

Freight Rail Dependent Uses

County Council work session— February 7, 2018



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Agenda

- Freight Rail Dependent Use ESB5517
 - Phase I Policy and Overlay
 - Phase II Development Code
- Discussion Items
 - Advisory subcommittee
 - Definitions
 - Use list
 - Environmental Review
- Next Steps



Freight Rail Dependent Uses

ESB 5517 amended the Growth Management Act to allow “freight rail dependent uses” and gave Clark and Okanogan counties authority to allow such uses adjacent to short line railroads as authorized by revised RCW 36.70A.060 and RCW36.70A.108.

Phase I – Comprehensive plan policy and overlay map amendments

- Land Use Policies
- Transportation Policy
- Transportation Strategies
- Freight Rail Dependent Uses Overlay



Freight Rail Dependent Uses

Phase II – Title 40 Development Code Amendments

- Develop a new overlay with list of uses
- Site plan requirements
- Process for future overlay revision



Discussion Items – Advisory Subcommittee

Composition of the advisory subcommittee

- Current composition: CREDC, City of Battle Ground, Commercial & Industrial Realtor, Portland Vancouver Junction Railroad, Port of Vancouver, Railroad advisory board members (non-affiliated)
- Public comment
- Should the advisory subcommittee be expanded to include Clark County Parks Advisory Board, Farm Bureau, Brush Prairie Neighborhood and Friends of Clark County?



Discussion Items - Definition

Freight rail dependent uses - means 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.

- **Dependent** is defined as:

- Contingent upon something or someone else.
- Subordinate
- Unable to exist or function
- Hanging down

- American Heritage Dictionary

- **Makes use of:**

- Restrictions on property that require freight rail use. (i.e. covenants)



Discussion Item - Use List

Current commodities shipped:

- Roofing
- Plastic pellets
- Sand
- Soybean meal/Corn starch
- Large transformers
- Warehousing/Storage/Transloading
- Magnesium Chloride
- Argon/compressed gases
- Mineral Oil
- Slag
- Railroad track materials

Shippers:

- Andersen Dairy
- Linde Gas
- Malarkey Roofing
- Roadwise
- Lane Mountain Silica
- Food Express
- Omega Industries
- Canfield Transfer
- Bonneville Power Administration
- Truck Rail Handling



Discussion Item - Use List

Bulk Commodities make up 91% of rail freight

- Food and farm products
 - Grain
 - Food Products
 - Fertilizers
- Energy (ESB 5517 doesn't allow crude oil)
 - Coal
 - Crude oil
 - Ethanol



Discussion Item - Use List

Crude oil - means any naturally occurring hydrocarbons coming from the earth that are liquid at twenty-five degrees Celsius and one atmosphere of pressure including, but not limited to, crude oil, bitumen and diluted bitumen, synthetic crude oil, and natural gas well condensate. - RCW 90.56.010

Oil or oils - means oil of any kind that is liquid at twenty-five degrees Celsius and one atmosphere of pressure and any fractionation thereof, including, but not limited to, crude oil, bitumen, synthetic crude oil, natural gas well condensate, petroleum, gasoline, fuel oil, diesel oil, biological oils and blends, oil sludge, oil refuse, and oil mixed with wastes other than dredged spoil. - RCW 90.56.010



Discussion Item - Use List

Bulk Commodities cont.:

- Construction
 - Lumber
 - Steel
 - Stone
 - Sand
 - Gravel
- Intermodal
- Chemicals
- Automotive

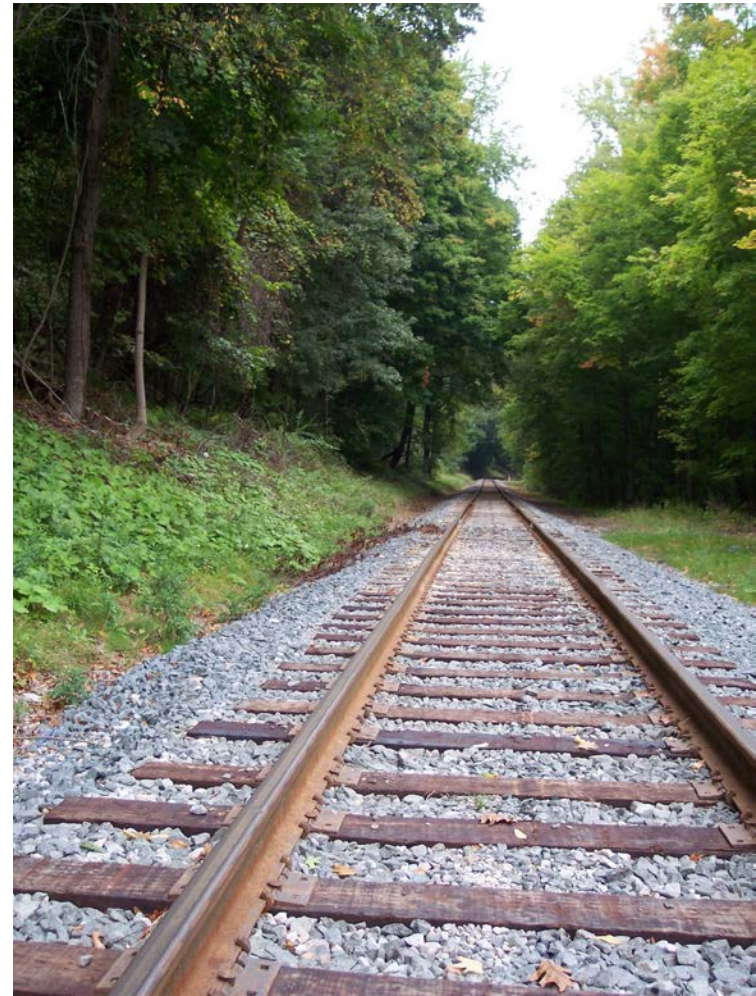


Discussion Item - Environmental Review

Use 2007 Final Environmental Impact Statement

The use list will determine the level of SEPA review within the adopted Freight Rail Dependent Uses overlay

Council work session prior to moving forward



Next Steps

- Freight Rail Committee meetings
- Council work session to review use list
- Open house/Community Input
- Commerce 60-day review
- SEPA review
- Planning Commission work session & hearing
- Council work sessions & hearing



Thank you!

Comments and questions

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