

EXHIBIT C. Staff Work Plan: Warehouse/Distribution Center Moratorium

Phase	Time Period	Tasks/Outcomes
I. Information Gathering & Analysis	Jan. – May 2023	<ul style="list-style-type: none"> • Industrial Land Supply in Vancouver • Comparison of Local Warehouse vs. Large Distribution Center Characteristics • Examine regional and national warehouse market trends • Jobs/acre comparison to other industrial uses • Review of impacts from Distribution Centers (traffic, pollution, tax base, job creation, land consumption, etc.) • Equity disparities analysis • Analysis of areas where distribution centers may be most appropriate • Contact other jurisdictions regarding lessons learned, response to increase in large warehouses • Review of other jurisdiction codes and best practices • Outreach to key stakeholders (Port, industrial tenants, CREDC, etc.)
II. Moratorium Extension (6 month)	June 2023	<ul style="list-style-type: none"> • Council workshop to provide updates on background research and preliminary analysis • Council public hearing - approval of a six-month extension of moratorium to complete code development work
III. Code Development	June – Aug. 2023	<ul style="list-style-type: none"> • Develop use limitations and development standards as appropriate to mitigate concerns • Targeted engagement with Port, industrial stakeholders, CREDC, County, etc. to receive input on draft standards • Planning Commission Workshop(s) to review draft code changes
IV. Code Amendment Approval Process and Public Engagement	Aug. – Oct. 2023	<ul style="list-style-type: none"> • Complete SEPA Review/Determination • Neighborhood and general public information sharing and opportunities for input (Neighborhood newsletters, meetings, Be Heard webpage, etc.) • Planning Commission Workshops and Public Hearing • City Council Workshops and Public Hearing • Adoption of development code changes • Moratorium expires December 12, 2023