.



proud past. promising future

RURAL INDUSTRIAL LAND BANK INPUT FORM

Open House #2, April 15, 2015

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

Name: David A. Rogers

Address: 18114 N.E 317TH ST, YACOLT WA. 98675

Comment:

As our county population grows so does
the need for jobs. The need for careful
planning and concentrated area for industry.
Our residents are travelling to Oregon, this
causes more need for roads, accidents
and away from homes and families. Trips
into Oregon increases spending outside of our
state.

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

E-mail address: _____

Additional Information: <http://www.clark.wa.gov/planning/landbank/index.html>

Thank you for taking the time to participate in the Rural Industrial Land Bank process.

Euler, Gordon

From: Lynn Carman <lynn.carman@comcast.net>
Sent: Monday, April 20, 2015 6:50 AM
To: Euler, Gordon
Subject: Rural Industrial Land Bank

Mr. Euler:

There is the appearance that this is another Clark County Done Deal with the roadways being improved in this area already. If you don't zone it, the will not come. Has Clark County already used up all its industrial land from the last go around of GMA? If they have not why not just leave this to farmland until there is a need? I know if the county buys this land and leases it to a farmer with the understanding that this will turn into rural industrial down the road would be a win win for all parties. So how much did the roadways improvements cost the taxpayers?? At least the roadways will be done prior to industrial going in, instead of them paying for the improvements. It's just more sprawl and we should use up what is already in the bank?

Sincerely,
Lynn Carman

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.

Karen Wood
14910 NE 46th St
Vancouver, WA 98682