

November 13, 2017

Clark County Planning Commission  
c/o Sonja Wisler, Program Assistant  
Clark County Community Planning  
P.O. Box 9810  
Vancouver, WA 98666-9810

**RE: Freight Rail Dependent Uses Comprehensive Plan Change and Overlay Map**

Dear Planning Commissioners:

The Columbia River Economic Development Council (CREDC) would like to express its support for the implementation of the freight rail dependent uses in the 2017 amendment to the Clark County Comprehensive Plan and the inclusion of the entire Rural Industrial Land Bank (RILB) in the Comprehensive Plan and Overlay Map.

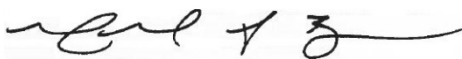
Serving as the Associate Development Organization for Clark County, the CREDC is a public-private partnership of over 150 investors and strategic partners working together to advance the economic vitality of the community through business growth and innovation.

Identifying development-ready employment sites is a critical part of the CREDC's strategy to attract and retain traded sector jobs in Clark County. The 2016 Employment Land Study defined the existing inventory of employment land and its development readiness. The project examined the current and near-term supply of large (20+ acres) employment sites available to accommodate the expansion of existing employers and the recruitment of new employers throughout Clark County. This project shed light on the limited acreage available for future development. Given the CREDC's recent influx of inquiries for large employment sites (see enclosure), addressing this low supply is critical.

Inclusion of the entire RILB would expand the supply of available land for new and growing companies requiring rail services to locate in Clark County. The development potential of one specific site, commonly referred to as the Lagler property, is currently unknown due to litigation over the RILB and whether the site will continue to be zoned as Light Industrial or be reverted to Agricultural-zoned land. Ensuring that this site remains zoned as Light Industrial would contribute to maintaining an adequate supply of development-ready employment land in Clark County.

Thank you for your consideration of this request and your continued support of advancing economic vitality throughout Clark County.

Sincerely,



Mike Bomar  
CREDC President

Enclosure: Clark County Project Inquiries

To: Railroad Advisory Board

From: Elizabeth Scott, Director of Business Recruitment, CREDC

Date: September 18, 2017

Re: SB 5517 Implementation Testimony

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The following tables include project inquiries to support implementation of SB 5517.

### CLARK COUNTY 2017 PROJECT INQUIRIES

DATE	PROJECT	INDUSTRY	ACRES	JOBS	RAIL
2-17	Royale	C&E Mfg	300	1,500-2,500	No
3-17	Crystal	Glass Mfg	100 -150	500-800	Preferred
4-17	Julep	Paper Mfg	30 - 50	100	Yes
4-17	Mojito	Food Mfg	100 - 200	50-100	No
5-17	Tile	Mfg & Office	22	100	Preferred
7-17	Zen	Chem Mfg	10 - 15	20	Yes
7-17	Supernova	Battery Mfg	150	500	Yes
7-17	Noah	Mfg	100 - 200	Unknown	Preferred
8-17	Mitt	Metals Mfg	500 – 1,000	1,000	Yes
8-17	Eagle	Clean Tech Mfg	150 - 400	1,000	Yes
9-17	Epic2	Paper Mfg	100	150	Yes
9-17	Renaissance	Clean Tech Mfg	20+	1,000	Preferred
9-17	Metropolis	Office	100	Thousands	No

### FORMER CLARK COUNTY PROJECT INQUIRIES

YEAR	PROJECT	INDUSTRY	ACRES	RAIL
2011	L'Aurora	Food Processing	100	—
2012	—	Food Processing	200	—
2013	Rush	Mfg	200 - 300	—
2013	—	FTZ Mfg	45	—
2014	Wildcat	Mfg	40 - 80	—
2015	—	—	200 – 300	Yes
2015	—	—	150	Yes
2015	—	—	100 - 250	Yes
2015	—	—	100	Yes
2016	Epic	Warehouse/Dist	50 - 60	—
2016	Tremendous	Warehouse/Dist	50 - 100	—