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RAILROAD RESOURCE WORK GROUP

MINUTES MEETING #9

TUESDAY, SEPTEMBER 02, 2008

1300 FRANKLIN STREET, PUBLIC SERVICE CENTER

ROOM 313, 6:00-9:00PM

Members Present:	Fred Abraham, Neil Chambers, Gordy Euler, Eric Temple, Dan Weaver
Members Absent:	Dennis Lagler, Sam Kim, Oliver Orjiako
Public:	Dave Hurt, Guest: Jon Holladay, HDR Engineering Inc
Ex-Officio: absent	Marty Snell, Mike Cooke
Staff:	Mary Beth O'Donnell

Agenda Item

Meeting called to order at 6:15PM

New Business:

- The minutes from 8/19/08 were approved as distributed.
- Fred Abraham distributed pages to be added to the code work book from the field trip on July 29. The pages contained guideline suggestions for review and consideration when writing development standards.
- Fred introduced Jon Holladay of HDR Engineering. Jon presented a **recap** of the Power Point entitled "Design Evolution of Rail Served Industrial Parks" which was previously shown at the RRWG meeting on June 3rd. Summary and conclusions of the presentation are as follows:
 - Proper planning supports economic activity
 - Railroad takes up lots of space
 - Proper planning is the key to safety
 - Allow space in the planning for small, medium and large industrial users
 - Competition for development is present regionally and internationally
 - It is costly to rebuild infra-structure after the fact – it needs to be done right the first time.
 - Clark County needs to ask: "How can we differentiate ourselves from other parks"? Offer variety, incentives, etc. Remember, the less regulation, the more customers will be attracted to the development. The area of competition is large, stretching from Olympia WA to Canby OR (the I-5 corridor).
- The group discussed formulating development standards for RR Industrial Code language. Since the property designated for RR Industrial in the 2008 Comp Plan is currently under appeal, it was the group consensus that it is difficult to write development standards without a definite piece of property in mind. It was decided to move forward at this time with creating general development standards in order to complete the task assigned and the specifics would come at a later date when the first developer comes along.
- A question was raised, can the county *require* businesses to use the railroad if they site themselves in the industrial park, and the legality of restricting *non-rail users* from locating in the RR Industrial Park. Is it possible to write this into the code or would the overlay district code accomplish the same thing? Fred Abraham will follow up with the PA's office regarding any legal implications and report back to the group.

Adjournment

- The meeting was adjourned at approximately 9:00PM.