

**ATTACHMENT A: ORDINANCE FOR STUTESMAN MAP DESIGNATION CHANGE**

12/19/22

1/9/23

ORDINANCE NO. M\_\_\_\_\_

AN ORDINANCE relating to zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Comprehensive Plan and Zoning map designation for adjacent tax lots 158901000, 604757000, and 159762000, located in the City of Vancouver, Clark County, Washington at 5204 and 5206 NE 94th Avenue, and 9309 NE 52nd Street respectively; providing for severability; and providing for an effective date.

WHEREAS, an application for property-specific changes to Comprehensive Plan and zoning map designations was submitted to the City of Vancouver to change the Comprehensive Plan and zoning map designations on said properties from Commercial and CG to Urban High Density Residential and R-22; and

WHEREAS, the Vancouver Planning Commission reviewed the proposed map designation changes at duly advertised workshops on July 12, 2022 and September 13, 2022, and a duly advertised public hearing on October 11, 2022, and at which the Planning Commission voted 5-0 to recommend approval of the map designation change; and

WHEREAS, the City Council conducted a duly advertised workshop on November 14, 2022, a duly advertised first reading on December 19, 2022, and a duly advertised public hearing January 1, 2023, following which the Council wishes to adopt the Planning Commission recommendation for approval; and

WHEREAS, the cumulative impacts of proposal have been reviewed in conjunctions with other Comprehensive Plan change applications under consideration in 2022; and

WHEREAS, the cumulative environmental impacts of the proposed zoning change have been reviewed and determined to be nonsignificant pursuant to Chapter 43.21C RCW, the State Environmental Policy Act (SEPA) and a Notice of Determination of Non-Significance (DNS) was issued

on September 22, 2022, with no comments or appeals to the DNS received; and

WHEREAS, the City Council finds and concludes that the proposed change is consistent with the balance of relevant criteria for Comprehensive Plan and Zoning Map Amendments (VMC 20.285), Mixed Use Master Plans (VMC 20.430.060) and Development Agreements (VMC 20.250) and is consistent with the policies and provisions of the Comprehensive Plan and Strategic Plan that encourage orderly development within the community and the Growth Management Act pursuant to the requirements of Chapter 36.70A. RCW.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF VANCOUVER:

**Section 1. Findings and Conclusions.** The Planning Commission findings and conclusions as set forth in the staff report for the October 11, 2022, public hearing, and subsequent deliberation are hereby adopted as the City Council's findings of fact.

**Section 2. Comprehensive Plan Map Amendments.** The Vancouver Comprehensive Plan Land Use Map, established as part of the Vancouver Comprehensive Plan 2011-2030, adopted through Ordinance M-3994, is amended to change the Comprehensive Plan Land Use Map designation of tax lots 158901000, 604757000, and 159762000, located in the City of Vancouver, Clark County, Washington at 5204 and 5206 NE 94th Avenue, and 9309 NE 52nd Street respectively, from Commercial to Urban High Density Residential.

**Section 2 Zoning Code Map Amendments.** The City of Vancouver Zoning Map established under VMC 20.130.020 is hereby amended to change the Zoning Map designation of tax lots 158901000, 604757000, and 159762000, located in the City of Vancouver, Clark County, Washington at 5204 and 5206 NE 94th Avenue, and 9309 NE 52nd Street respectively, from CG to R-22.

**Section 5. Severability.** If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other

person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

**Section 6. Effective Date.** This ordinance shall go into effect 90 days after adoption.

**Section 7. Instruction to City Clerk.** The City Clerk shall transmit a copy of the revised development code to the Washington Department of Commerce.

Read First Time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Council Members

Read Second Time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Anne McEnerny Ogle, Mayor

Attest:

\_\_\_\_\_  
Natasha Ramras, City Clerk

Approved as to form:

\_\_\_\_\_  
Jonathan Young, City Attorney

## SUMMARY

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The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via [www.cityofvancouver.us](http://www.cityofvancouver.us) (Go to City Government and Public Records).