



City of Vancouver Annual Review 2024 Q&A

What is an Annual Review?

It's the process to request changes on property's Comprehensive Plan and zoning map designations, which determine what uses of the property are permitted. Under state law this occurs once per year. Because of the City of Vancouver's required 2025 update of the entire Comprehensive Plan, the normal Annual Review program is suspended and applications in 2024 will be limited to those proposals which facilitate short term housing production and opportunities, particularly for affordable housing, or respond directly to an identified City Council priority.

What are Comprehensive Plan and Zoning designations?

All properties have two designations. The Comprehensive Plan designation provides a general description of the types of activities permitted, such residential, commercial, or industrial. Zoning designations are more specific, such as R-6 or R-9 Single-Family Residential, and determine the specific allowed uses and applicable development standards, such as setbacks and height limits. On the following page is a full list of Comprehensive Plan designations and which zoning districts can go with them. See the [zoning ordinance](#) (Chapters 20.410 to 20.450) for information about what's allowed in specific zoning districts.

Do I need an Annual Review Comprehensive Plan change, or just a Zone Change?

Usually an Annual Review is required, but if the requested zoning fits with the existing Comprehensive Plan designation, only a zone change is needed, which can be processed any time of year.

How do I get more information about my properties current designations, what activities are allowed, or the process for requesting designation changes?

- **Look it up online**

Find the property on Clark County Assessor's [MapsOnline](#). Click "find parcel" enter the property information, and click "Go". Next, click on the blue "Property Information Center" link to find out about the property's current zoning and Comprehensive Plan designations.

- **Contact City staff**

Bryan Snodgrass in the Long Range Planning Department is the primary staff for the Annual Review process and can be reached at **(360) 487-7946**, bryan.snodgrass@cityofvancouver.us. General information about zoning or allowed activities is also from the City Permit Center at (360) 487-7800, or PermitCenter@cityofvancouver.us. City staff are located at Vancouver City Hall at 415 W 6th Street.

How do I apply for an Annual Review?

1. **Submit a [Pre-Application Conference request form](#) no later than April 30.** Pre-application conferences are required, to provide an opportunity to discuss proposals with city staff before submitting a formal application, ask questions, and receive detailed and written feedback about code standards and whether or how the proposal can comply.
2. **Submit your formal [Comprehensive Plan and Zoning Map Amendment Application](#) no later than June 15,** and hold a follow-up informal meeting with neighbors or interested parties who respond to the public notice of the application.
3. **Present your proposal to the Vancouver Planning Commission and City Council.** At formal public hearings typically in September or October, City staff presents a summary and recommendation, the applicant presents testimony in support of the proposal, and members of the public or other parties can testify. Planning Commission recommendations are forwarded to the Vancouver City Council for their consideration; The Council considers Annual Review proposals and any appeals near the end of the year. Final ordinances are usually approved in December or early in the following year.

How much does it cost?

2024 Pre-application fees are \$1,269. Annual Review comprehensive plan amendment application fees, including State Environmental Policy Act (SEPA) review, are approximately \$19,167. Specific fee information is available in [Vancouver Municipal Code 20.180.60](#).

City of Vancouver Comprehensive Plan and Zoning Designations

Comprehensive Plan Designation	Corresponding Zoning Designations	General Intent (see Chapters 20.410 to 20.450 of Zoning Code for specific uses and standards)
Residential		
Urban Lower Density	R-2, R-4, R-6, R-9	Predominantly single-family detached residential development, with some allowances for duplexes, townhouses, and single-family homes on small lots using infill standards
Urban Higher Density	R-18, R-22, R-30, R-35, MX	Predominantly apartments and condominiums, with some allowance for attached housing (such as duplexes, townhouses, and small-lot single-family homes) and mixed use
Commercial		
Commercial and Mixed Use	CN Neighborhood Commercial	Small scale commercial uses and services primarily for nearby residences. Designated areas are typically less than 2 acres in size. These areas provide services within walking distance for the frequent needs of the surrounding residents and are generally small areas designed to be compatible with the surrounding residentially zoned neighborhoods.
	CC Community Commercial	Medium scale commercial uses and services, typically serving more than one neighborhood. Designated areas are typically between 2 and 10 acres in size, located near collector or arterial street intersections
	CG General Commercial	Medium to larger commercial use and services serving large sections of urban areas and beyond. Designated areas are typically in urban activity centers or along major travel routes connecting activity centers. General Commercial areas provide a full range of goods and services necessary to serve large areas and the traveling public. These areas are generally located at interchanges, along state highways and interstates, and adjacent to major and minor arterial roadways.
	CX City Center	Specific to downtown Vancouver. A mix of generally higher intensity commercial, residential, institutional uses envisioned
	WX Waterfront Mixed Use	A mix of residential, commercial, office and recreation uses along the Columbia River
	CPX Central Park Mixed Use	Specific to Vancouver Central Park. A mix of open space, recreation, educational, governmental, and public service uses developed according to policies and guidelines contained in the master plan document "A Park for Vancouver: A Concept Plan" (as amended).
	MX Mixed Use	A mix of residential, commercial, office and recreation uses
	RGX Riverview Gateway (1)	Specific to the Riverview Gateway subarea at the intersection of 192 nd Avenue and SR-14. A mix of residential, mixed use, office, and light industrial uses
Industrial		
Industrial	OCI Office-Campus-Industrial	Combination of light industry, office, & limited supporting commercial uses
	IL Light Industrial	Light manufacturing, research, warehousing, and industrial services, with provisions for office uses. Generally clean uses not involving outdoor storage, noise or odors or use of rail or marine transport.
	IH Heavy Industrial	Intensive industrial manufacturing, service, production or storage often involving heavy truck, rail or marine traffic, or outdoor storage and generating vibration, noise and odors.
	A Airport	General Aviation airports and accessory uses
Other		
Open Space	P Park, GW Greenway, NA Natural Area	Areas intended for parks, greenways and natural areas
Public Facilities	All zones	Areas developed with schools, fire stations, colleges, hospitals and other large facilities serving the public

(1) RGX Riverview Gateway is also consistent with Low Density and High Density Residential, and Industrial Comprehensive Plan designation

QUESTIONS?

Contact Bryan Snodgrass at (360) 487-7946 or bryan.snodgrass@cityofvancouver.us