



# Proposed Warehouse Code Amendments

City Council Public Hearing  
November 20, 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

<b>December 2022</b> City Council enacts emergency moratorium	<b>February 2023</b> City Council ratifies moratorium	<b>June 5, 2023</b> City Council extends moratorium	<b>July 25, 2023</b> City Council extends moratorium
<b>August 14, 2023</b> City Council Workshop	<b>Sept. 12, 2023</b> Planning Commission Workshop	<b>October 2, 2023</b> City Council Workshop	<b>October 24, 2023</b> Planning Commission Public Hearing

# Public Outreach

City's BeHeard Webpage

Alliance for Community Engagement (ACE)

Identity Clark County (ICC)

Port of Vancouver

Fruit Valley Neighborhood Assoc.

SEPA Agencies



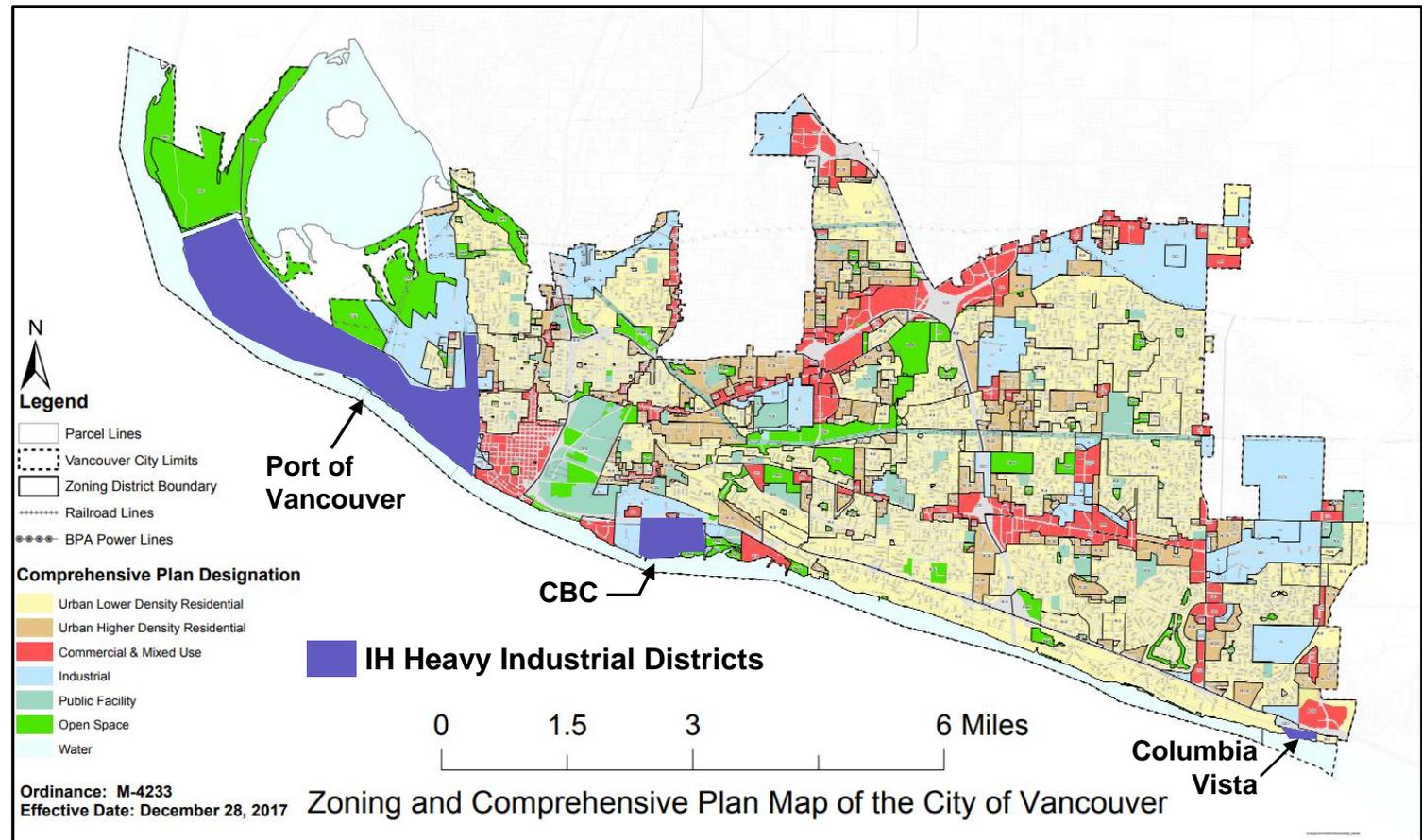
# Proposed Amendments to VMC Title 20

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

- Three IH Districts in City
- Large warehouses possible in Port and 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 evergreen/climate adaptive trees that mature at 60 feet in height



# Proposed Amendments to VMC Title 20 (continued)

## 5. Climate action measures:

- 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



# 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



# City Council Feedback from 10/2/23 WS

1. Provide more direct outreach to Fruit Valley Neighborhood residents
2. Simplify multiple tree planting requirements
3. Require closer proximity to warehouse for off-site tree plantings
4. Possible conflict between skylights, solar panels; consider light colored pavement
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.*



# Planning Commission Recommendation



*Planning Commission on 10/24/23 unanimously recommended that City Council approve the proposed warehouse code changes per the attached ordinance.*

# Thank You

To learn more, visit: [beheardvancouver.org/warehouse](https://beheardvancouver.org/warehouse)

