

East Industrial Park Rezone Assessment

July 2007 – June 2008

Frequently Asked Questions (FAQ's)

Q: What issues are being considered by the Commission as they assess whether or not to rezone the undeveloped property east of the current Washougal Industrial Park (hereinafter the Subject Project)?

A: The Commission is considering several factors, to include: economic impact and return; market demand; and compatibility with the natural environment.

Q: Does the Port of Camas-Washougal have a current Comprehensive Plan to follow during this assessment process?

A: The Comprehensive Plan, adopted in 1999, includes guidance for development of Port lands.

Q: Does the Port own the land adjacent to the Steigerwald National Refuge?

A: The Port and the City of Washougal both own land adjacent to the Refuge. [See the Project Area Map at <http://www.portcw.com/ipd.php>.]

Q: What is the current zoning for the Subject Property?

A: Current zoning is 'Heavy Industrial.'

Q: Why change the current zoning?

A: The Port received proposals for alternative uses, which started the rezone assessment process. The public has been asked to join the Port in studying the zoning that best serves the community's future for jobs and quality of life.

Q: How will the added traffic in the Industrial Park impact the current street layout?

A: The traffic plan is adequate for current and future industrial uses. The Port will consider modifications as specific details for future development become available.

Q: Will new development in the East Industrial Park have additional access to SR-14?

A: Depending on any new proposal specifics, planning with WSDOT for additional highway access will be pursued.

Q: Will the waste transfer site fit with current industrial and future alternative uses and zoning?

A: The proposed east county waste transfer site involved a 10-year permitting process, including an Environmental Assessment. The study considered existing industrial park zoning and adjacent recreational uses. The Clark County Solid Waste Advisory Commission and the City of Washougal incorporated extensive public comment into their recommendations to the County's permit process.

Q: Will existing rail service be expanded to any new park development area?

A: The planned expansion of the Industrial Park incorporates partnering with BNSF to provide additional rail facilities. New development standards and visioning may affect how much and where additional rail assets are utilized.

Q: Is it anticipated that this proposed rezone will cause my taxes to go up?

A: No.