

Clark County Railroad Advisory Board
PO Box 5000
Vancouver, WA
98666-5000

November 4, 2015

Board of Clark County Councilors
The Hon. David Madore, Chair
The Hon. Jeanne Stewart
The Hon. Tom Mielke
PO Box 5000
Vancouver, WA
98666-5000

Dear Councilors:

The Clark County Railroad Advisory Board (RRAB) makes recommendations to County staff and the Board of County Councilors (BOCC) to improve the economic use of the County's railroad, and to explore other possible uses beneficial to the citizens of Clark County. The RRAB is grateful to the Councilors for their interest in and support of the Chelatchie Prairie Railroad.

The RRAB has consistently maintained that having available, development-ready industrial properties adjacent to the railroad is a top priority to generate a return on the taxpayers' investment in the railroad. Rail-related industrial development improves the economic utilization and output of the railroad, enabling opportunities for essential employment for the County and its citizens, particularly family wage jobs in traded sectors. Rail-served industrial employment lands remain in short supply and high demand in the Portland-Vancouver Metropolitan Region, resulting in lost opportunities to attract and site regionally-significant employers.

Accordingly, the RRAB supports the designation of a rural industrial land bank on the Lagler/Ackerland properties, per the applicants' land use submittal to the county, which has been the subject of an ongoing analysis by county staff and consultants. This site presents a

significant opportunity to create needed jobs for Clark County citizens closer to home, making use of a unique asset/site feature: Clark County's Chelatchie Prairie Railroad.

Pending BOCC approval of the application, by Clark County code the subject properties would be zoned light industrial or IL (see 40.560.010(J)(2)(a)(2) and 40.560.010(J)(2)(b)(2)). Since the Chelatchie Prairie Railroad traverses the docket site to the west of SR 503 (known as the "Ackerland Property"), this alignment naturally lends itself to railroad use. **The RRAB strongly urges the BOCC to take all of the following actions in its approval of the rural industrial land bank application:**

- 1) In addition to the uses included in the light industrial zoning code (IL), include the following approved uses from the railroad industrial zoning code (IR) as permissible on the Ackerland properties to encourage rail-related development:

Table 40.230.085-1. Uses				
2012 North American Industrial Classification System (NAICS)				
B. Manufacturing Uses				
	321	Wood product manufacturing		
		3211	Sawmills and wood preservation	
		3212	Veneer, plywood, and engineered wood product manufacturing	
	322	Paper manufacturing		
		3221	Pulp, paper and paperboard mills	
	327	Nonmetallic mineral product manufacturing		
		3273	Cement and concrete product manufacturing	
			327310	Cement manufacturing
			327320	Ready-mix concrete manufacturing
		3274	Lime and gypsum product manufacturing	
		3279	Other nonmetallic mineral product manufacturing	
	331	Primary metal manufacturing		
	332	Fabricated metal product manufacturing		
		3328	Coating, engraving, heat treating, and allied activities	
			332813	Electroplating, plating, polishing, anodizing, and coloring
E. Transportation and warehousing				
	488	Support activities for transportation		
		4883	Support activities for water transportation	

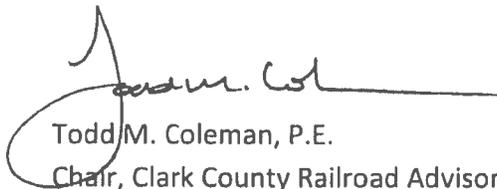
2) Adopt the following language as applicable to the Ackerland properties:

"Applicants for development shall submit a rail use plan showing where they could build a spur track that will connect with the main line. A rail use plan does not apply if an applicant can show there is an existing track or spur. Development shall not preclude the extension of any spur track." (see also Clark County Code, 40.230.085(D)(2)(e))

These policies will help to ensure the subsequent industrial uses of the subject properties capitalize on the available railroad infrastructure.

We appreciate the opportunity to serve our community and advise the BOCC on these important matters. We look forward to continuing to provide input to you and other community partners on this and other important economic development matters.

Very truly yours,



Todd M. Coleman, P.E.
Chair, Clark County Railroad Advisory Board



Daniel Weaver
Vice-chair, Clark County Railroad Advisory Board

cc Steve Horenstein, Horenstein Law Group
Mark McCauley, Clark County Manager
Oliver Orjiako, Clark County Community Planning
Gordy Euler, Clark County Community Planning
Jeff Swanson, Clark County Economic Development