



PLANNING COMMISSION MEETING MINUTES

Vancouver City Hall – Council Chambers – 415 W. Sixth Street
PO Box 1995 – Vancouver, Washington 98668-1995
www.cityofvancouver.us

Marjorie Ledell • Steve Schulte • Larry Blaufus • Zachary Pyle
Nena Cavel • Patrick Adigweme • Melissa von Borstel

November 14, 2023

REGULAR MEETING

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

CALL TO ORDER

The November 14, 2023, meeting of the Planning Commission was called to order at 4:31 p.m. by Chair Ledell.

ROLL CALL

Present: Marjorie Ledell, Zachary Pyle, Patrick Adigweme, Larry Blaufus (virtual, joined at 4:40 pm), Nena Cavel, Steve Schulte, and Melissa von Borstel

ADOPTION OF MINUTES

Chair Ledell amended the minutes to include on page 6, “regarding the somewhat incomplete application, but” to her statement. Commissioner Adigweme noted a typo on page 6 as well.

Motion by Commissioner Cavel, second by Commissioner Schulte, and carried unanimously to adopt the October 24, 2023, minutes as amended.

WORKSHOP

COMPREHENSIVE PLAN UPDATE GOALS FRAMEWORK

Domenique Martinelli, Senior Planner, Community Development Department

Rebecca Kennedy introduced the workshop. Dominique Martinelli presented an overview of the three project phases, the modes of input in the community visioning phase (phase 1), the equity framework draft objectives, the definition of priority communities, the framework approach, community partners that are participating in the project, the codesign process, objectives of community partnership, goals for public involvement, and next steps and plans for 2024.

Commission Questions

- How will staff manage the many shifting and changing work items with this project? Staff responded a big part of addressing this is through staffing. There is a large consultant team and there are experts in every area of the plan, as well as technical advisory groups within the City organization.
- Prioritization process and analysis of tradeoffs for plan goals. Staff responded they will work with equity priority communities to understand lived experiences and current needs that will inform the plan goals.

- Community engagement and interactions with the public related to the project. Staff responded that there is a strategy for robust engagement with the public on this project, including workshops, tabling events, small group discussions, stakeholder groups, engagement with community-based organizations and individuals in a variety of contexts. Staff have directly communicated with approximately 2,300 people, and plan to inform and engage the public through newspapers, social media, emails, in person events and other methods throughout the project.
- Format of the tabling events. Staff indicated at the events, people are invited to start the conversation based on information in flyers and informational boards with housing and land use statistics. They can talk about their lived experience in Vancouver, but it's not a prescriptive conversation.
- Does the community understand the changing nature and rate of growth in Vancouver? Staff responded it depends on the individuals' lived experiences. A lot of folks understand growth is occurring and we either accommodate that growth or live with the consequences of not responding to and managing growth and change. Part of the emphasis of the engagement work is to educate and contextualize the environment we're working in. People also often respond to the symptoms of long range problems, such as the rising cost of housing. They may not identify that it's due to decades of land use decisions that are the cause of these issues, but are able to relate to and identify how those decisions have affected them in their daily life.
- Statistics on those who are moving to Vancouver today. Staff responded the data on those who move to the area is at the county level. If we look at the changing demographics of the City, we see that there are more young people, people of color, immigrants, young families, and that these folks are often coming from within the region.
- Format of the Comprehensive Plan. Staff noted it's difficult to say at this point what the format of the plan will look like, but it will need to be clear and concise to whoever is implementing it as well as transparent to the public.

COMMUNITY FORUM

Peter Bracchi was present to speak regarding outdoor habitation along Burnt Bridge Creek. He expressed concern for fires, illegal dumping, pollution of water, and destruction of habitat. He supported the City Manager to limit habitation along the creek.

PUBLIC HEARINGS

WOOD DUCK SPRINGS REZONE

Bryan Snodgrass, Principal Planner, Community Development Department

Bryan Snodgrass presented the proposed Wood Duck Springs Comprehensive Plan and Zone change located at the intersection of 63rd Street and 82nd Court, zoning in the region, the conceptual site plan, and an analysis of the proposal.

The applicant, Daniel Weisner, presented information on the proposed rezone consistency with other properties in the area, the rationale for the rezone request, integration of the development into the neighborhood, and his previous experience as a residential developer.

Commission Questions for the Applicant

- Townhome widths and City versus County requirements. The applicant responded the City code requires townhomes be a minimum of 20 feet wide. If the townhome is less than 20 feet wide, it must be sold as a condominium. There are significant liability laws that prevent him from pursuing development of condominiums.
- Tentative plans or interest in the commercial development. The applicant responded they will likely partner with a commercial developer for that portion of the development.
- Public usage of the park area. The applicant responded they have had preliminary discussions with the Parks department and are working on connecting the space and a trail system.
- Existing access road on west side of property. The applicant responded there is a setback from that road for the existing abutting properties as well as a setback from the backyards of the townhouses.

Public Testimony

Marcia Carner expressed concerns with the rezone, the increase in density of new housing, and the effects on traffic.

Commission Questions

- Traffic analysis for the site. Staff responded the applicant submitted a traffic study based on the different zones. Potential requirements for traffic calming in the area will be addressed at the site plan review stage. There are no capacity issues in this area and the traffic analysis indicates level of service at the intersections will continue to meet City standards with proposed development on the site.

Motion by Commissioner Cavel, seconded by Commissioner von Borstel, based on the November 14, 2023 public hearing discussion and staff reporting findings, the Planning Commission recommends that the City Council approve the Wood Duck Springs Comprehensive Plan zoning map designation change as described, from Urban Low Density / R-9 to Urban High Density / R-22 and Commercial/CC.

Deliberation

Commissioner Cavel supported approval of the rezone to add more housing units to increase the housing supply.

Commissioner von Borstel supported the approval of the rezone, as the application addressed community needs including walkability, retail, parks, and protected wetland.

Commissioner Adigweme was in favor of the motion as it addresses the needs of the City.

Commissioner Schulte was in favor of the motion.

Vice Chair Pyle was in favor of the motion from an infrastructure and amenities standpoint.

Chair Ledell was in favor of the motion.

Roll Call Vote

Commissioner von Borstel	Yes
Commissioner Adigweme	Yes
Commissioner Cavel	Yes
Commissioner Blaufus	Yes

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Commissioner Schulte	Yes
Vice Chair Pyle	Yes
Chair Ledell	Yes

Motion carried unanimously.

COMMUNICATIONS FROM CHAIR AND STAFF

There were no communication items from the Chair. Rebecca Kennedy provided an update for the December meeting, which is the last of the year, as well as the last meeting for Commissioners Schulte and Blaufus. Election of officers will also take place at the December meeting.

ADJOURNMENT 7:13 P.M.

Marjorie Ledell, Chair

To request other formats, contact Julie Nischik, Community Development Department | 360-487-7813. WA Relay: 711 | julie.nischik@cityofvancouver.us