

ATTACHMENT A: ORDINANCE FOR MILLER MAP DESIGNATION CHANGE

12/04/23

12/18/23

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 105145000, 105150000, and 105155000, at 7318 NE 63rd Street, Vancouver, WA 98662; providing for severability; and providing for an effective date.

WHEREAS, pursuant to the 2023 City of Vancouver Annual Review program a timely 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 Urban Low Density Residential and R-9 to Urban High Density Residential and R-30; and

WHEREAS, the Vancouver Planning Commission reviewed the proposed map designation changes at duly advertised workshops on July and September 12, 2023, and a duly advertised public hearing on October 24, 2023, and at which the Planning Commission voted 4-2 to recommend approval of the map designation change; and

WHEREAS, the City Council conducted duly advertised workshops on October 23 and November 20, 2023, a duly advertised Council Communications discussion on November 6, a duly advertised First Reading on December 4, and a duly advertised public hearing on December 18, 2023, following which the Council wishes to adopt the Planning Commission recommendation for approval to increase allowed housing density on the site, but further finds that R-22 zoning provides for a better transition to adjacent single family units, and

WHEREAS, the cumulative impacts of proposal have been reviewed in conjunction with other Comprehensive Plan change applications under consideration in 2023; and

WHEREAS, the cumulative environmental impacts of the proposed zoning change have been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act. A Notice of Determination of Non-significance (DNS) was issued on September 22, 2023, and no comments or appeals to the DNS were received; and

WHEREAS, the City Council finds and concludes, and the Planning Commission found and concluded, that the proposed change is consistent with the balance of relevant criteria for Comprehensive Plan and Zoning Map Amendments (VMC 20.285) 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 24, 2023, 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 hereby amended to change the Comprehensive Plan Map designation at tax lots 105145000, 105150000, and 105155000, from Urban Low Density Residential to Urban High Density Residential.

Section 3. 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 at tax lots 105145000, 105150000, and 105155000, from R-9 to R-22.

Section 4. 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 30 days after the date of final passage.

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

DATE OF FINAL PASSAGE by the Vancouver City Council: _____.

SIGNED this _____ day of _____, 2023.

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 (Go to City Government and Public Records).

