

Large Warehouse and Distribution Facilities: Proposed Moratorium

City Council Workshop
January 23, 2022

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Community Development Dept.



Presentation Overview



**Prior Council
Action and Context**



**Proposed Staff
Work Plan**



**Proposed
Exception for Port**

Prior Council Action

- On December 12, 2022, City Council adopted Ordinance M-4396
- Established an emergency six-month moratorium on establishment of new or expansion of existing warehouse and distribution facilities larger than 100,000 square feet
- Council asked questions regarding applicable Climate Action policies, Port implications, and cost/staff capacity to complete work

Historic Context

- Recent increase in development applications for large warehouse and distribution facilities nationally, and locally
- Appears to be a growing trend in response to e-commerce demand
- Allowed in IL and IH zoning districts with no limit on size
- Land intensive use with very low employment per acre ratio
- 7 proposed projects have 275,000 - 681,000 square feet of warehouse space for a total of 3.34 million s.f.

Relevance of Climate Policies on Warehouse Moratorium

- 90% of Vancouver's emissions are from transportation and buildings sectors
- Several action items in the City's Climate Action Framework (CAF) are specific to truck transportation and industrial development
- Current reliance by this industry on (1) high volumes of diesel-powered trucks to transport goods and (2) construction and operation of buildings that are often several acres or more in size suggest that inconsistencies may exist with the City's climate action goals

Proposed Staff Work Plan

Draft Work Plan Phases	
I. Information Gathering & Analysis	Jan.-May 2023
II. Moratorium Extension	June 2023
III. Code Development & Stakeholder Engagement	June-Aug. 2023
IV. Code Amendment Approval Process/Public Engagement	Aug.-Dec. 2023

City Moratorium on Large Warehouses



Legend

- Parcel Lines
- Vancouver City Limits
- Zoning District Boundary
- Railroad Lines
- BPA Power Lines

Comprehensive Plan Designation

- Urban Lower Density Residential
- Urban Higher Density Residential
- Commercial & Mixed Use
- Industrial
- Public Facility
- Open Space
- Water

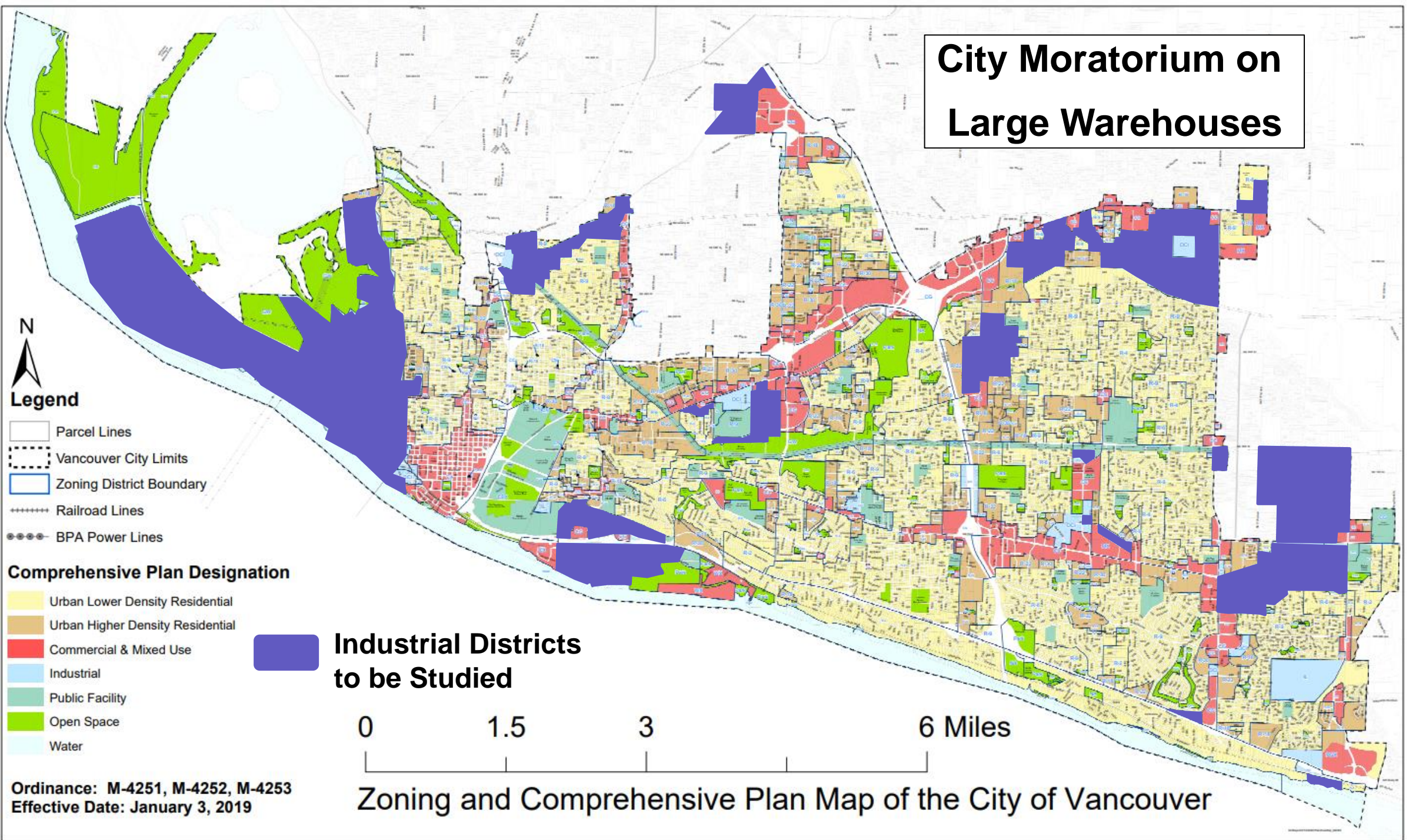


**Industrial Districts
to be Studied**

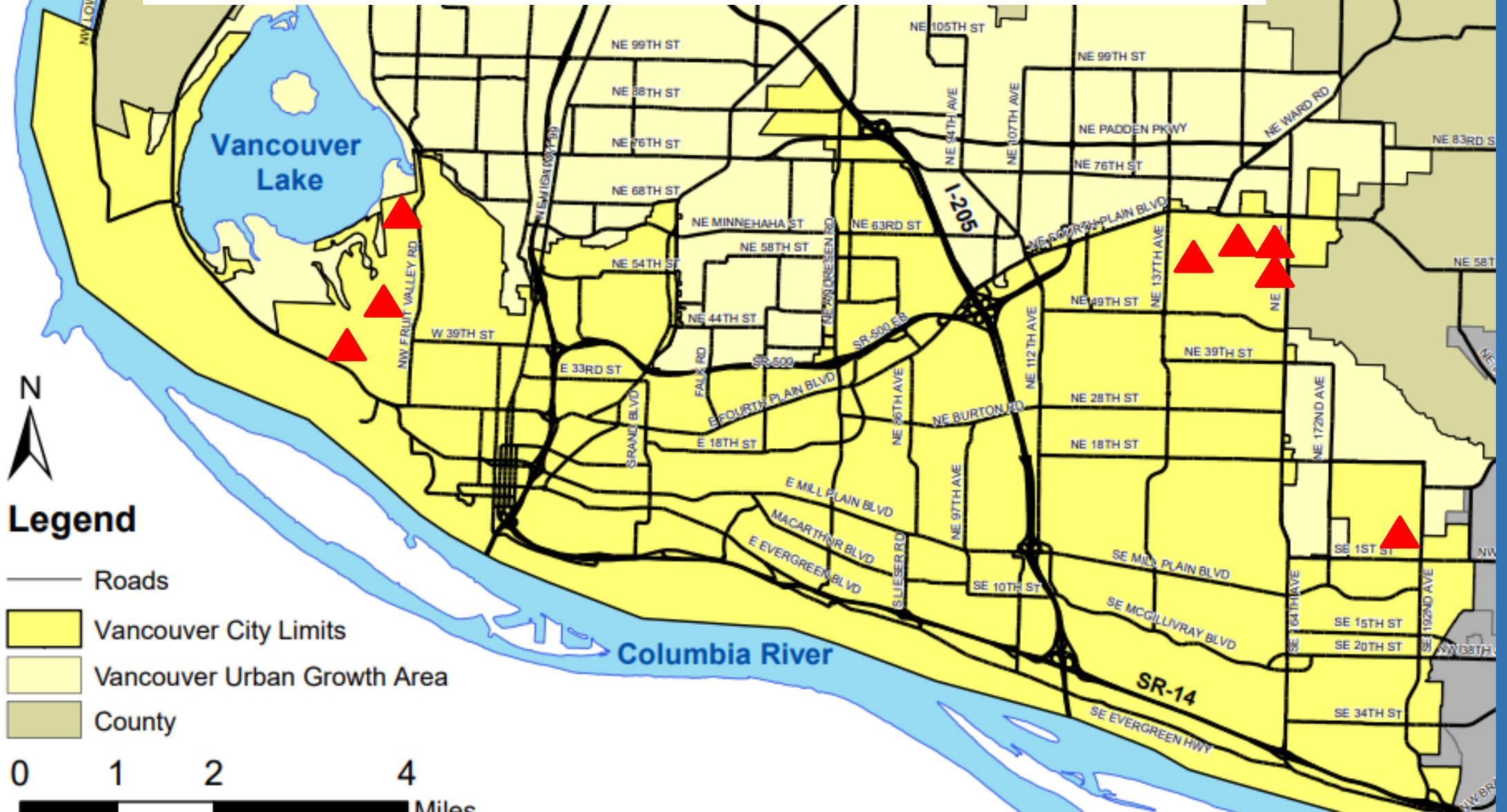
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Ordinance: M-4251, M-4252, M-4253
Effective Date: January 3, 2019

Zoning and Comprehensive Plan Map of the City of Vancouver



Large Warehouses in Review Process



Proposed Exception for Port of Vancouver

- Port of Vancouver plays a key role in the region's economy and job creation
- Port is primary point of entry for bulk goods arriving by ship and rail in SW Washington
- As a steward of its property, Port must maintain a long-term view of how it is utilized in terms of job creation, vs. private property owners
- Staff supports an exception to the moratorium for Port operations (e.g. transshipment/storage of bulk goods vs. home delivery of retail goods)

Next Steps



- Public hearing is tentatively scheduled for 2/6/23 on the emergency moratorium
- Staff will recommend that Council approve a resolution affirming the moratorium

Thank You

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Lehigh Valley, PA



Dallas- Fort Worth

Growth in Warehouse Development: Columbus, OH.

2012-2022

