



# Fall 2023 Comprehensive Plan and Zoning Map and Text Amendments

## Vancouver City Council Public Hearing December 18, 2023



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City of Vancouver Community Development Department

## 2023 Comprehensive Plan and Zoning Changes

Staff presentation, applicant presentation, public testimony, Council questions, discussion and final decision on each of five ordinances:

- Miller map change
- Wood Duck Springs map change
- Datepark map change
- Burnt Bridge Creek West map change
- 15 text changes to Comprehensive Plan; VMC Title 20 Zoning Code; and Parks, Recreation and Cultural Services Plan

Prior Council review on October 23, November 6, November 20, and December 4.



# Miller map change - UL/R-9 to UH/R-30 on 4 acres at 63<sup>rd</sup> Street/72<sup>nd</sup> Avenue

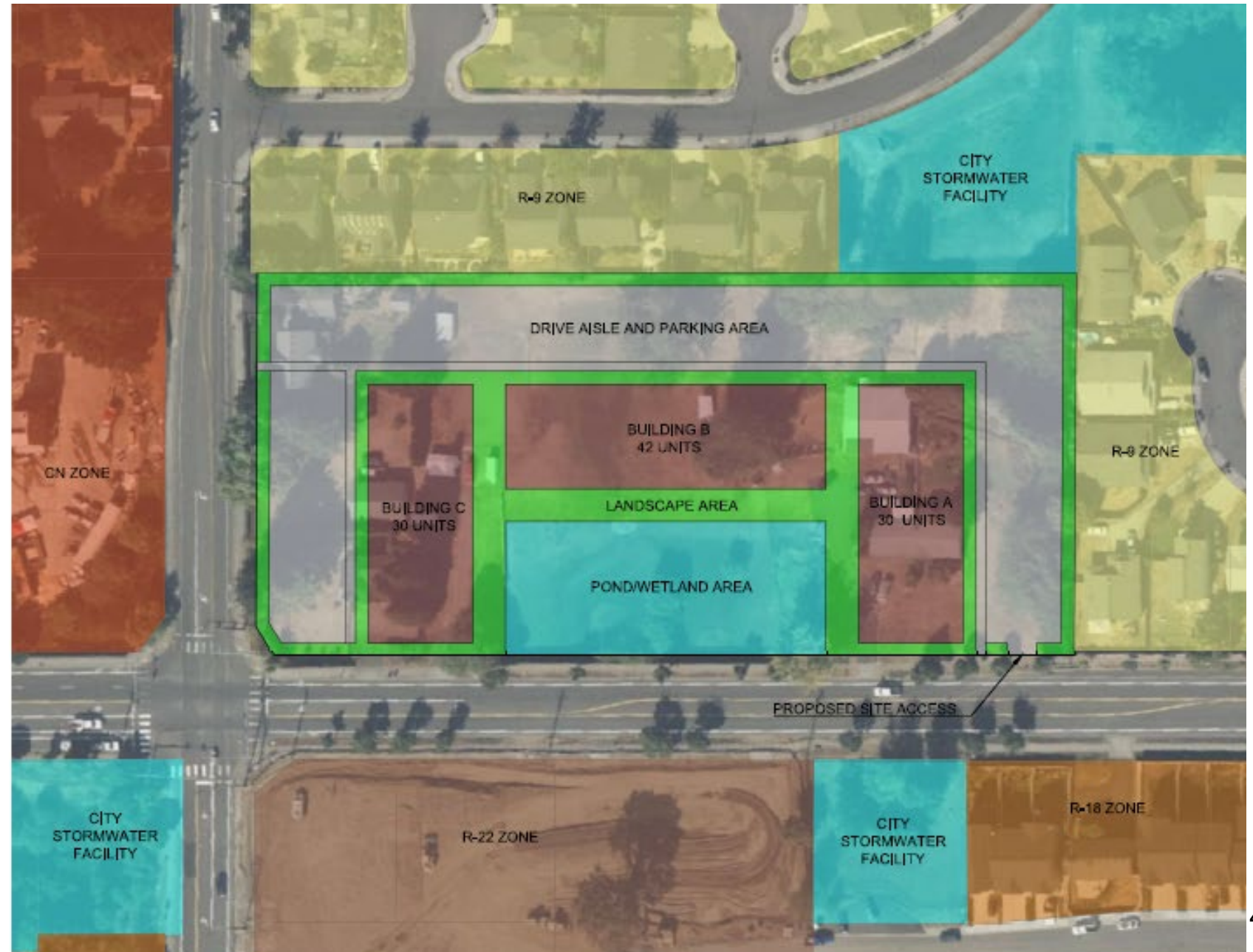
PC recommended approval 4-2 on October 24, citing need for housing, nearby commercial and public services, and ability to address stormwater specifics at site plan review stage. Five persons testified with concerns about stormwater, traffic, and compatibility.





# Miller map change – Applicant's Conceptual Future Layout

102 units envisioned in three apartment buildings, though total unit yield to be determined during site plan review; compliance with City wetland and stormwater standards required.





# Wood Duck Springs map change - UL/R- 9 to UH/R-22 and Commercial/CC on 63<sup>rd</sup> Street/82<sup>nd</sup> Court

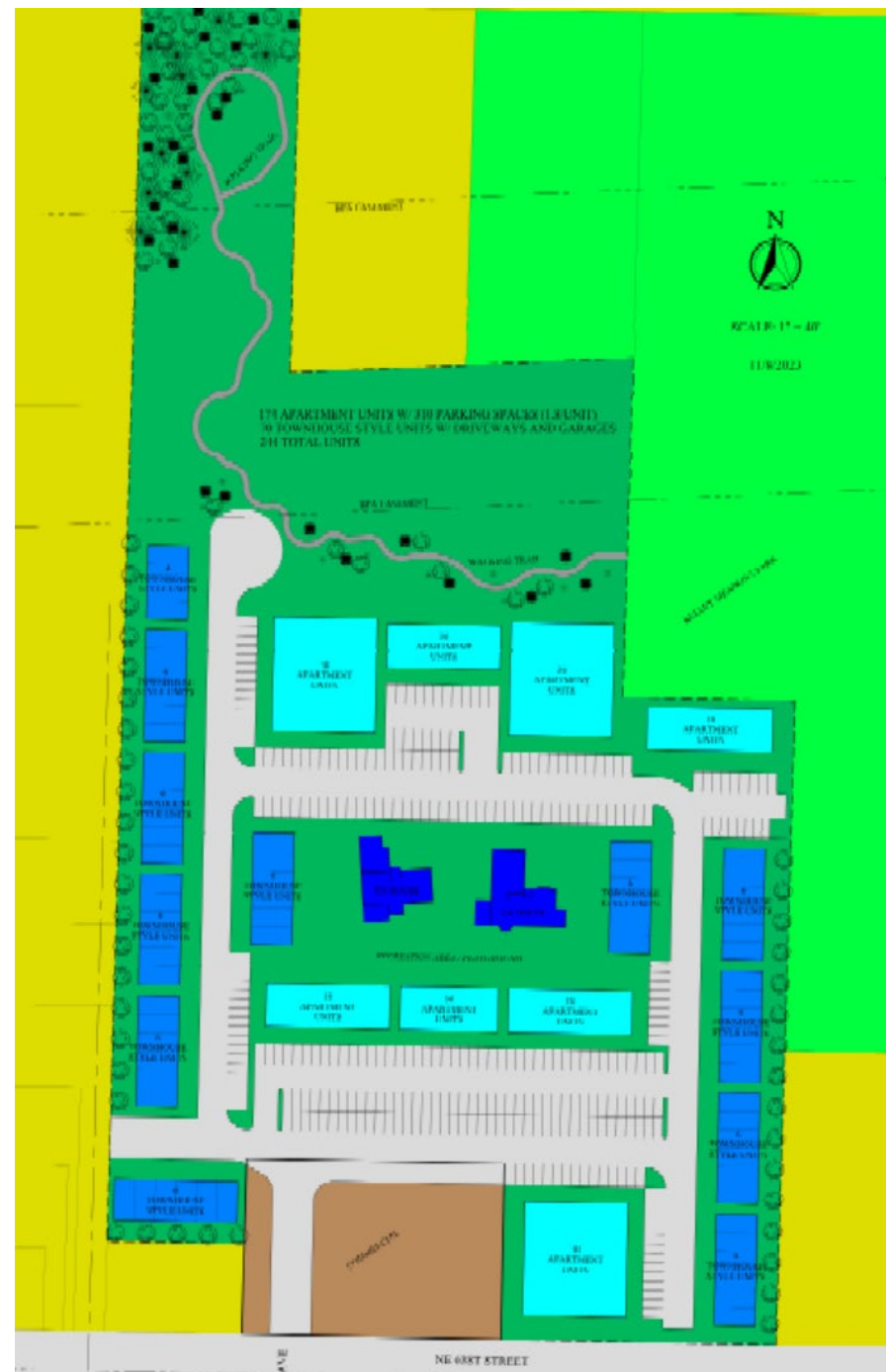
PC unanimously recommended approval, based primarily on need for housing and conceptual site plan. One person testified with concerns about traffic impact on 84<sup>th</sup> Avenue southeast of site.





# Wood Duck Springs map change - UL/R-9 to UH/R-22 and Commercial/CC on 63<sup>rd</sup> Street/82<sup>nd</sup> Court

Applicant's conceptual  
site plan envisions future  
development of 174  
apartment and 70  
townhome units, all  
market rate



# Datepark Map Change – R-18 to R-30 on 18<sup>th</sup> Street/Todd Road

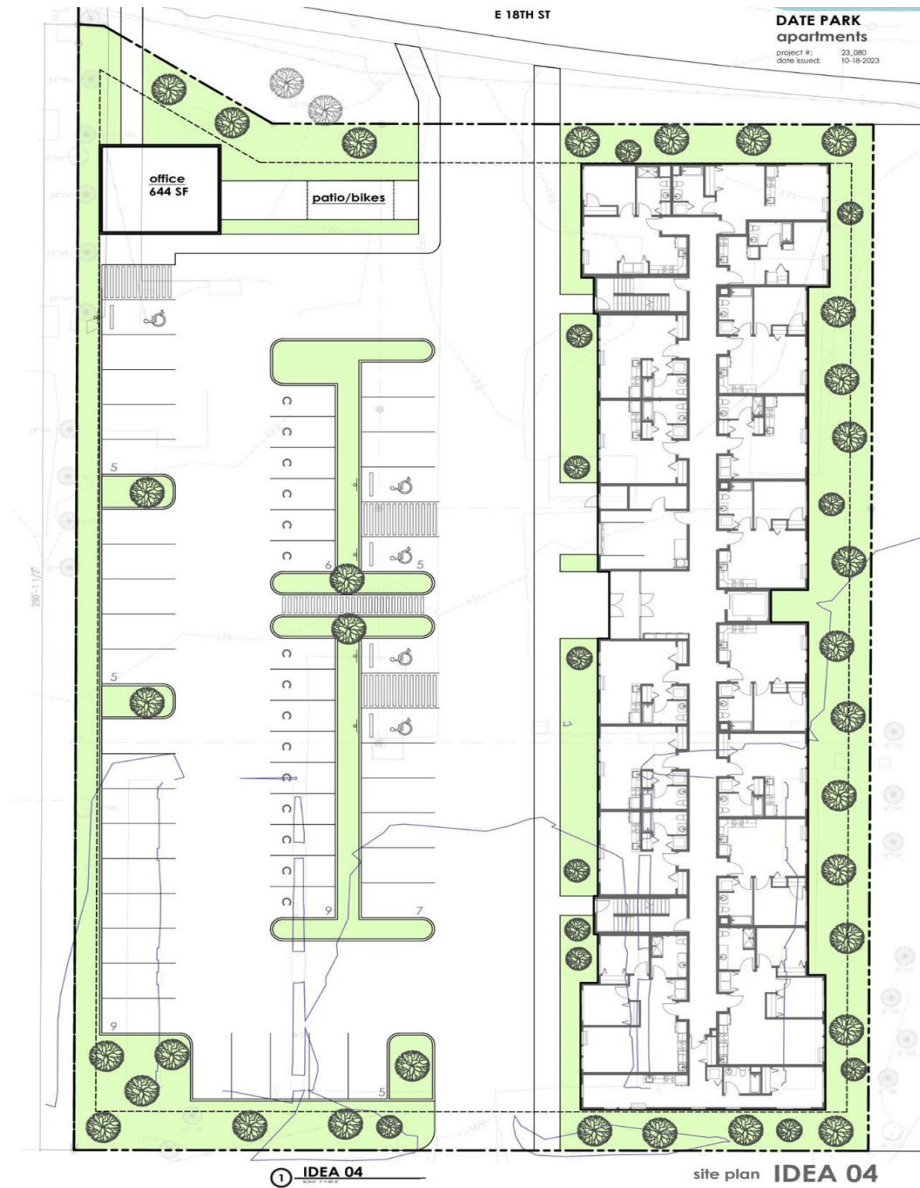
Planning Commission  
unanimously  
recommended approval  
on October 24, based  
primarily on need for  
affordable housing





# Datepark Map Change – Conceptual Site Plan, 72 units

- D.A. requires future development to be generally consistent with site plan
- Specific D.A. references to affordable housing





# Burnt Bridge Creek West Zoning map change – OCI to IL southwest of Fourth Plain and 162<sup>nd</sup> Avenue

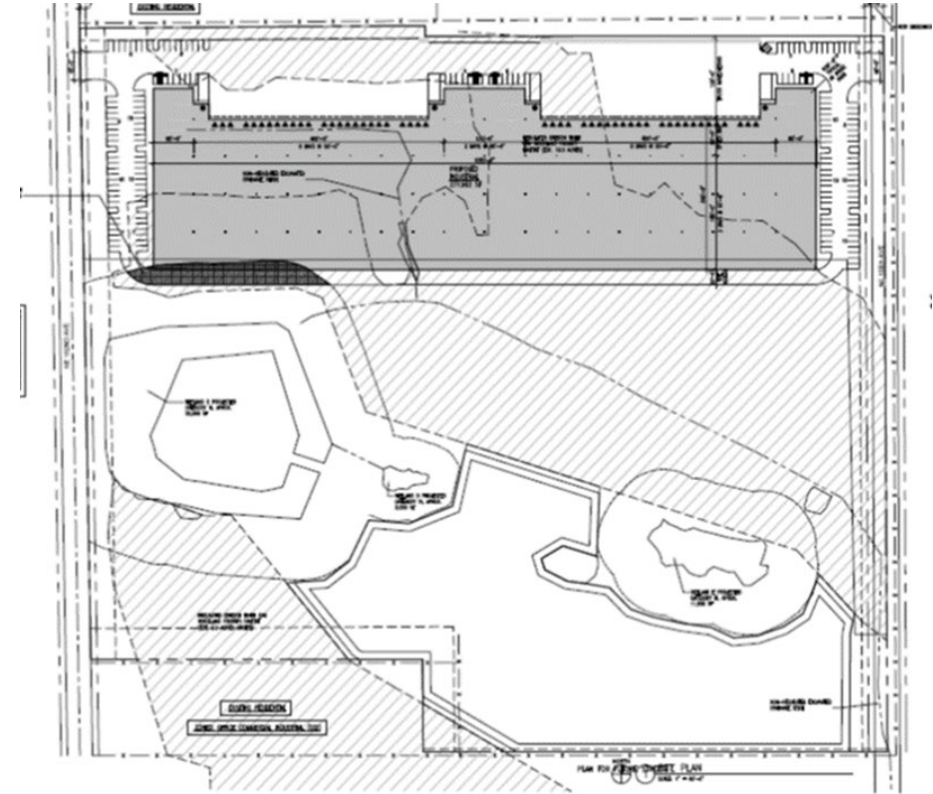
PC recommended  
approval 4-2 on  
September 12





# Burnt Bridge Creek West Map Change - Background

- If zone is changed to IL, potential for 278,000 sf warehouse on northern third of site, which is heavily forested with Oregon White Oaks
- Under IL or OCI zone, VMC 20.740 Critical Areas Protection requires no net loss of functions and values. Would likely require off-site planting of 12 new acres, and off-site enhancement of 48 acres.
- Future development would be subject to new warehouse development standards. Rezone process does not vest future development.





# Proposed Comprehensive Plan and Zoning Text Changes (14)

PC unanimously recommended approval of all with one exception- PC did not technically vote on adoption by reference of UFMP due to timing of Council adoption; general support of UFMP at workshops.



- Comprehensive Plan text changes to add two individual parking projects to capital facilities plan, and update to reference latest parks Comprehensive Plan, and adopt by reference Council adopted Urban Forestry Management Plan (UFMP).
- Zoning code text changes to definitions and use classifications, measurements, outdated references, submittal requirements, effective dates, and pre-existing home allowances in cluster developments.
- Zoning code text change to SEPA thresholds under VMC 20.790 SEPA as allowed by statutory changes intended to facilitate housing
  - MFR projects of 200 units or fewer, SFR of 30 units or fewer exempted from SEPA
  - SEPA still required if critical lands present



# Thank You

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