



**Burnt Bridge Creek West Zone Change –  
follow up critical lands discussion  
Vancouver Planning Commission  
Communications  
July 25, 2023**



**Bryan Snodgrass**  
Principal Planner  
Community Development Department

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

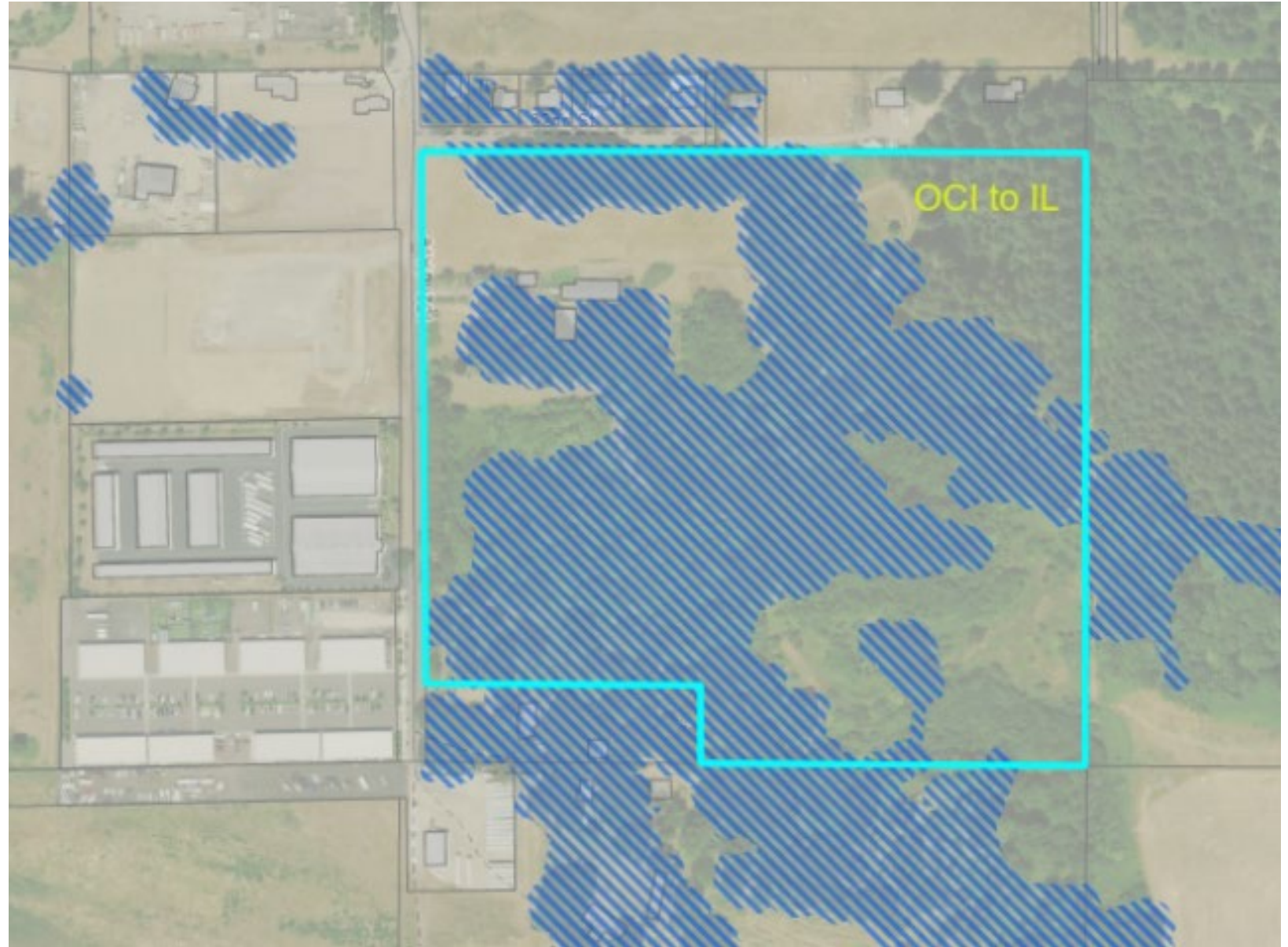




# Application

- Approval criteria requires demonstration that proposed zoning is more consistent than existing zoning with the City Strategic and Comprehensive Plans, and demonstration of a change in circumstances since adoption of existing designation. Possible and likely development should inform consideration of proposed and existing zones.
- 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.
- Workshop review continued from June 13 for further information on critical lands development implications

**GIS mapping of  
critical lands—  
Property heavily  
forested with  
Oregon White  
Oak  
Habitat (blue)**



## Background – Critical areas review

- Applied by City of Vancouver during development review process with same criteria under any zone. Demonstration of no net loss of habitat function and values required.
- Washington Department of Fish and Wildlife guidance for Oak Habitat under review. Preliminary indication is this proposal may involve need for potential off-site planting of 10-12 new acres, and off-site enhancement of 40 or more acres.
- Applicant's environmental consultant has begun discussion with WDFW.

# Discussion and Q&A

- Amaia Smith, Washington Department of Fish and Wildlife
- Keith Jones, City of Vancouver
- Applicant
- Return to Commission for questions and identification of issues in advance of planned September 12 public hearing