



**Burnt Bridge Creek West Zone Change  
Vancouver Planning Commission  
Workshop  
June 13, 2023**



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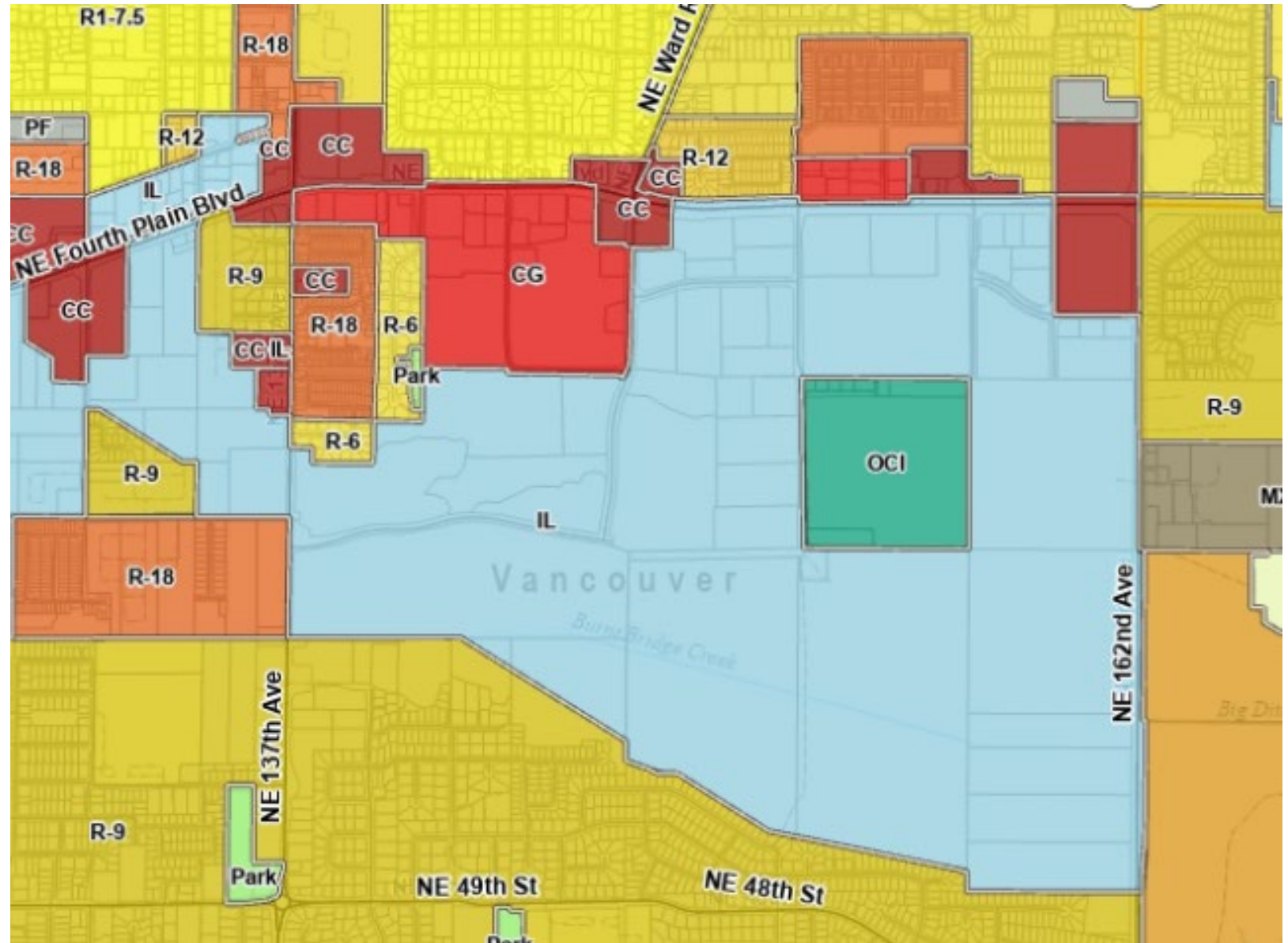
# Presentation Overview

- Proposal review – Standalone rezone from Office Commercial Industrial (OCI) to Light Industrial (IL) in order to allow future development of 275,000 square foot warehouse in northern portion of 33-acre property at 6103 NE 152nd Avenue
- Citywide Warehouse Moratorium Background
- Questions & discussion to identify issues or information to address at July 11 Planning Commission public hearing

Change from OCI  
to IL zoning on  
33-acre site at  
6103 NE 152<sup>nd</sup>  
Avenue

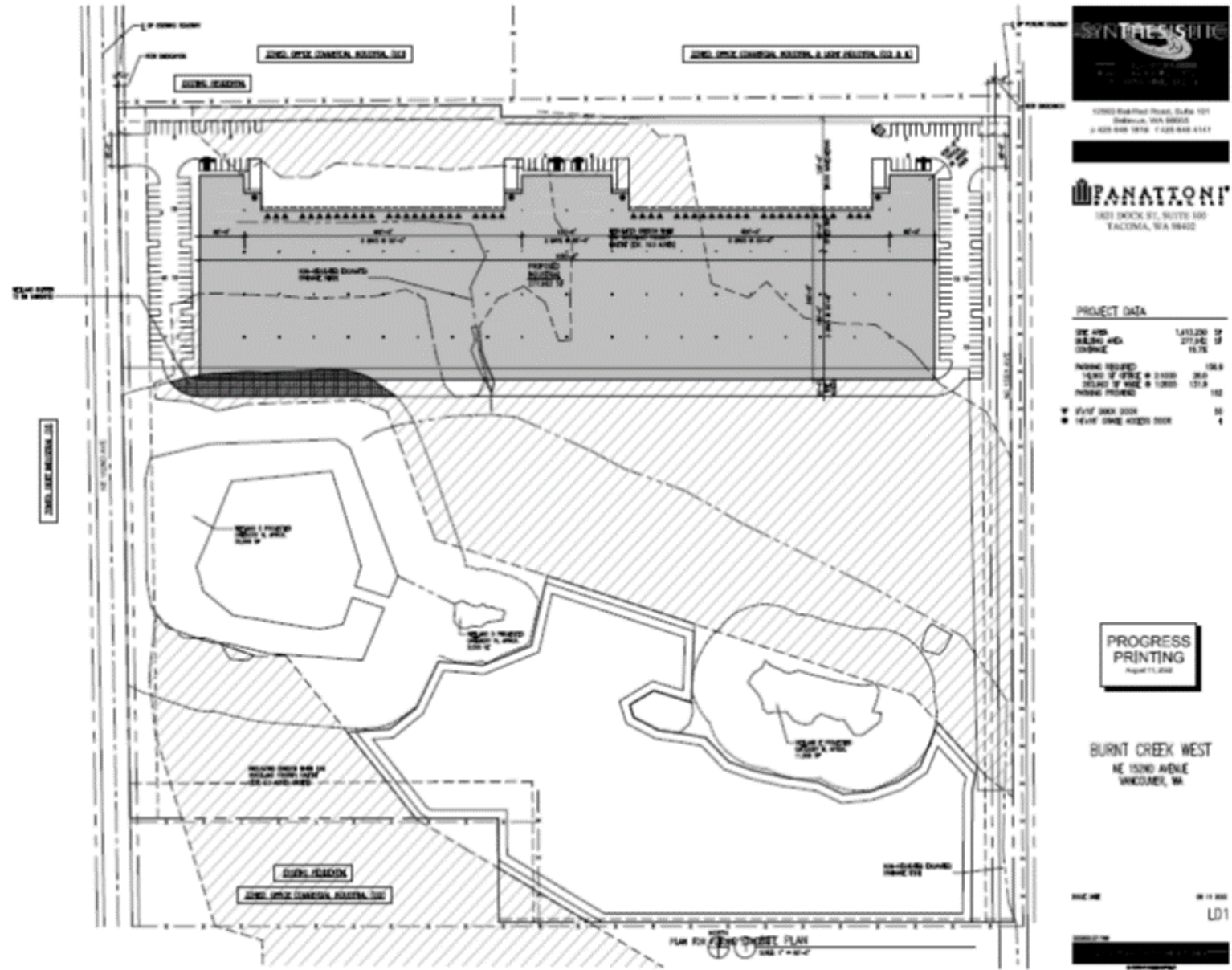


# Regional Zoning



Burnt Bridge Creek West Rezone — 4

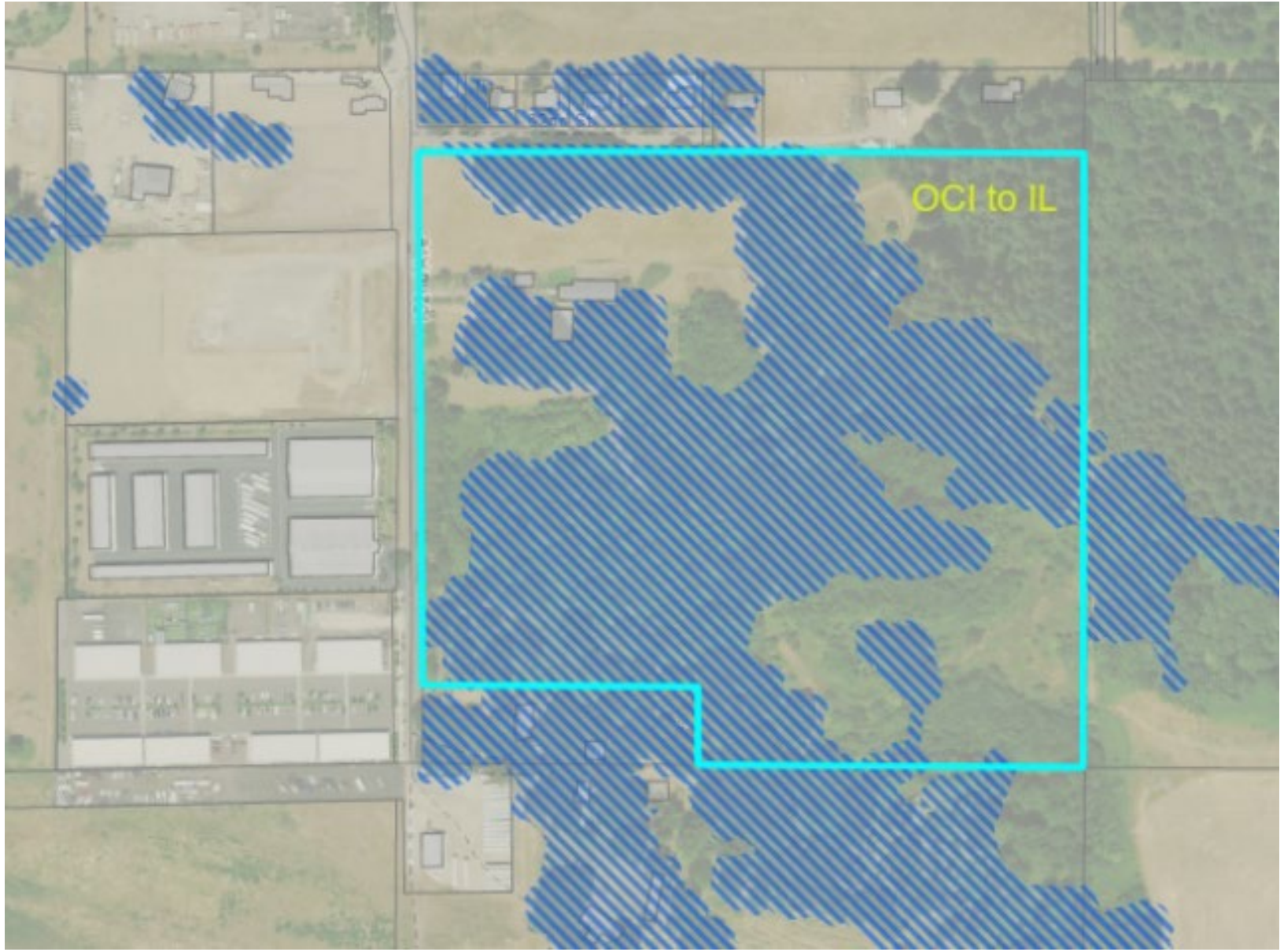
Anticipated  
Development –  
278,000 square  
foot warehouse  
on northern third  
of site



# Application

- Standalone rezone proposals must be more consistent than existing zoning with the City Strategic and Comprehensive Plans and must demonstrate a change in circumstances.
- They are not subject to Annual Review timing limits.
- Application argues the proposal offers more flexibility to meet overall industrial goals, will provide 200-300 jobs, help meet current consumer needs, and will provide fiscal benefits.

**Critical Lands  
Issues – Property  
heavily forested  
with Oregon  
White Oak  
Habitat (blue)**



# Background - Citywide Warehouse Moratorium

- Citywide moratorium adopted December 2022 with amendments to prohibit new warehouse facilities of 250,000 square feet or more, with exceptions for Port of Vancouver facilities, and for any warehouses that exclusively store goods intended for the traded sector.
- Staff currently working with consultants to complete research, identify new code standards.
- Moratorium scheduled to expire in December 2023, after six-month extension approved by City Council at June 5 public hearing.



# Background - Citywide Warehouse Moratorium (cont.)

- Intended to address concerns over rapid recent increases in large scale development on limited industrial lands, with potentially low employment yields and potential traffic and climate impacts.
- Follow up research indicates there are a limited number of large-scale industrial properties citywide likely to accommodate large warehouses after those already vested and in pipeline are complete.



## July 11 rezone hearing issues and anticipated staff recommendation

- Department of Fish and Wildlife letter raised concerns about impacts to habitat, suggests conservation covenant be placed on lower portions of site.
- Local industry and environmental groups which commented on citywide moratorium may testify.
- Staff originally anticipated denial recommendation as application was premature pending moratorium, now anticipates approval recommendation based on initial research conducted as part of moratorium, and consideration of site environmental constraints.
- Site still subject to moratorium while its in place, and presumably subject to new development standards anticipated to be adopted prior to lifting moratorium.

# Questions?

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