Clark County Railroad Advisory Board
PO Box 5000
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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 | | | | | | IL- RRAB |
|---|---|---|---|---|---|---|
| 2012 North American Industrial Classification System (NAICS) | | | | | | |
| B Manufacturing Uses | | | | | | |
| | 321 | Wood product manufacturing | | | | |
| | | 3211 | Sawmills and wood preservation | | | X |
| | | 3212 | Veneer, plywood, and engineered wood product manufacturing | | | X |
| | 322 | Paper manufacturing | | | | |
| | | 3221 | Pulp, paper and paperboard mills | | | X |
| | 327 | Nonmetallic mineral product manufacturing | | | | |
| | | 3273 | Cement and concrete product manufacturing | | | P |
| | | | | 327310 | Cement manufacturing | X |
| | | | | 327320 | Ready-mix concrete manufacturing | X |
| | | 3274 | Lime and gypsum product manufacturing | | | X |
| | | 3279 | Other nonmetallic mineral product manufacturing | | | |
| | 331 | Primary metal manufacturing | | | | X |
| | 332 | Fabricated metal product manufacturing | | | | |
| | | 3328 | Coating, engraving, heat treating, and allied activities | | | P |
| | | | | 332813 | Electroplating, plating, polishing, anodizing, and coloring | C |
| E Transportation and warehousing | | | | | | |
| | 488 | Support activities for transportation | | | | P |
| | | 4883 | Support activities for water transportation | | | X |

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

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