

Freight Rail-Dependent Uses

Brush Prairie Neighborhood Association – September 20, 2018



Oliver Orjiako and Jose Alvarez

Agenda

- Project overview
 - Phase I
 - Phase II
- Public review and comments
- Next steps



Freight Rail-Dependent Uses project overview

October 19, 2017

- Growth Management Act (GMA) amendment:
 - State amended the GMA to allow two counties, Clark and Okanogan, to adopt development regulations on resource lands (agriculture, forestry, mineral) adjacent to short line railroads for “freight rail dependent uses”.



Freight Rail-Dependent Uses project overview

FRDUs are “buildings and other infrastructure that are used in the fabrication, processing, storage, and transport of goods where the use is **dependent on** and **makes use of** an **adjacent** short line railroad”.

-3ESB5517, Section 2(9)



Linde, LLC, NE 47th Ave/NE 78th St



Omega Industries, Inc., NE 40th Ave.



Freight Rail-Dependent Uses project overview

November 2017- present

- Clark County's 2-Phase Implementation approach
 - Phase I: Comprehensive Plan policies and overlay map
 - Phase II: Initiate Freight Rail Advisory Committee to propose development uses and standards

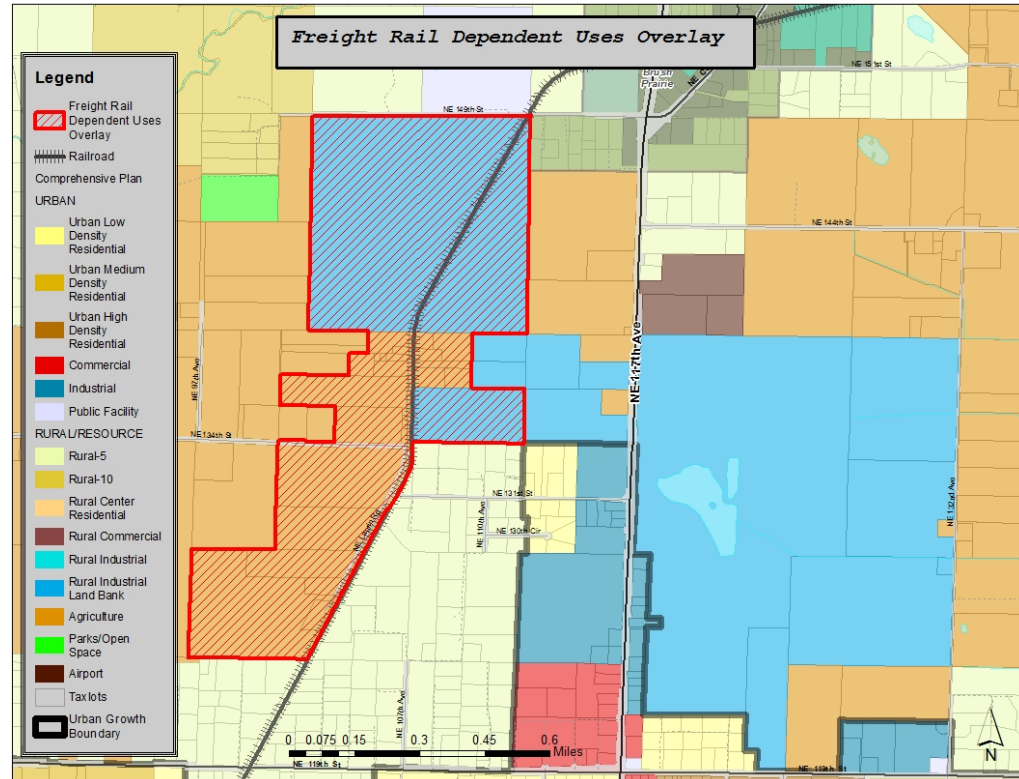


View from 39th St. bridge, Fruit Valley



Phase I – Comprehensive Plan policies and overlay

- County Council added policies to the comprehensive plan:
 - Land Use
 - Rural and resource
 - Transportation
- Created an overlay map
 - Within 500' of rail



Phase II – Development uses and standards

Freight Rail Advisory Committee:

- Columbia River Economic Development Council
- City of Battle Ground
- Commercial & Industrial Realtor
- Portland Vancouver Junction Railroad
- Port of Vancouver
- Railroad advisory board members (non-affiliated)
- Parks Advisory Board
- Farm Bureau
- Brush Prairie Neighborhood Association

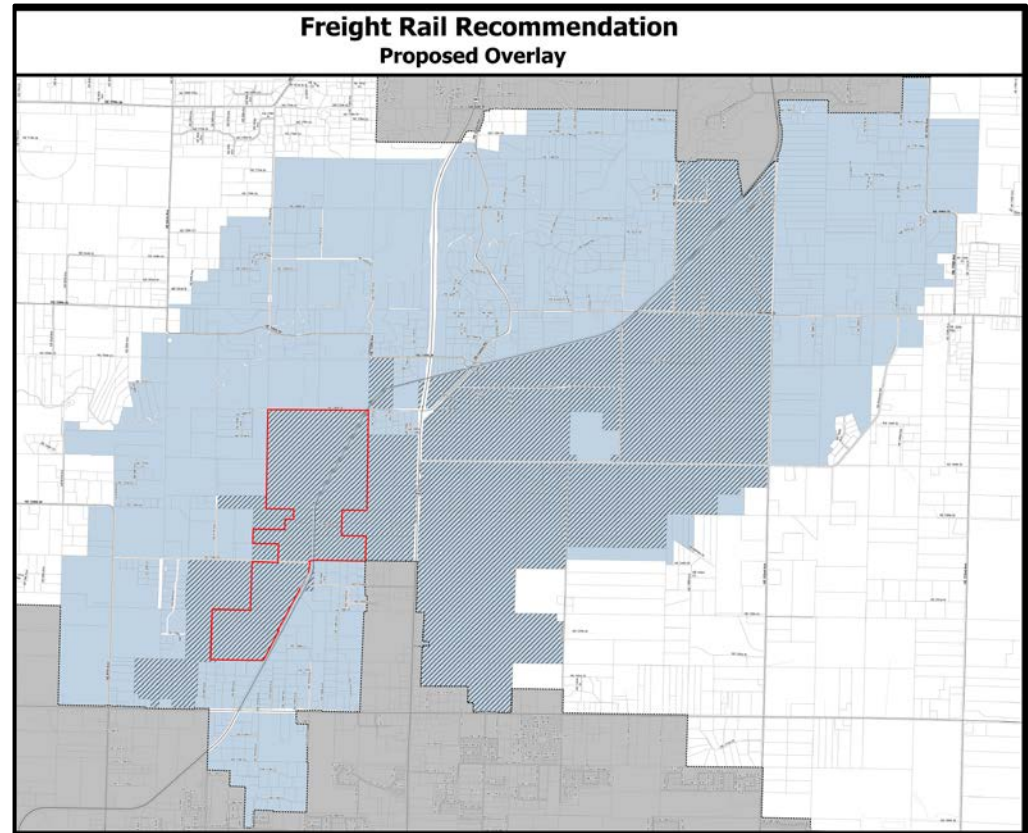
Committee's charge:
To consider and recommend development regulations related to freight rail-dependent uses.



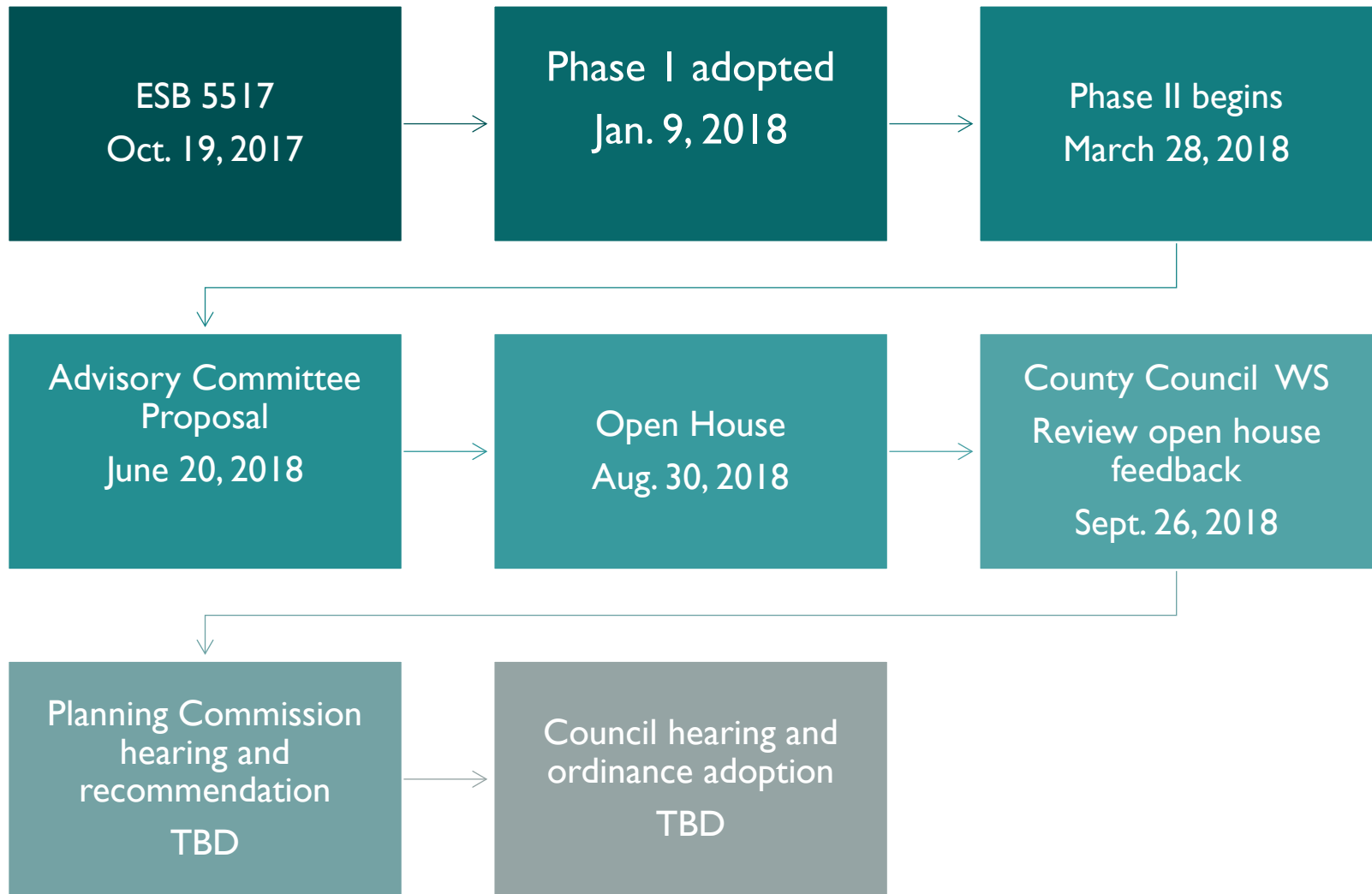
Phase II – Development uses and standards

Freight Rail-Dependent Use Advisory Committee recommendations:

- Overlay map expansion and one-mile corridor
- Development use list
- Building and development standards
- Sewer extension



Freight Rail Dependent Use Implementation



How to comment on the proposal

Email

Jose.alvarez@clark.wa.gov

Online

www.clark.wa.gov/rail

Mail

Community Planning
P.O. Box 9810
Vancouver, WA 98666-9810

Sign up for email updates

www.clark.wa.gov/community-planning/get-project-updates

