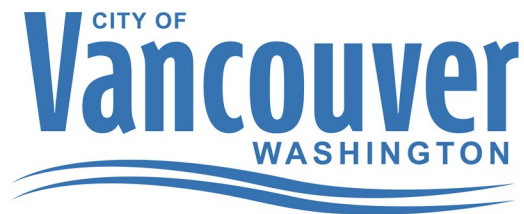




**Burnt Bridge Creek West Zone Change –
Vancouver Planning Commission
Public Hearing
September 12, 2023**

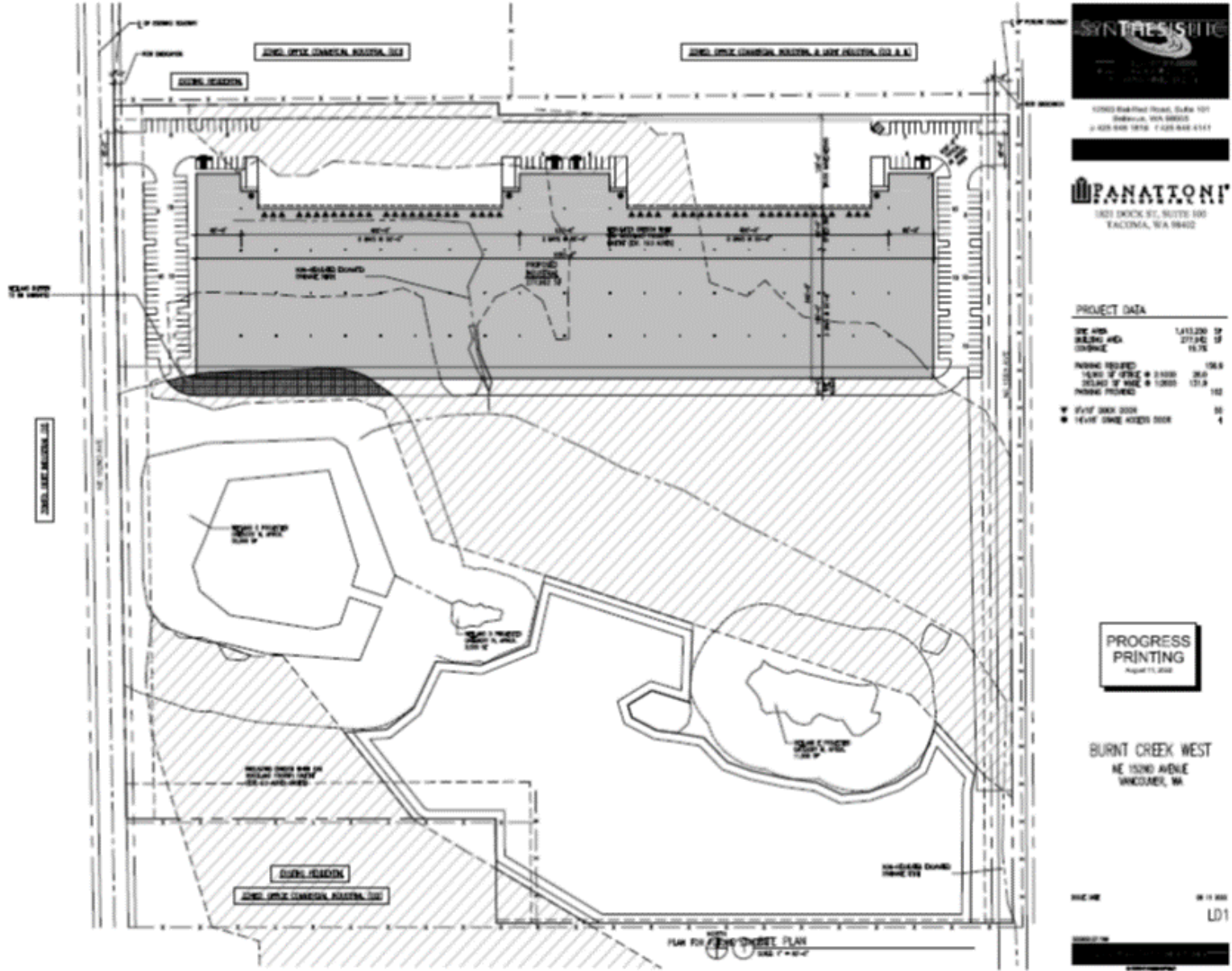


Bryan Snodgrass
Principal Planner
Community Development Department

Request to change from OCI to IL zoning on 33-acre site at 6103 NE 152nd Avenue



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

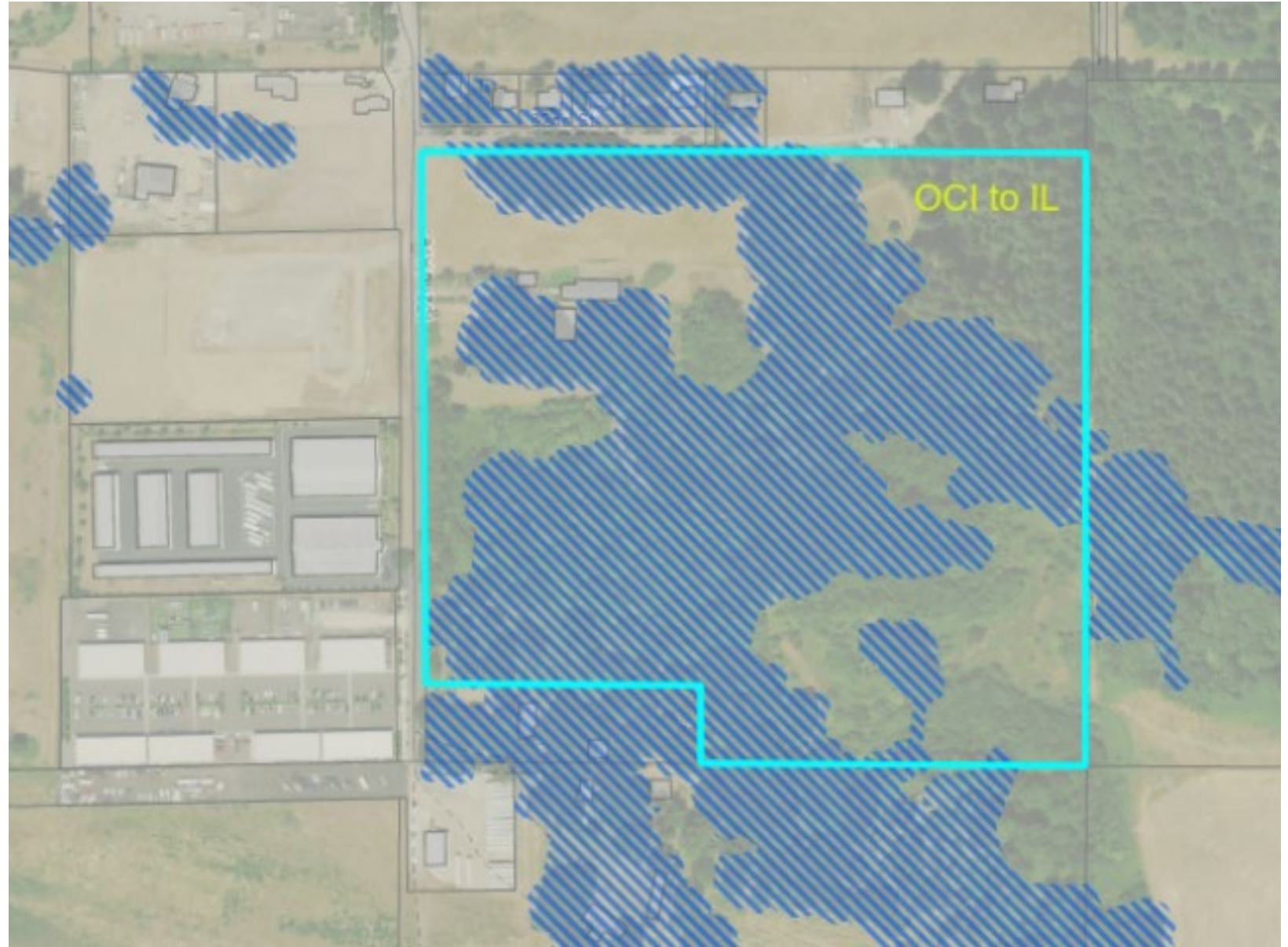


Burnt Bridge Creek West Rezone - 3

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.

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



Background – Critical areas review

- VMC 20.740 compliance required 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 ensuring no net loss of Oak Habitat under review. Preliminary indication is this proposal may involve a need for potential off-site planting of 12 new acres, and off-site enhancement of 48 acres.
- Applicant's environmental consultant has begun discussion with WDFW. Likely mitigation site identified in Ridgefield.

Analysis of Consistency with Approval Criteria

- Both existing OCI and proposed IL zones support industrial employment and allow similar uses. OCI also allows residential uses. Both have similar allowances for commercial uses. The IL zone has greater allowances for various industrial and related uses that are typically larger, such as fuel storage, detention facilities, airports, wholesale sales, and warehouses.
- Rezone approval criteria broad and involve range of policy considerations. This particular proposal can be reasonably be found consistent or inconsistent.

Case for Consistency with Approval Criteria

- Site effectively located within larger IL zoned area on all sides. Small strips of OCI zoning abutting to north and south containing homesites could be changed as part of 2025 Comprehensive Plan update.
- OCI zone described as generally serving technology or research in mixed campus setting located along major roadways. IL zone described as more focused on industry.
- *General* direction of warehouse moratorium consistent or neutral with proposal. Moratorium threshold of 250,000 square feet indicates facilities almost as large as envisioned are acceptable with regulation. Information from moratorium research suggests warehouses have economic benefits, although likely lower average wages than some industries.

Case for Inconsistency with Approval Criteria

- Rezone premature given specific site, development, and timing
- 278,000 warehouse formally applied for prior to rezone, and likely development if rezone is approved
- Large warehouses are only use in recent years to be subject to moratorium citywide, as opposed to certain zones along certain roadways. Specific permanent standards to replace moratorium not yet adopted, and likely to rely on final City Green Building Policy also not yet drafted.
- City 2025 Comprehensive Plan update, likely to be most far reaching in Vancouver history, also pending.
- Rezone approval in 2023 and likely following up warehouse development application and approval in 2024 may foreclose options

Return to Planning Commission

- Commission questions, applicant and public testimony, Commission deliberations and recommendation.
- Sample Motion:
The Planning Commission recommends denial of the proposed Burnt Bridge Creek rezone proposal from OCI to IL at 6103 NE 152nd Avenue, based on the staff report and discussion at the September 12, 2023 public hearing