

**Freight rail-dependent uses open house and public meeting  
Nov. 8, 2017 at 5:30 p.m.  
Prairie High School**

Clark County is seeking community feedback on a proposal to allow freight rail-dependent uses adjacent to the county's short line railroad.

We hope this will give you enough introductory information to prepare you for coming discussions on the proposed change.

**Why is the county considering allowing freight rail-dependent uses?**

The 2017 Legislature enacted 3ESB 5517 (5517), and Gov. Jay Inslee signed the bill into law, effective Oct. 19. The bill amends the Growth Management Act to allow "freight rail dependent uses" and gives Clark and Okanogan counties authority to allow such uses adjacent to short line railroads.

**How will the county implement the freight rail-dependent uses?**

The county is proposing to implement the law in phases. The first phase would amend the land use, rural and resource and transportation sections of the Comprehensive Plan to create policies to allow for freight rail dependent uses. The county also proposes a Phase I overlay map of properties within 500 feet of the rail line between NE 119th Street and NE 149<sup>th</sup> Street, excluding land zoned R-5 or land within the Brush Prairie Rural Center. Properties cited in the overlay map would be eligible for development after the second phase, below, is completed.

The second phase would consider development regulations and a list of allowed uses. The council has tasked a subcommittee of the Railroad Advisory Board with providing input on implementing the law. Meetings to discuss uses and development regulations will begin after plan policies are considered for adoption Jan. 9. Please check the planning website at <https://www.clark.wa.gov/community-planning/freight-rail-dependent-uses> for more information.

**What are freight rail-dependent uses?**

Freight rail-dependent uses have not been defined. However, the Legislation was clear that the uses do "not include buildings and other infrastructure that are used in the fabrication, processing, storage and transport of coal, liquefied natural gas or crude oil." Two existing use lists – for Light Industrial and Railroad Industrial – will be used as a starting point to draft a list of freight rail-dependent uses.

**When will the proposed comprehensive plan amendments be considered?**

The proposed code changes will be considered by the:

- Planning Commission at a 5:30 p.m. Thursday, Nov. 2, work session
- Planning Commission at a 6:30 p.m. Thursday, Nov. 16, hearing
- County council at a 9 a.m. work session Wednesday, Dec. 6
- County council at a 10 a.m. hearing Tuesday, Jan. 9, 2018

All meetings will be in the sixth-floor Hearing Room of the Public Service Center, 1300 Franklin St., Vancouver.

**How do I submit comments or get additional information?**

Written and oral testimony can be given at the Nov. 8 public meeting and the Nov. 16 and Jan. 9 hearings.

Written testimony can be mailed any time to Community Planning, PO Box 9810, Vancouver, WA 98666-9810.

All comments will be part of the official record.

For questions or for more information, contact José Alvarez of Community Planning at [Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov).

More information about the project can be found at <https://www.clark.wa.gov/community-planning/freight-rail-dependent-uses>