

# PLANNING COMMISSION MEETING MINUTES

Vancouver City Hall – Council Chambers – 415 W. Sixth Street  
PO Box 1995 – Vancouver, Washington 98668-1995  
[www.cityofvancouver.us](http://www.cityofvancouver.us)

Marjorie Ledell • Steve Schulte • Larry Blaufus • Zachary Pyle  
Nena Cavel • Patrick Adigweme • Melissa von Borstel

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## *June 13, 2023*

### **REGULAR MEETING**

Vancouver City Hall - 415 W. Sixth Street, Vancouver WA

### **CALL TO ORDER**

The June 13, 2023, meeting of the Planning Commission was called to order at 4:31 p.m. by Chair Ledell.

### **ROLL CALL**

**Present:** Marjorie Ledell, Zachary Pyle, Patrick Adigweme, Larry Blaufus, Nena Cavel, and Melissa von Borstel

**Absent:** Steve Schulte

**Motion** by Vice Chair Pyle, seconded by Commissioner Cavel, and carried unanimously to excuse the absence of Commissioner Schulte.

### **ADOPTION OF MINUTES**

**Motion** by Vice Chair Pyle, second by Commissioner Blaufus, and carried unanimously to adopt the May 23, 2023, minutes.

## **WORKSHOP**

### **BURNT BRIDGE CREEK WEST COMPREHENSIVE PLAN AND ZONING MAP CHANGE**

Bryan Snodgrass, Principal Planner, Community Development Department; Charles Ray, Urban Forestry Coordinator, Public Works

*Bryan Snodgrass presented an overview of the proposed rezone site and surrounding area, the regional zoning, the anticipated site plan and development details, critical lands on the site, differences between the exiting and proposed zone, a review of the citywide warehouse moratorium, and the anticipated staff recommendation.*

### **Commission Questions and Discussion**

- Have there been any other proposals for that site? Staff is unaware of any recent proposals for develop or rezone on this site.
- Estimated 200-300 jobs for the site in comparison to the rest of the City rate for jobs per acre. Staff responded warehouses in general provide lower wages and employment per acre than some other uses such as the tech sector. The applicant's estimate of jobs yield is better than citywide

## Planning Commission | Meeting Minutes

June 13, 2023

Page 2 of 4

averages on a per acre basis but less on a per facility basis than some of the data from the warehouse moratorium analysis

- Potential rezone to mixed use in the light industrial zone. Staff responded that has not been evaluated for this site because of the surrounding larger industrial area with limited existing housing. There is housing east of 162<sup>nd</sup> Avenue.
- Concern that the estimated jobs yield appears very high for warehousing
- What will mitigation for the Oregon white oaks on the site require? The site appears to have wetlands as well as white oaks. Staff responded the critical areas ordinance requires the developer to avoid, minimize, and mitigate impacts to the area. The City works closely with the Washington Department of Fish and Wildlife to determine what the mitigation measures would be. Typically, 6-8 acres of off-site mitigation needs to be provided for every one acre impacted on the site.
- Can the warehouse be built without impacting the existing oaks? Staff responded there would be a study at the time of development to determine what is on the site. Based on high level mapping, it would likely involve some impacts.
- Moratorium timing. Staff responded that prior to the moratorium's likely expiration in December 2023, a future warehouse development application would need to be less than 250,000 square feet in size to proceed, but that it would be unlikely that the rezone could be approved and go into effect before the moratorium expires.
- Recognition that the surrounding area is almost entirely IL zoned.
- Concern that rezone approval increases likelihood of short term development and critical area impacts, and questions about applicant intent regarding critical area mitigation. An applicant statement, as well as more information from city staff about site critical lands, would be useful.
- The parking ratio for this site if it is rezoned. Staff responded there are parking requirements for both OCI and IL zones. Those ratios may be reviewed as part of the Comprehensive Plan update.
- Question about traded sector uses which the existing warehouse moratorium exempts. Staff responded that the moratorium refers to CREDC plans, which define them in Vancouver as including computer and electronics, clean tech, software, metals and machinery, and life sciences.

Commissioner von Borstel recused from the next workshop and left the meeting.

### EVERGREEN & GRAND COMMERCIAL CORRIDORS STRATEGY IMPLEMENTATION

Bryan Snodgrass, Principal Planner, CDD; Becky Coutinho, Associate Planner, CDD; Pauline Ruegg & Jamin Kimmell, Cascadia Partners

*Jamin Kimmel presented the proposed design standards, drawbacks to a points-based system of standards, the importance of uniform design standards, developer feedback on building heights, the maximum building length, and building setbacks.*

### Commission Discussion

- Is it possible to reach the goal of 160 units per acre to qualify for a multi-family tax exemption (MFTE) on this corridor? Staff responded they were not sure but will research this question and follow up.
- Impacts of not pursuing the developer's preference for building heights and maximum building length. Staff responded generally the developers were supportive of the overlay zone, particularly parking minimums and increasing the building heights some developers voiced they would prefer

## Planning Commission | Meeting Minutes

June 13, 2023

Page 3 of 4

the maximum height larger than 5 stories. The maximum building length requirement was a concern for some, stating this would lessen the overall buildable footprint and could reduce buildable floor area. On building heights, developer feedback was focused on adding stories to build units with a view, but at 4 stories, the sites would still likely be economically feasible.

*Pauline Ruegg presented the objectives for the implementation plan and the policies, programs, and tools to support the vision. The four sections of the implementation plan are housing and economic development, urban design, mobility, and parking.*

### Commission Discussion

- Defining and measuring livability. Staff responded livability is part of the corridor strategy and relates to feelings of safety, walkability, meeting basic needs including access to open spaces and affordable housing, and overall quality of life
- Expected displacement for those who live and work here today. Staff responded they conducted outreach during the development of the strategy document but didn't hear displacement as a major concern. Prior to the public hearing for the implementation plan, staff will conduct further public outreach with open houses and various online platforms to gather feedback. Staff heard from community members concern for displacement and are working on ways to address those concerns. Housing Action 1.3 calls for contacting the Vancouver Housing Authority for a copy of the displacement risk assessment.
- Anticipated additional employment on the corridor and impacts to parking. Staff responded they haven't heard this concern raised in outreach. North of this corridor is the Vine on Mill Plain, which increases transportation option to this neighborhood
- Number of businesses on the corridor and City support for a business cohort. Staff responded there are about 20 businesses in the area. The City would facilitate the start up of a business cohort but it would be managed by representatives of the businesses.
- Displacement of those who live on the corridor today. Staff responded they don't anticipate a lot of direct displacement, as there are not many existing apartment buildings that are zoned commercial. There are some single family houses that could be displaced if the site is redeveloped. Indirectly, there could be displacement due to increased prices due to investment associated with development on the corridor. New housing generally helps to mitigate displacement by increasing the amount of housing as a whole.
- Shared parking. Staff indicated the City's code allows for a shared parking provision to meet the minimum parking requirements. There is also the option for a publicly owned parking lot.

Commissioner von Borstel returned to the meeting.

### **COMMUNITY FORUM**

There were no members of the public present for community forum.

**Planning Commission | Meeting Minutes**

**June 13, 2023**

**Page 4 of 4**

**PUBLIC HEARING**

**ZONING CODE TEXT CHANGE TO ALLOW EXPANDED DOG KENNELS**

Bryan Snodgrass, Principal Planner, CDD; Russ Onkka, Clark County Animal Control

*Bryan Snodgrass reviewed the current Title 20 requirements for animal kennels and dog day care, the VMC 8.24 requirements, the request to expand the dog kennel standards, and the proposed code change in Titles 20.*

**Public Testimony**

The representative for the applicant, Jamie Howsley, was present to provide additional context and history of local dog regulations, the proposed applicant, and the envisioned location for the dog daycare facility.

**Commission Discussion**

- Is the size of the site sufficient to support 175 dogs at the facility? Animal Control staff responded it likely would be sufficient, depending on how the dogs are rotated throughout the kennel.

**Motion** by Vice Chair Pyle, seconded by Commissioner Cavel to recommend to City Council an approval of proposed changes to kennel definitions and standards in VMC 20.160.020.E.3 and 20.895.020.B as described in the staff report.

**Roll Call Vote**


Commissioner Adigweme	Yes
Commissioner von Borstel	Yes
Commissioner Blaufus	Yes
Commissioner Cavel	Yes
Vice Chair Pyle	Yes
Chair Ledell	Yes

Motion carried unanimously.

**COMMUNICATIONS FROM CHAIR AND STAFF**

The next joint meeting with the Planning Commission and City Council is scheduled for November 13, to discuss land use in the Comprehensive Plan.

**ADJOURNMENT 6:53 P.M.**

DocuSigned by:  
  
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 Marjorie Ledell, Chair

To request other formats, contact Julie Nischik, Community Development Department | 360-487-7813. WA Relay: 711 | julie.nischik@cityofvancouver.us