

Freight rail-dependent uses

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

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 149th 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.

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."

For questions or for more information, contact José Alvarez of Community Planning at 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>

Freight Rail Dependent Uses Overlay

Legend

-  Rail_bp_vuga
-  Freight Rail Dependent Uses Overlay
-  Urban Growth Boundary
-  Comprehensive Plan
- URBAN**
-  Urban Low Density Residential
-  Urban Medium Density Residential
-  Urban High Density Residential
-  Mixed Use
-  Commercial
-  Industrial
-  Public Facility
- RURAL/RESOURCE**
-  Rural-5
-  Rural-10
-  Rural Center Residential
-  Rural Commercial
-  Rural Industrial
-  Rural Industrial Land Bank
-  Agriculture
-  Parks/Open Space
-  Airport
-  Taxlots

Brush Prairie

