



# FREIGHT RAIL DEPENDENT USES (ESB 5517)

**Community Planning**

September 20, 2017

**County Council**

Work Session

# Agenda

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- Overview of ESB 5517
- Implementation process
- Questions and discussion

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- Amends GMA to allow “Freight Rail Dependent Uses” (as defined in bill) adjacent to short line railroads, in Clark and Okanogan Counties
- Uses are both urban and rural and allowed on resource land
- New law is effective October 19, 2017

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RCW 36.70A.030(9):

“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. Such facilities are both urban and rural development for the purposes of this chapter.

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RCW 36.70A.030(9) continued

“Freight rail dependent uses” does not include buildings and other infrastructure that are used in the fabrication, processing, storage, and transport of coal, liquefied natural gas or “crude oil” as defined in RCW 90.56.010

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RCW 36.70A.108 (2)

...Such counties and cities may also modify development regulations to include development of freight rail dependent uses that do not require urban governmental services in rural lands.

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## Implementation Process

- scope of work (Consistent with GMA)
  - Comprehensive plan policy amendment
  - Development regulation amendments
  - Environmental review
  - Public participation plan
  - Timeline

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## Implementation Process Scenario1

- Draft scope of work
  - Based on considering all 33 miles of the rail line, consistent with the language in 5517
  - Requirements
    - Comprehensive plan policy amendment
    - Development regulation amendments (FRDUs)
    - Full Environmental review (SEPA)
    - Public participation plan
  - Timeline



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## Implementation Process Scenario 2

- Alternative scope of work
  - Example: consider area from Battle Ground UGA south
  - Requirements
    - Comprehensive plan policy amendment
    - Development regulation amendments (FRDUs)
    - Environmental review: 2007 FEIS; review non-covered area
    - Public participation plan
  - Timeline

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## Implementation Process Scenario 3

- Alternative scope of work
  - Example: consider area from Brush Prairie south
  - Requirements
    - Comprehensive plan policy amendment
    - Development regulation amendments (FRDUs)
    - Environmental review: 2007 FEIS
    - Public participation plan
  - Timeline

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# Questions and discussion

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**Clark County Community Planning**

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