



# 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 • Jack Harroun • Jim Atkins • Larry Blaufus • Zachary Pyle • Tim Schauer

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## ***November 9, 2021***

### **REGULAR MEETING** (Convened telephonically, no in person attendance)

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

### **CALL TO ORDER AND ROLL CALL**

The November 9, 2021 meeting of the Planning Commission was called to order at 5:10 p.m. by Chair Ledell.

**Present:** Marjorie Ledell, Zachary Pyle, Jim Atkins, Larry Blaufus, Jack Harroun, Tim Schauer, and Steve Schulte

### **ADOPTION OF MINUTES**

**Motion** by Vice Chair Pyle, second by Commissioner Schulte, to adopt the October 26, 2021 minutes as written.

### **Roll Call Vote**

Tim Schauer	Yes
Larry Blaufus	Yes
Jim Atkins	Yes
Jack Harroun	Yes
Steve Schulte	Yes
Zach Pyle	Yes
Marjorie Ledell	Abstain

**Motion** by Commissioner Harroun, second by Commissioner Blaufus, to adopt the July 6, 2021 minutes as written.

### **Roll Call Vote**

Tim Schauer	Abstain
Larry Blaufus	Yes
Jim Atkins	Yes
Jack Harroun	Yes
Steve Schulte	Abstain
Zach Pyle	Abstain
Marjorie Ledell	Yes

## **COMMUNICATIONS FROM STAFF**

Rebecca Kennedy, Deputy Director, notified the Commission that she will be requesting in the coming weeks statements of interest from Commissioners interested in serving in the Chair or Vice Chair role in 2022.

## **WORKSHOPS**

### **5:14 P.M. BASEMENT STORAGE**

Bryan Snodgrass, Principal Planner

*Rebecca Kennedy, Deputy Director, introduced the workshop. Bryan Snodgrass, Principal Planner, provided background context on the requested change, the outreach process conducted by staff, the public's concerns and response from staff, and the anticipated staff recommendation. The applicant, Randy Printz of Cascadia Development Partners, was present to provide comments on the proposed change. This request is intended to provide access to basement storage areas for those who may not currently have access to convenient and nearby storage.*

### **Commission Discussion**

The Commission asked questions on the following topics, and staff provided the following responses:

- The definition of basement areas as entirely below ground, where some basements are partially above ground level. Staff agreed and will work with the building staff to get a more precise definition.
- Any differences or suggestions from other jurisdictions. Staff responded the only jurisdiction that was relatively analogous was Salt Lake City. The proposed policy change is similar but goes slightly further in the recommendation.
- Staff's presentation to the Vancouver Downtown Association. Staff noted they are meeting with the Board again, and the Board can distribute the information to their full membership. Staff will encourage the Board to distribute to the full membership.
- Encouraging staff to future proof this text change, suggesting that requests comply with current parking code, which may change in the coming decades.
- Suggested changing the language to "at the time of this ordinance adoption". Staff agreed with that change.
- The reasoning for restricting to 10,000 square feet. Staff responded that it applies to self-storage businesses, and the intent was to recognize that downtown is busy, parking and loading are potential issues, and limiting the amount of space to a modest size addresses those potential negative impacts for the area.

## **COMMUNITY FORUM**

No members of the community were present to provide any comments.

## **HEARING**

### **6:31 P.M. PARKS, RECREATION, & CULTURAL SERVICES COMPREHENSIVE PLAN UPDATE**

Dave Perlick, Interim Director, Monica Tubberville, Senior Planner, and Laura Hoggatt, Planner

*Rebecca Kennedy introduced the hearing for the Parks, Recreation, and Cultural Services Comprehensive Plan, to be adopted by reference into the Comprehensive Plan by the Commission at the Public Hearing. Monica Tubberville, Senior Planner, described the purpose of the update, the outreach process, the analysis tools, goals and objectives, and compliance with the Strategic Plan, Comprehensive Plan goals and policies, and the GMA Park & Recreation elements.*

#### *Commission Discussion and Deliberation*

The Commission asked questions on the following topics, and staff provided the following responses:

- How annexations are addressed in the future. Staff responded the park impact fee is structured to include the entire urban growth area. Upon any future annexation, parks in annexed areas would by default become part of the system that would contribute to this and any necessary related updates would occur through the annual review program.
- If the analysis tools are new or have been used in the past. Staff responded these are newer tools, where some of this data was available, but it hadn't been mapped before. The tools provide quantifiable data and maps to guide the planning process.
- The demographics of people who participated in the outreach process. Staff responded the survey response didn't quite match the demographics of the entire City, but it was tracked closely throughout. In response to the need for more diverse responses to the survey, Parks staff met people in parks throughout the City to get more feedback. Staff also met with stakeholders to get direct feedback.
- On the Park Impact Fee (PIF) program, and gaps in funding. Staff responded they know the fees adopted are short of actual costs, and costs have risen since it was adopted in 2020. Staff plan to do a more detailed analysis before the final Council review.
- Policies to determine areas to invest in park updates, related to other factors like housing values and equity as a general goal for the City. Staff responded that providing quality parks throughout the city should limit the concerns of gentrification of lower income neighborhoods. The challenge is the pace at which the City can accomplish this task. Staff also noted that not all investments are the same in terms of impact on market speculation for housing. There are things to do to offset those impacts. Staff have received feedback from the community regarding this and encouraged staff to avoid not investing in neighborhoods simply for fear of displacement due to gentrification. Staff are working to address these issues comprehensively and the discussion is ongoing.
- Park safety plans and safe design standards. Staff responded that they work with landscape architects and use fencing on frontages if there is a safety concern. Play structures are placed intentionally, along with other features such as basketball courts.

#### **Public Testimony**

No members of the public registered to speak during the public testimony portion of the meeting.

**Motion**, by Schauer, seconded by Schulte, and passed unanimously to forward to City Council a recommendation for adoption of the Vancouver Parks, Recreation, & Cultural Services Comprehensive Plan by reference in Appendix E of the Vancouver Comprehensive Plan.

**Roll Call Vote**

Tim Schauer	Yes
Larry Blaufus	Yes
Jim Atkins	Yes
Jack Harroun	Yes
Steve Schulte	Yes
Zach Pyle	Yes
Marjorie Ledell	Yes

**ADJOURNMENT 7:17 PM**

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Marjorie Ledell, Chair

To request other formats, contact Julie Nischik, Community and Economic Development Department | 360-487-7813.  
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