



# 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

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## ***December 13, 2022***

### **REGULAR MEETING**

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

### **CALL TO ORDER**

The December 13, 2022, meeting of the Planning Commission was called to order at 6:31 p.m. by Chair Ledell.

### **ROLL CALL**

**Present:** Marjorie Ledell, Zachary Pyle, Larry Blaufus, Nena Cavel and Steve Schulte

### **ADOPTION OF MINUTES**

**Motion** by Commissioner Schulte, second by Vice Chair Pyle, and carried unanimously to adopt the October 11, 2022, minutes.

### **COMMUNITY FORUM**

Robert Wallis was present to speak to the Commission regarding the Interstate Bridge Replacement Program. He is a retired engineer and has researched the idea of a tunnel to replace the bridge. He reviewed the engineering report and noted flaws in the report. He wrote letters to the IBR Program as well as Vancouver City Council regarding the issue.

### **PUBLIC HEARING**

#### **6:40 P.M. 62<sup>ND</sup> AVENUE APARTMENTS REZONE**

Bryan Snodgrass, Principal Planner, Community Development Department

*Bryan Snodgrass presented an overview of the proposed zone change, the zoning in the adjacent properties, the anticipate site plan update if the rezone is approved to include two additional units, and the staff recommendation.*

*Jayson Taylor, PLS Engineering, representing the applicant, provided an update on the site, which is currently under construction. Approval of the zone change would allow for the interior of the building to add an additional two units and will move through the City's process to have those changes approved.*

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**Commission Discussion**

- What modifications were made to add two additional units in the same footprint? The applicant responded there is currently office and storage space on the bottom floor of the north building, and the space will be reconfigured to allow for the additional units.
- Are these apartments market rate? The applicant confirmed the apartments are market rate and in general will contribute to affordability in the area by providing more housing units.

**Public Testimony**

No members of the public were present to provide testimony.

**Motion** by Vice Chair Pyle and seconded by Commissioner Cavel to recommend approval of the proposed 62<sup>nd</sup> Avenue Apartments corner rezone proposal from R-18 to R-22 for the 0.3-acre northwest corner of property at 6115 NE 72<sup>nd</sup> Avenue, based on the staff report and discussion at the December 13, 2022 public hearing.

**Roll Call Vote**

Nena Cavel	Yes
Larry Blaufus	Yes
Steve Schulte	Yes
Zachary Pyle	Yes
Marjorie Ledell	Yes

The motion passes 5-0.

**COMMUNICATIONS FROM CHAIR AND STAFF**

The Chair thanked the Commissioners and staff for their work with the Planning Commission in 2022.

Rebecca Kennedy thanked the staff and Commissioners, highlighting the work accomplished in 2022 and the upcoming work in 2023.

**ADJOURNMENT 7:03 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](mailto:julie.nischik@cityofvancouver.us)