



November 8, 2017

Clark County Planning Commission  
c/o Sonja Wisler, Program Assistant  
Clark County Community Planning  
PO Box 9810  
Vancouver, WA 98666-9810  
VIA EMAIL [sonja.wisler@clark.wa.gov](mailto:sonja.wisler@clark.wa.gov)

**RE: ESB 5517, Freight Rail Dependent Uses Comp Plan Change and Overlay Map**

Dear Commissioners:

Identity Clark County writes in support of an early and phased-in implementation of the freight rail dependent use legislation and are pleased to provide recommendations to you on the proposed Comp Plan and Overlay Map. ICC is a privately-funded business organization with goals including economic expansion and vitality through improved transportation and infrastructure. We respectfully ask the Planning Commission to include the entire Rural Industrial Land Bank in the Comp Plan and Overlay Map.

Data presented from the Columbia River Economic Development Council demonstrates substantial interest in rail served land. If land is available, it allows recruitment of employers to provide needed industrial jobs in Clark County for companies that make use of and are dependent on the Chelatchie Prairie Railroad. CREDC's 2016 employment land inventory study identified 56 potential employment development sites over 20 acres in size in Clark County. Of those, only 15 could be development ready in 6 months.

Including the entire Rural Industrial Land Bank will safeguard against the unknown outcome of the ongoing litigation and appeal over the Lagler property zoning from Agriculture to Light Industrial. If the County loses the appeal, the land will revert to Resource Land and should maintain eligibility for Freight Rail Dependent Uses.

Finally, including the entire Rural Industrial Land Bank puts the public on notice that this land is intended for industrial use whether it is designated as Land Bank or Freight Rail Dependent Uses.

Your support of this proposed change is greatly appreciated and consistent with the direction from Councilors to focus the first phase of implementation on the Rural Industrial Land Bank and land that has already completed environmental reviews. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Arp', is written over a thin, light-colored line.

Ron Arp, President  
Identity Clark County