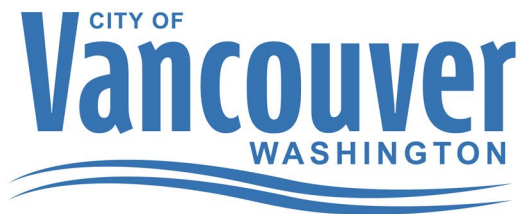




Proposed Warehouse Code Amendments

Planning Commission Public Hearing
October 24, 2023



Chad Eiken, Director, CDD
Bryan Snodgrass, Principal Planner, CDD

Agenda

- Warehouse Moratorium and Study Goals
- Recap of Process To-Date
- Proposed Code Amendments
- Public Outreach
- Staff Recommendation
- Next Steps



Warehouse Moratorium/Study Goals



**Understand
Differences
& Impacts**



**Gather Public
and
Stakeholder Input**



**Propose Code
Amendments**

Prior Council and Planning Commission Review

December 2022
City Council enacts emergency moratorium

February 2023
City Council ratifies moratorium

May 1, 2023
City Council Workshop

June 5, 2023
City Council extends moratorium

July 25, 2023
Planning Commission Workshop

August 14, 2023
City Council Workshop

Sept. 12, 2023
Planning Commission Workshop

October 2, 2023
City Council Workshop

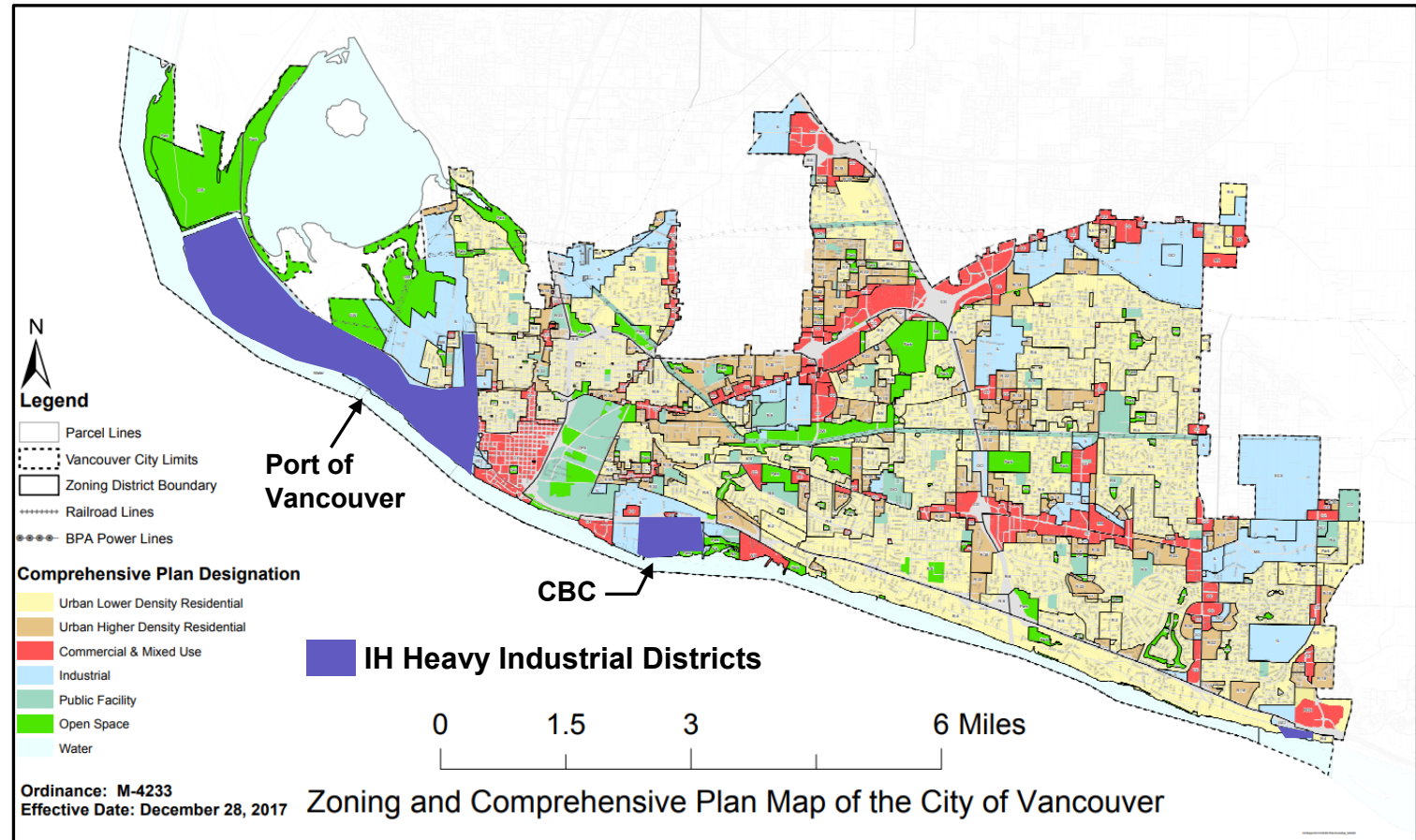
Proposed Amendments to VMC Title 20

1. Make warehouses >250,000 s.f. (in a single building) prohibited in the IL, Light Industrial District and a limited use ('L' in use table) in the IH, Heavy Industrial District subject to additional standards and restrictions
2. Reduce minimum parking space requirement for all warehouses from 1:2,000 s.f. to 1:5,000 s.f.
3. Decrease maximum lot coverage for large warehouses in IH District from 100% to 75%



IH Heavy Industrial Districts

- Proposed changes would allow > 250,000 s.f. warehouses only in IH Districts
- Effectively, could only locate in Port of Vancouver or Columbia Business Center (CBC)



Proposed Amendments to VMC Title 20 (continued)

4. Add limited use/development standards for warehouses > 250,000 s.f. such as:
- Prohibit truck traffic to/from large warehouses on Fruit Valley Road
 - Reduce visual impacts if next to public street or highway: 1) architectural elements, e.g. windows, articulation of façade, and/or moderately-dark wall color, and 2) 25-foot wide landscaped buffer with conifer or climate adaptive trees that mature at 60 feet in height



Proposed Amendments to VMC Title 20 (continued)

5. Add climate action measures for warehouses > 250,000 s.f. such as:
- Tree density increased from 30 tree units per acre to **33** tree units per acre
 - Building roofs to be designed/constructed to handle structural load of solar panels/equipment; 'solar ready' equipment; HVAC systems to be clustered
 - Skylights and/or clerestory windows
 - Roofs to be white/light colored



Proposed Amendments to VMC Title 20 (continued)

Climate action measures (continued)

- Truck engine idling prohibited while parked or loading/unloading
- All loading docks to be outfitted with wiring/conduit for charging electric-powered trucks
- Electric vehicle charging stations to be provided at a minimum of 20% of parking spaces
- Indoor bike storage room to be provided for employees



Public Outreach

City's BeHeard Webpage

Alliance for Community Engagement (ACE)

Identity Clark County (ICC)

Port of Vancouver

Fruit Valley Neighborhood Assoc.

SEPA Agencies



City Council Feedback from 10/2/23 WS

1. Provide more outreach to Fruit Valley N.A. residents
2. Simplify multiple tree planting requirements
3. Require closer proximity for off-site tree plantings
4. Possible conflict between skylights, solar panels
5. Require conduit/wiring for loading docks, not charging outlets though



Approval Criteria

VMC 20.285.090 Zoning Code Text Amendments

Proposed zoning or development regulation text changes shall be considered based on the following:

- 1. The proposed change is consistent with the comprehensive plan; and*
- 2. The proposed change is necessary to further the public interest based on present needs and conditions.*



Staff Recommendation



Staff recommends that Planning Commission recommend approval of the proposed warehouse code changes to City Council as described in the staff report and specifically in Exhibit B.

Next Steps

- November 13: City Council First Reading
- November 20: City Council Second Reading and Public Hearing
- December 6: Ordinance takes effect and moratorium expires



Thank You

To learn more, visit: beheardvancouver.org/warehouse

