

## RRAB-FRDU

### A. GENERAL CONSIDERATIONS

1. It is desirable to have larger parcels of property for development.
  - a. Larger parcels are desirable by developers of commercial and industrial property.
  - b. Larger parcels can be better buffered from the sensitive surrounding properties.
  - c. Larger parcels can incorporate space available for recreation like trails or other activities.
  - d. Larger parcels allow for larger organizations that employ more people.
2. Lagler owner or controller of approximately 800 acres has already requested his property to be included in the FRDU overlay.
3. The Lagler property is one of the least productive agriculture properties in Clark County.
4. A SEPA evaluation has already been done on the Lagler property when the RILB (Rural Industrial Land Bank) was considered and a new SEPA may not be needed or at least can be done more easily.
5. Infrastructure in the area around the Lagler property such as major highways and services are in place or can be enhanced to serve the light industrial development.
6. Developing smaller parcels all the way up the entire line will be less efficient and less productive. Plus, a SEPA analysis would be more costly.
7. The infrastructure north of the Battle Ground urban growth boundary is not in place and the evaluation (SEPA & EIS) will take a significantly longer and be more difficult to complete.
8. Going back to the legislature to get a clarification on the permitted uses and development requirements will cause significant delays.
9. Development of rail served light industrial operations should be considered on the rail line North of the Battle Ground urban growth boundary in conjunction with development of appropriate infrastructure.

### B. SPECIFIC CONSIDERATIONS

1. The development standards were already developed by a diverse group (FRDU Committee) and set at the highest standards for the most part.
2. The permitted uses have been reviewed on three occasions in the past.
  - a. Once by a diverse group when the Railroad Industrial Overlay was developed at least 15 years ago
  - b. Once when the RILB was considered and passed the BOCC
  - c. And once by the FRDU Committee
  - d. A review of those permitted uses could be used as a starting point and refined if necessary. A restart would be a waste of time.
3. Property taxes on the Lagler property are significantly less than industrial property. The Lagler property is assessed at \$3,500 per acre in recent years while prime light industrial property like Frito Lay, Messer and Tetra-Pak are assessed at \$1,200,000 per acre. The

schools would get approximately 53% of the increased taxes to go toward the badly needed cost of the schools in and around Battle Ground.

4. The sewer issue has been bantered about but has not been legally interpreted by the County Legal Counsel. We have received interpretations by outside legal counsel and drafters of the provisions of the amendment to the GMA, SB 5517. In addition, there were specific provisions in the RILB regulations to permit sewer to any area so designated. There is no reason to believe the intent was not to allow sewer in the FRDU designated areas.
5. The Chair and Vice Chair of the RRAB met on several occasions with the Greater Brush Prairie HOA to help alleviate their concerns. At the conclusion of the meetings the GBPHOA was not supportive of the railroad development of the Lagler and surrounding properties. It was determined that more safety measures on roads around the area was needed and that better ingress and egress to the housing areas was also needed.

#### C. CONCLUSION

Clark County has designated a Railroad Advisory Board (RRAB) for the purpose of advising the Council on matters concerning the development and operation of the Railroad owned by the County. There are members on the RRAB that have significant experience with rail operations and general business environment and some of those people have as many as 20 plus years with the RRAB. It seems appropriate that the Council should hear a complete presentation by the RRAB to tap into the information, expertise and experience of those collective members of the RRAB before a plan of action is set in motion.