



Planning Commission Meeting Agenda

November 18, 2025
5:00 PM

City Hall Council Chambers

415 W. 6th Street | Vancouver, WA

[Join Team Meeting](#)

Dial: +1 347-941-5324

Meeting ID: 257 335 320 116

1. Call to Order and Roll Call

2. Approval of Minutes

- a. Adoption of Minutes — September 23, 2025

3. Workshop

- a. Comprehensive Plan Update: Draft Preferred Land Use Map Pt. I - Rebecca Kennedy, Deputy Director, Bryan Snodgrass, Principal Planner, Community Development Department

4. Break 6:00 – 6:30 pm

5. Community Forum

To provide public testimony, please see instructions below.

- a. PC November Meeting | Written Testimony & Comments Submitted

6. Public Hearings

- a. Public Hearing: 58th Street Rezone Reapplication, R-22 to R-35 - Bryan Snodgrass, Principal Planner, Community Development Department

7. Staff and Chair Communications

Adjournment

Members

Patrick Adigweme
Chair

Zach Pyle
Vice Chair

Marjorie Ledell
Nena Cavel
Sandra Beck
John Jay
Alyssa Wheeler

Community Development Department
415 W. 6th Street
P.O. Box 1995
Vancouver, WA 98668
360-487-7800
Relay: 711
cityofvancouver.us

Community Forum Instructions

The public is invited to speak regarding any issue. Members of the public testifying are asked to limit testimony to three minutes. There are three ways to provide comments:

1. Writing: Public comments can be submitted in writing (name, address, contact information and comments) via email to PlanningCommission@cityofvancouver.us by noon on the day of the meeting.
2. Remotely: Complete the [online form](#) before noon the day of the meeting and join via phone or Teams (details on each agenda). Staff will call on you to speak when it's your turn.
3. In Person: Complete the [online form](#) before noon the day of the meeting or a speaker request form in person prior to the start of the Community Forum portion of the meeting.

City Hall is served by C-TRAN. Route information and schedules are available online at www.c-tran.com. You also may reach C-TRAN at (360) 695-0123 for more information on times, fares, and routes.

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To request accommodation or other formats, please contact:

Community Development Department | 360-487-7813 | Relay: 711 | PlanningCommission@cityofvancouver.us

Meeting Minutes

Tuesday, September 23, 2025

5:00 p.m.

City Hall Council Chambers

415 W. 6th Street | Vancouver, WA

The meeting was called to order at 4:59pm

Commission Members Present: Patrick Adigweme, Nena Cavel, Alyssa Wheeler, John Jay, Sandra Beck, Marjorie Ledell, Zach Pyle

Staff Present: Rebecca Kennedy, staff liaison, Bryan Snodgrass, staff liaison, Becky Rude, staff attorney, Maricsa Acosta, Support Staff

Motion by Commissioner Cavel, seconded by Commissioner Wheeler to approve the July 8, 2025 meeting minutes. Motion carried unanimously.

Workshop: Items to be adopted in advance of the Comprehensive Plan Update: 58th Street rezone, extension of the 2024 housing interim control ordinance

Presenter: Bryan Snodgrass, Principal Planner

Staff explained that Development Code and Comprehensive Plan amendments are being limited ahead of adopting the updated plan. Per City Council direction, only amendments that support housing production are being considered. This targeted approach helps maintain focus and manage workload during the Comprehensive Plan update. Staff then provided an overview of two items advancing housing flexibility and production:

1. 2025 Map Change – 58th Street Rezone Reapplication
 - The applicant is reapplying to rezone a 1.6-acre site on 58th Street from R-20 to R-35 after the previous R-50 request was denied.
 - The new proposal reduces density from 77 to 54 units and includes a three-story design instead of five.
 - Required improvements include a crosswalk to Schafer Park, temporary asphalt paths and permanent frontage improvements along 58th Street, and preservation of existing trees on the south and west edges of the property.
2. 2025 Text Change – Extension of Interim Housing Ordinance
 - The interim ordinance adopted in October 2024 expanded ADU and duplex allowances and streamlined infill review.
 - Staff will seek City Council approval to extend it another six months past its October 14 expiration.
 - No Planning Commission action is required.

Members

Patrick Adigweme
Chair

Zach Pyle
Vice Chair

Marjorie Ledell

Nena Cavel

Sandra Beck

Allyssa Wheeler

John Jay

Community Development Department

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Questions and Staff Responses

Q: What was City Council's reception of the revised 58th Street proposal? Did they discuss the new design in detail? Staff responded that Council's discussion was limited due to the legal requirement for a full reapplication and new Planning Commission review of the full reapplication prior to considering the R-35 zoning request. Council generally indicated that a lower density designation such as R-35 would be more compatible with the surrounding area. Staff added that the revised proposal reduces the building height from five to three stories and would result in approximately 30% fewer trips and units compared to the R-50 proposal.

Q: Could staff provide a development standards comparison table between R-22 and R-35 for the next presentation? Also, do we know what development constraint under R-22 led the applicant to seek higher density—was its unit count, allowable height, or lot coverage? Staff responded that the primary motivation appeared to be the opportunity for more housing units. The applicant was not present to confirm.

Q: Will there be a new neighborhood notification process for the reapplication? Staff responded that full re-notification would occur before the public hearing, including mail and email notices. Staff added that this workshop served only as an informational session and that neighborhood contacts will continue to receive updates as the process moves forward.

Q: Can the traffic impact analysis from the previous application be reused for this reapplication? Staff responded that the previous study could likely be updated and expanded upon. Since the new proposal includes about 70% of the previous unit count, trip generation would also decrease proportionally. Staff noted that even under the R-50 proposal, no level-of-service or safety issues were identified.

Q: Will the interim housing ordinance return to the Planning Commission for further review? Staff responded that it will not; the next review will occur through the 2026 Comprehensive Plan and Development Code adoption process.

Q: Will the temporary sidewalks along adjacent parcels be installed as part of the apartment construction or with the future park improvements? Staff responded that the sidewalks would be required as a condition of site plan approval for the apartment project.

Commissioner Comments

Vice Chair Pyle noted that R-22 already allows a 50-foot height limit and emphasized the need to clarify whether the difference is primarily in unit count rather than building scale.

Commissioner Ledell expressed appreciation for the applicant's reapplication effort and asked whether the developer would attend the next meeting to provide additional context. She requested that the developer attend the next meeting and be prepared to share more on their thinking on the project and updated request.

Commissioner Beck thanked staff for the presentation and noted support for the revised layout with the building fronting 58th Street and parking located behind. Also requested a development standards comparison between R-22 and R-35; A clear unit count comparison; and a site plan showing proposed sidewalks and crosswalks to better illustrate pedestrian connectivity along 58th Street to transit.

Commissioner Jay had no additional questions. Thanked staff for the presentation.

Chair Adigweme noted that both prior and current public comments reflect community interest in understanding the differences among the R-22, R-35, and R-50 development scenarios. Requested that future materials clearly illustrate how each zoning option would appear and function to help the

Commission and public understand potential outcomes. Also asked for inclusion of a comparison to the draft Comprehensive Plan designations. Staff responded that while not all components of the interim housing ordinance are state-mandated, they help the City meet its overall housing capacity goals of approximately 30,000–35,000 units citywide. He emphasized the Commission’s collective need for detailed comparative information before the public hearing.

Workshop: Comprehensive Plan Update: Introduction to Impact Fee Changes and Countywide Planning Policies

Presenter: Bryan Snodgrass, Principal Planner, Community Development Department

Staff presented this as the first in a series of workshops to help the Planning Commission understand major components of the Comprehensive Plan update. The goal is to familiarize commissioners with required elements and technical topics ahead of formal adoption so that future discussions are efficient and informed.

Impact Fees: Staff explained that impact fees used to fund infrastructure such as parks, schools, and transportation are a key part of the Comprehensive Plan update. Recent state legislation requires that fees for housing be adjusted based on unit size, number of bedrooms, or trip generation, with smaller units paying lower fees. Staff are working with consultants to develop a proportional, size-based fee structure (likely using three tiers by square footage). This remains a complex but important piece of the Comprehensive Plan update process and will ensure that future fees reflect the true impact of new development while supporting housing goals.

Countywide Planning Policies: Staff also reviewed updates to countywide planning policies, which promote consistency in planning among jurisdictions within Clark County. These policies, required under the Growth Management Act, guide long-term planning rather than site-specific development. Updates now incorporate new language related to climate, equity, affordable housing, and compliance with recent state housing laws (including HB 1220). Staff are collaborating with other jurisdictions to ensure equitable housing distribution and will seek continued Commission feedback as the policies evolve.

Commissioner’s Comments & Questions

Commissioner Wheeler

Appreciated the language emphasizing greenhouse gas reduction beyond city boundaries and noted its importance in comprehensive planning.

Q: Why is square footage a more feasible basis for calculating impact fees than trips? Staff explained that trip data only applies to traffic impact fees and is not size-specific; therefore, a combination of trip-based data adjusted by size (square footage or bedrooms) is being considered for Transportation Impact Fees specifically. For all impact fees, square footage is a clearer way to measure impact than bedroom count as the latter leaves more room for uncertainty, particularly at the permit phase when fees are calculated.

Commissioner Jay

Q: Would adjusting impact fees based on unit size change overall revenue, or simply redistribute how fees are collected across housing types? Staff said the intent is revenue neutrality, though larger units will likely pay more and smaller units less, in line with state requirements. The overall total collected should remain similar over time. Commissioner Jay noted that this could influence housing incentives and urban density goals.

Commissioner Cavel

Commented that scaling impact fees by square footage seems fairer than by bedroom count, since it avoids penalizing family-oriented smaller units and better reflects overall development impact. Staff agreed, noting that square footage provides a more accurate and consistent measure, as the number of bedrooms can be subjective at the permit stage.

Vice Chair Pyle

Q: Are impact fee districts different for parks and traffic, and how are those boundaries determined? Staff confirmed the districts differ and have evolved over time, though the rationale for boundary changes is not always well-documented.

Q: Could impact fees also account for the distance of trips, since longer trips place more strain on infrastructure? Staff said current models don't use trip origin and destination data. Fees are based on localized intersection impacts. Upcoming state changes will require a multimodal standard that includes vehicle, bike, and pedestrian trips. Staff continue to envision that number of trips will be the primary measure for assessing transportation impacts.

Q: Is there a countywide planning vision that guides the countywide planning policies? Staff said an early 1990s Community Framework Plan once provided high-level direction emphasizing compact development. Its relevance is now uncertain, and jurisdictions may decide whether to retain or replace it. Vice Chair Pyle commented that policies should ideally align with a shared vision across jurisdictions.

Commissioner Ledell

Supported combining trip and square footage factors when calculating fees.

Q: Have you engaged with the development community about the proposed changes? Staff said not yet, but outreach to residential developers is planned as the work advances and has been ongoing as part of the overall Comprehensive Plan and Development Code update process.

Q: Is the County facilitating discussions with cities as part of this process or are you reaching out individually? Staff said yes, through monthly interjurisdictional meetings that include cities, tribes, and regional agencies, with additional informal coordination as needed.

Q: Are climate-related goals also part of those countywide discussions? Staff said yes.

Chair Adigweme

Noted the importance of understanding financial outcomes from the impact fee update and asked about next steps and timeline? Staff said the Commission will review updates again before adoption. All code changes must be completed by June 2026 to comply with state timelines.

Q: Regarding countywide planning policies, how much of the update reflects state law versus local goals? Staff said the draft represents collaborative input from all jurisdictions, combining state-mandated updates with locally developed proposals.

Q: What is the expected timeline for completing the countywide planning policy updates? Staff said the policies will be finalized with the Comprehensive Plan adoption but may evolve through ongoing city and county discussions.

Q: Will the public be involved in reviewing countywide policies? Staff explained these policies mainly govern interjurisdictional coordination rather than direct community planning, so public outreach will occur through broader Comprehensive Plan engagement rather than separate outreach. Staff clarified that consistency between city plans, and countywide policies ensures the public has already had indirect engagement.

Q: If commissioners have additional comments after this meeting, when should they provide them?

Staff said there is no firm deadline, but feedback in the coming weeks would be most useful as staff refine the next draft.

Commissioner Beck

Q: How will the new impact fee structure align with the Comprehensive Plan's goals for compact, 15-minute neighborhoods, especially in areas that lack existing infrastructure? Staff said analysis is underway to ensure fees and system development charges support planned growth without discouraging development in target areas. Staff also noted tools like latecomer agreements can help fund infrastructure while maintaining project feasibility.

Community Forum

Speaker: Emily Peltz - Spoke regarding the Comprehensive Plan alternatives and future zoning for the Hudson's Bay neighborhood. She supports upzoning to improve housing access but urged that Hudson's Bay be zoned as a medium-scale neighborhood (Alternative 1) rather than mixed-use. She cited concerns about increased traffic and safety hazards, poor sidewalk conditions, and inadequate speed control on Evergreen. She also mentioned existing high noise levels, potential displacement of homeowners, and loss of neighborhood character if large-scale mixed-use development proceeds. She emphasized preserving the area's livability, affordability, and historic charm as the gateway to Fort Vancouver.

Speaker: Jan Verrinder - Expressed support for Alternative 2, noting it would provide greater housing options for both younger and older residents. She shared that her grandsons struggled to find affordable apartments near work and that more high-density housing options would increase access to both housing and services. She also described her family's reliance on transit and walkability due to mobility challenges, and said denser, mixed-use development would help residents live closer to everyday needs.

Speaker: Jason Cromer - Also supported Alternative 2. He stated that denser housing can reduce congestion and car dependency by placing amenities within walking or biking distance. Citing his mother's experience living car-free in a dense, mixed-use area abroad, he said such zoning promotes community interaction, local business vitality, and environmental benefits like cleaner air and quieter streets. He urged the City to adopt zoning that allows these benefits locally.

Speaker: Todd Spraggins - Opposed both Alternatives 1 and 2 as currently proposed, stating that neither adequately protects the historic character of the Hough and Arnada neighborhoods. He recommended retaining R-9 zoning in most of these areas while allowing additional mixed-use only along major corridors. He argued existing zoning tools—such as ADUs and infill housing allowances—already enable sufficient density without wholesale rezoning. He warned that upzoning historic areas could spur teardowns and incompatible large apartment projects, citing downtown examples where new buildings overshadowed smaller homes. He encouraged thoughtful, incremental development that respects neighborhood scale and heritage.

Speaker: Vicki Ballou - A resident of the South Cliff Neighborhood, Ballou opposed both zoning alternatives as they would allow commercial uses and high-density residential buildings along Mill Plain. She argued this conflicts with the South Cliff covenants, which were created, signed, and recorded by the City in 1953, promising only single-family residential development and no commercial activity. She questioned the City's integrity if it proceeds with rezoning that violates these covenants, saying it would erode public trust.

Speaker: Tabor Kelly Supported Alternative 2, referencing the Draft Environmental Impact Statement (DEIS) findings that it would promote walkable, mixed-use, and compact development while reducing

vehicle trips and emissions. Kelly stated that exclusionary zoning has historically caused harm and supported clustering high-density housing around Bus Rapid Transit (BRT) lines, especially at Pratt and Devine Roads. He noted he lives in the South Cliff Neighborhood and often walks to Safeway on Mill Plain, a lengthy and unsafe trip, and expressed a desire for more nearby amenities and safer multimodal travel routes.

Speaker: Ana Kalacoska (no sign up so spelling may not be accurate), is a resident of the Walnut Grove Neighborhood and opposed the proposed R-35 rezone on 58th Street. She said the project mirrors a previously rejected R-50 rezone and questioned why it was advancing without a new application. She reiterated prior concerns about traffic, safety, and compatibility, urging that the R-35 proposal be denied.

Speaker: Anastasiya Kozlovskyy (online) also opposed the R-35 rezone on 58th Street, expressing frustration that discussions are proceeding without a formal application. She requested greater neighborhood involvement in decision-making, saying the process feels one-sided in favor of the applicant. Kozlowska cited persistent issues with traffic, walkability, and child safety, similar to those raised during the R-50 proposal and stated that residents do not support R-35 as currently presented.

Speaker: Gene Avery (online)- A Cascade Park resident, Avery voiced concern about the recently constructed Lexus dealership near Mill Plain and 136th Avenue. She questioned the approval process, noting that the building appears out of scale with surrounding residential and mixed-use areas. Avery emphasized the importance of maintaining neighborhood livability and asked that future development be carefully reviewed for compatibility.

Workshop: Comprehensive Plan Update: Getting to a Preferred Land Use Alternative

Presenter: Rebecca Kennedy, Deputy Director, Community Development

Summary: Staff presented progress on developing the preferred alternative for the Comprehensive Plan Update, which will guide Vancouver's land use and growth over the next 20 years. The plan addresses housing affordability, projected population growth of approximately 80,000 people, and requirements to facilitate construction of 38,000 new housing units while integrating Council's policy goals related to climate, connected and accessible neighborhood, and equity, among others. Two land use alternatives analyzed in the DEIS focused on higher density in centers and corridors with step-down transitions to lower-intensity areas, meeting housing and employment targets. Public feedback favored Alternative 2 for its housing, transportation, and climate benefits, with concerns around rapid change, school capacity, traffic, environmental impacts, and anti-displacement. The preferred alternative framework will refine approaches by corridor, coordinate with schools, protect tree canopy, focus growth in areas with existing infrastructure, and improve access to services. Council feedback emphasized storytelling, zoning for grocery stores, support for clean tech and small manufacturing, and strengthening heritage and anti-displacement policies. Staff will draft the preferred map for review, with adoption expected in late 2025 or early 2026.

Commissioner's Discussion & Questions

Commissioner Cavel

Cavel noted that while leveraging transit corridors and existing infrastructure for higher-density housing makes sense, it is important not to treat those neighborhoods as buffers that absorb traffic, noise, or other externalities for lower-density areas. She emphasized that residents living in high-density housing are equally part of the community and deserve the same access to amenities, livability, and quality of environment as residents in single-family neighborhoods.

Vice Chair Pyle:

He thanked staff for their extensive work and emphasized balancing economic and market realities in zoning, aligning planning with areas under development pressure, and promoting a true mix of uses rather than single-use patterns.

Q: Should the City focus required mixing standards in areas likely to experience the highest redevelopment pressure rather than those with the greatest desirability and demand? Staff responded that redevelopment typically occurs in areas with lower land values relative to potential rents, not in high-value areas where redevelopment is less financially feasible. These lower-value areas may lack existing population density and pedestrian infrastructure to support ground floor active uses but could see future conversion of residential to commercial uses in the future.

Comment: agreed that redevelopment depends on the ratio of land value to improvement value and noted staff's focus on likely redevelopment areas is appropriate. Staff added the importance of communicating where change is most feasible to manage expectations in higher-value neighborhoods.

Comment: suggested managing transitions between high-, medium-, and low-density areas through development standards rather than zoning step-downs. Staff agreed this could simplify the code, provide design flexibility, and address community concerns about abrupt neighborhood change.

Commissioner Ledell:

Q: Council mentioned “facilitating emerging economic sectors.” Zoning doesn’t create jobs, so how does the City facilitate this? Staff responded it’s complex and largely outside direct City control, but zoning and housing policy play key roles. Housing affordability supports workforce stability, which attracts employers. On the land side, having sufficient, flexible land for small businesses is crucial. The City’s role is ensuring suitable land, compatible surrounding uses, and maintaining industrial areas for family-wage jobs. Other factors like workforce education and childcare also influence business location decisions and the City works in partnership with organizations that address workforce needs and issues.

Q: On the vacant buildable lands model, where did we disagree or deviate from the County’s assumptions? Staff responded they generally align on housing assumptions but differ significantly on employment capacity estimates. The City’s model assumes more available land for employment use than the County’s.

Q: In thinking ahead to multifamily housing, have we considered the size of families more carefully? Also, is high density more economical for the City to serve? Staff responded yes, family size will be an important consideration moving forward. Higher density can be more efficient for infrastructure and service provision overall, though some services (like police response) scale simply with the number of residents.

Q: On slide 11, I noticed Vancouver Public Schools were mentioned. Is there a reason Evergreen Public Schools wasn’t? Staff responded they are coordinating with both. Vancouver Public Schools raised specific overcrowding concerns, which were highlighted here, but Evergreen is also part of our outreach.

Comment: Even though the Comprehensive Plan update feels slow, these changes are significant for residents and create community dissonance. When do we reach the “harmony” stage after so much visible change?

Commissioner Beck

Thanked staff for the thorough presentation and noted support for the approach to developing a preferred alternative. She suggested incorporating storytelling and location-based examples—such as schools, parks, and grocery access—into the plan to help people personally connect with how neighborhoods could evolve

into 15-minute neighborhoods and move from dissonance toward harmony, referencing Commissioner Ledell's earlier comment.

Q: How does annexation fit into the Comprehensive Plan, and what is the current status? Staff responded that the land use alternatives reviewed in the DEIS focus only on existing city boundaries and the plan does not provide site-specific details outside the city. However, an annexation chapter with goals and policies is required. Current work includes updating that chapter and coordinating with the county and other jurisdictions. Past annexation plans are now obsolete. Conversations with county leadership have begun, but a detailed process will take time. The plan will include goals and policies to continue collaboration and prepare for fiscal and procedural considerations.

Q: Will the finalized Comprehensive Plan address future annexation specifics, or will updates be needed as the process evolves? Staff confirmed that if large annexations occur in the future, the Comprehensive Plan will need to be updated to reflect additional housing and job targets and demonstrate planning for those changes and ability to adequately provide services to new areas.

Commissioner Wheeler

Thanked staff and highlighted several considerations for the map: prioritizing long-term financial sustainability through denser, mixed-use development; favoring broader zoning rules to allow the market to meet housing and community needs; addressing traffic concerns with alternative transportation options and recognizing that rapid neighborhood change may be limited by market realities; and acknowledging that neighborhood character is subjective, with greater emphasis on housing, climate, transportation, and affordability over solely preserving the built environment.

Commissioner Jay

Thanked staff and echoed Commissioner Wheeler's points on supporting the free market. He cautioned that policies promoting emerging sectors, such as clean tech, could unintentionally disadvantage existing industries. Jay expressed interest in creative solutions to address food deserts, like requiring ground-floor commercial space, while noting that some factors (e.g., grocery mergers) are beyond city control. He also highlighted potential conflicts between aesthetics and noise mitigation, and between tree canopy protection and human-centered street design.

Staff Response: Staff acknowledged these competing priorities, noting recent updates to the Urban Forestry Management Plan and proposed updates to the tree code. Balancing development needs with environmental assets and infrastructure will remain a key focus throughout the process of updating the Comprehensive Plan and Development Code.

Chair Adigweme

Q: How will detailed public comments be considered when moving from the two alternative maps to the preferred map, will minor oversights or corrections be incorporated in the preferred alternative or just acknowledged? Staff responded that all comments are considered within the framework of policies, legal requirements, and the Council's core policy objectives and goals for the Comprehensive Plan. Those aligning with the framework will be incorporated where feasible; those that cannot be accommodated will receive a response that explains why to the extent possible.

Q: For members of the public unable to attend meetings, can staff explain how Comprehensive Plan land use changes relate to actual neighborhood development? Staff responded that the Comprehensive Plan sets a framework for zoning districts and designations that guide development over time. Most changes will be slow and incremental. The plan sets "guardrails" for what is allowable on a property but does not mean every property will see immediate change.

Comment: Chair Adigweme suggested including this explanation in public storytelling to show how current conditions evolve under new frameworks. Staff agreed, noting the need for a three-part story: current conditions, potential under existing regulations, and potential under future frameworks. This approach helps the public understand gradual change and reduces fear of the unknown.

Comment: noted the challenge of balancing school capacity and housing near parks and schools, ensuring walkable neighborhoods without overburdening school capacity and ability to deliver services to students. Staff explained that while school-age populations are generally declining, housing can be added near schools where feasible without exceeding capacity, though careful planning and discernment are needed.

Comment: emphasized support for emerging sector businesses that do not impact neighborhoods (e.g., small-scale retail or services like coffee shops or hair salons) and hopes the preferred alternative allows for these neighborhood-serving uses without requiring relocation to commercial or industrial zones. Staff shared an example of a watch repair business, illustrating how current use separations can unintentionally push low-impact businesses into commercial zones. Staff noted the importance of accommodating such neighborhood-serving businesses within residential areas.

Commissioner and Staff Communications

Staff thanked Maricsa for attending her first meeting and Kimberly Curley for training support. Staff also announced that the Long-Range Planning Manager position is now open for recruitment, emphasizing its importance in shaping city growth and asking Commissioners to help share the posting within their networks.

No additional comments were raised by Commissioners.

The meeting adjourned at 812 pm

Patrick Adigweme, Chair



Comprehensive Plan Update Planning Commission Workshop

Rebecca Kennedy (she/her), Deputy Director, Community Development

November 18, 2025

Purpose

- **Refresh**
 - Key Drivers and Priorities
 - Framework for getting to a preferred alternative discussed with Planning Commission at the September 23 Workshop
- **Share**
 - Approach to applying Framework and examples of what this results in
 - Areas where we are waiting on more information
- **Next steps**
 - Further application of Framework
 - Dec. 10 Council workshop on refined draft
- **Commission feedback and discussion**



Key Drivers / Priorities

- **A Changing Landscape** – Rising housing costs, climate change, evolving transportation needs, community safety and economic shifts require a new approach.
- **Economic & Employment Trends** – Continued remote work, desire for jobs closer to home, access to family wage jobs, shifts in commerce and support for small businesses.
- **Growing Community** – Transition from suburban to urban; moving from sprawl to compact, connected neighborhoods where daily needs can be met within a 15-minute walk.
- **Opportunity for All** – Address disparities in outcomes and provide equal access to housing, jobs, parks, schools, healthcare and services for all community members.
- **Climate Action** – Net-zero emissions by 2040; adapt to heat, wildfire smoke, and flooding through compact, connected growth and resilient infrastructure.
- **Legal & Policy Requirements** – Room for 38,000+ new units by 2045 in range of income bands, allow new housing types in all neighborhoods, integrate climate and equity into Comprehensive Planning.



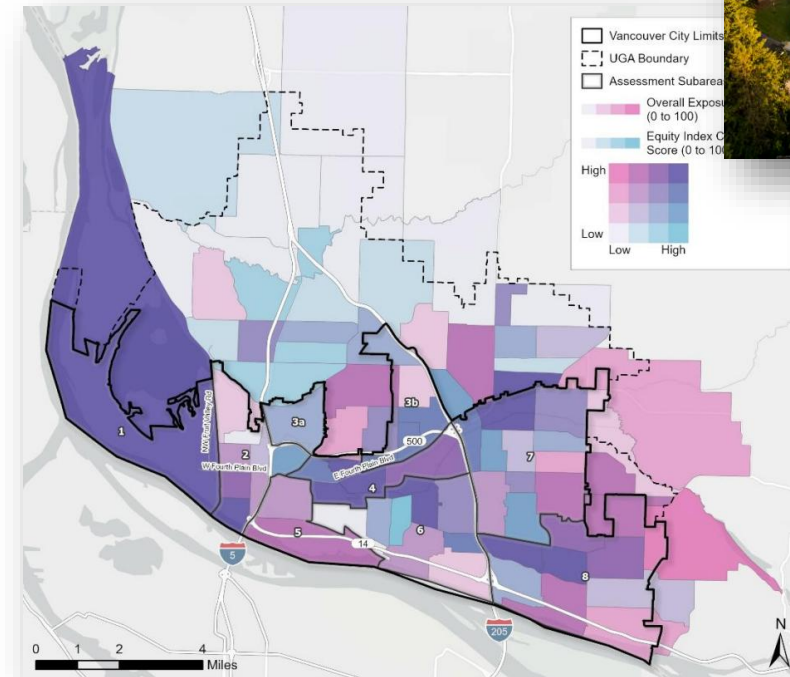
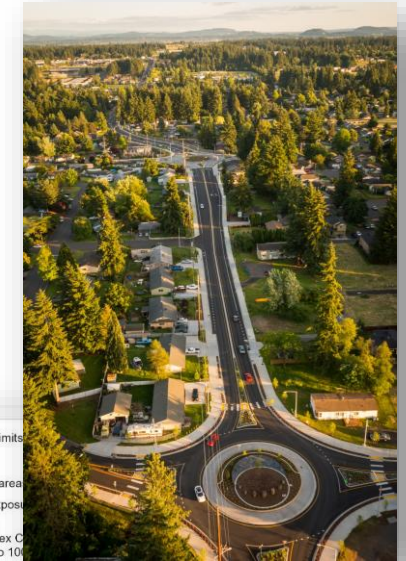
Getting to a Preferred Alternative

- **DEIS Comments:** Incorporate comments and requests that are consistent with Council policy direction.
- **Centers & Corridors:** Move from broad rules to location-specific analysis
- **Schools:** Ensure growth does not worsen school-specific capacity issues.
- **Tree Canopy:** Identify areas with significant mature tree canopy.
- **Parks & Community Services:** Prioritize additional housing capacity near parks and schools.
- **Industrial Employment Lands:** Carefully manage employment land.



Getting to a Preferred Alternative (continued)

- **Service Deserts:** Use the Connected & Accessible Neighborhoods map to locate areas without access to essential services.
- **Reducing VMT & Emissions:** Prioritize land use strategies and mixes that reduce trip length and support different trip types.
- **Public Facilities and Services:** leverage existing infrastructure and areas planned for capital upgrades in the future.
- **Transportation:** leverage existing and planned transportation investments to locate growth near upgraded, multimodal facilities.
- **Health and Climate Vulnerability:** target more intense development in areas with low health and climate vulnerability.



Council and Planning Commission Feedback

September 15 CC Feedback

- Incorporate more narrative and storytelling
- Creative solutions for addressing food deserts
- Leverage existing infrastructure
- Facilitate emerging economic sectors
- Protect indigenous and local heritage landscapes
- Binding anti-displacement policies and actions
- Move beyond capacity considerations / focus on addressing market factors
- Facilitate development of mixed-income neighborhoods
- Implementation: integrated dashboards, regular review of land use maps

September 23 PC Feedback

- Disperse growth throughout City – not the job of major corridors to carry all the burden
- Focus on jobs / economy important
- Flexibility increases the ability of the market to deliver outcomes we want
- Addressing critical housing, climate and access goals is more important than maintaining character.
- Greater compatibility can be achieved through code standards
- Support for more narrative and storytelling, articulating the benefits of the changes the Comp Plan is proposing



Applying the Framework

- **DEIS Comments**
 - Updated map to reflect comments received through the DEIS on specific parcels and areas, where aligned with policy goals
- **Review of 49 centers and corridors – move from broad rules to location specific analysis**
 - Avoided downzoning of developed areas
 - Review specific areas & neighborhoods individually for access, presence of parks and schools, lots size, and proximity to Pedestrian, Bike & Small Mobility and Enhanced Transit modal networks
 - Implementation of the Manufactured Home Park zoning district
 - Cleaned up map to reflect all undevelopable stormwater facilities as natural areas
- **Prioritized housing near parks and schools**
 - Medium scale neighborhood around all parks and schools unless they are a higher density
- **Employment Lands**
 - Maintained light industrial areas that currently exist today
- **Service deserts and VMT/Emissions**
 - Medium scale neighborhood or higher in areas with concentrations of existing essential services – i.e., high opportunity areas – which also allow for shorter trips and different trip types
- **Tree Canopy**
 - With some exceptions, low scale neighborhood is applied to areas with significant concentrations of privately owned tree canopy



New Zoning Districts

Low-Scale Neighborhood



Mixed-Use Neighborhood



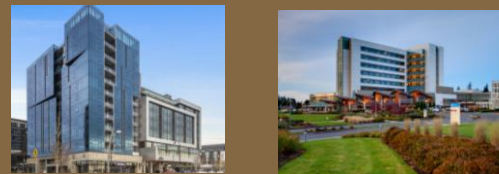
Institutional/Campus



Medium-Scale Neighborhood



Regional Activity Center



Industrial/Employment



Manufactured Home



Parks



Natural Areas



Heavy Industrial



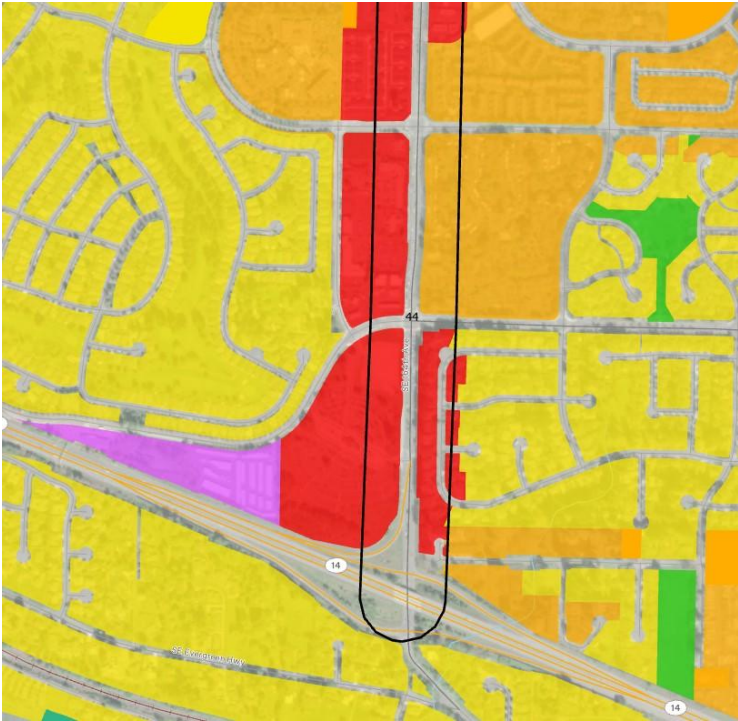
**First Draft
Preferred
Alternative**

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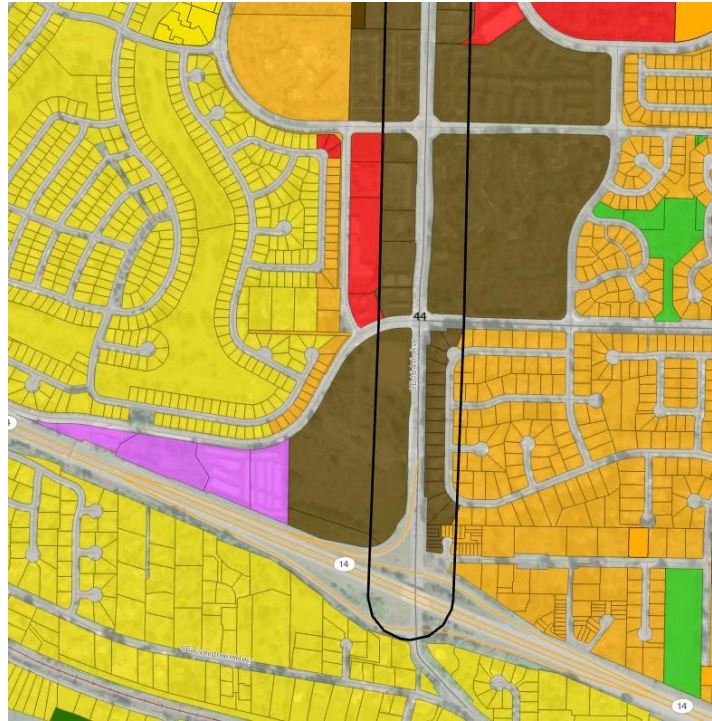
Page 20 of 96

First Draft Preferred Alternative- Fishers Landing

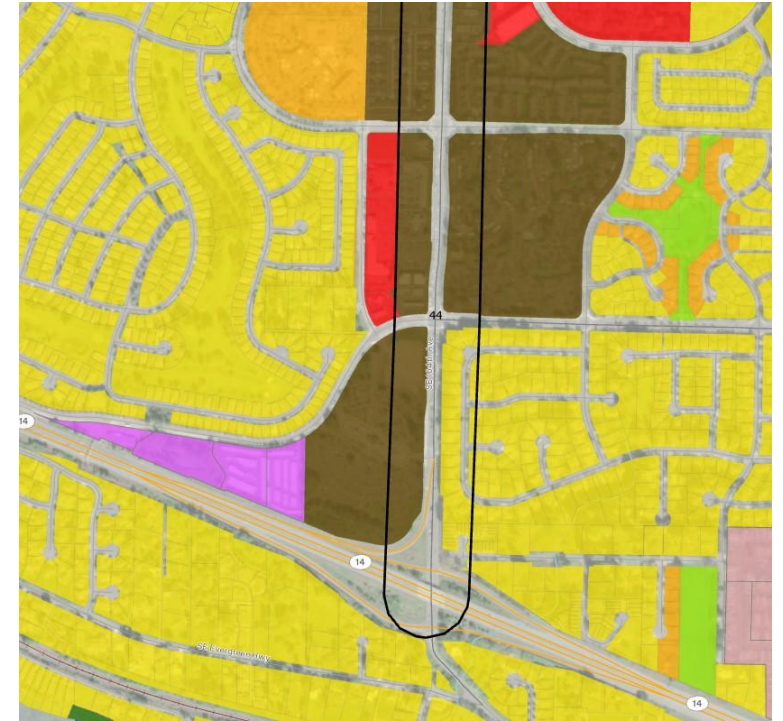
- Alt 1



- Alt 2

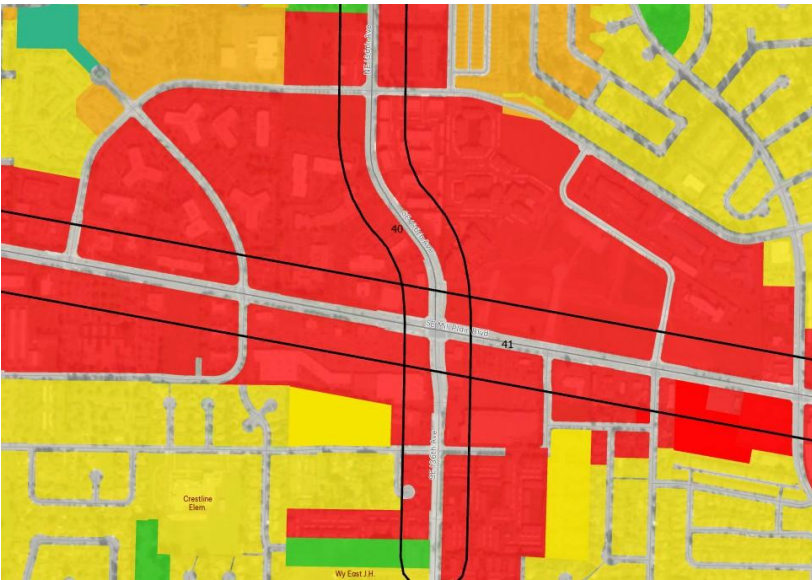


- Preferred

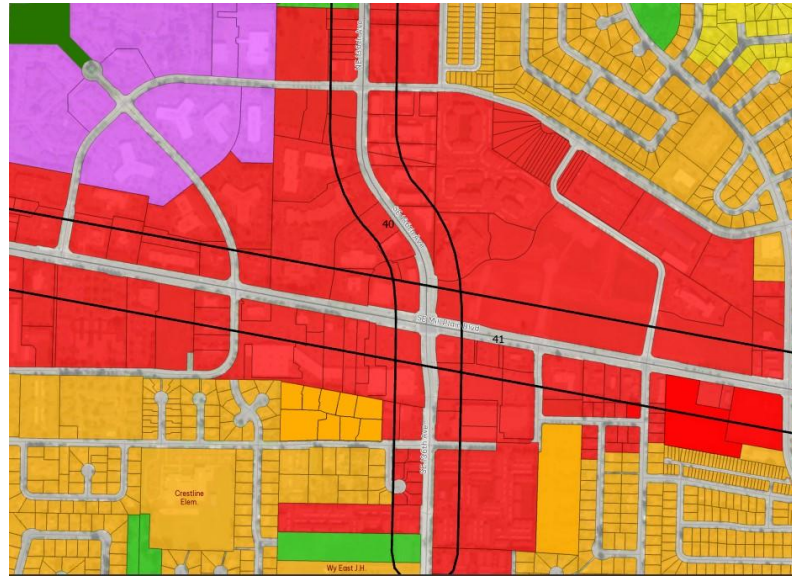


First Draft Preferred Alternative- 136th & Mill Plain

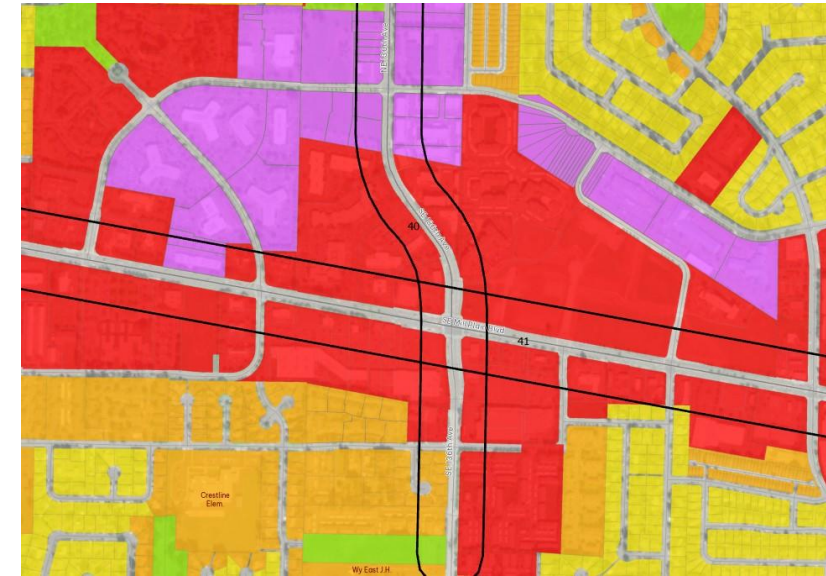
- Alt 1



- Alt 2

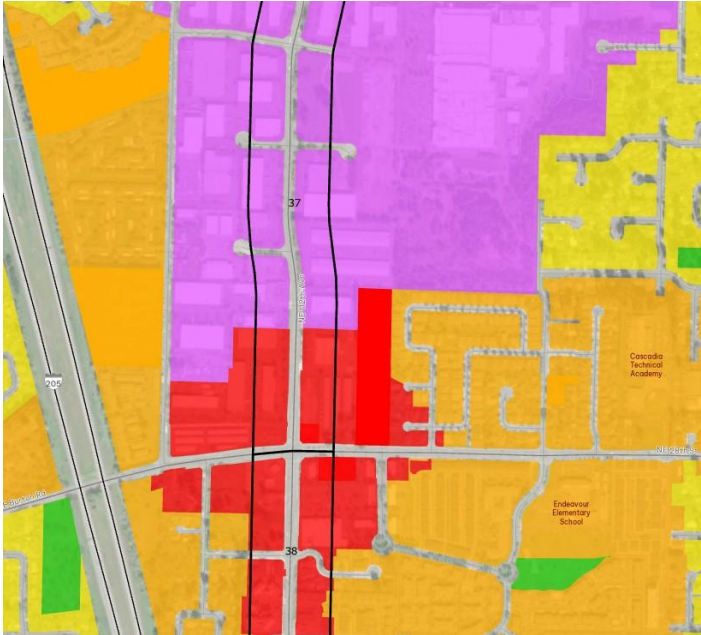


- Preferred

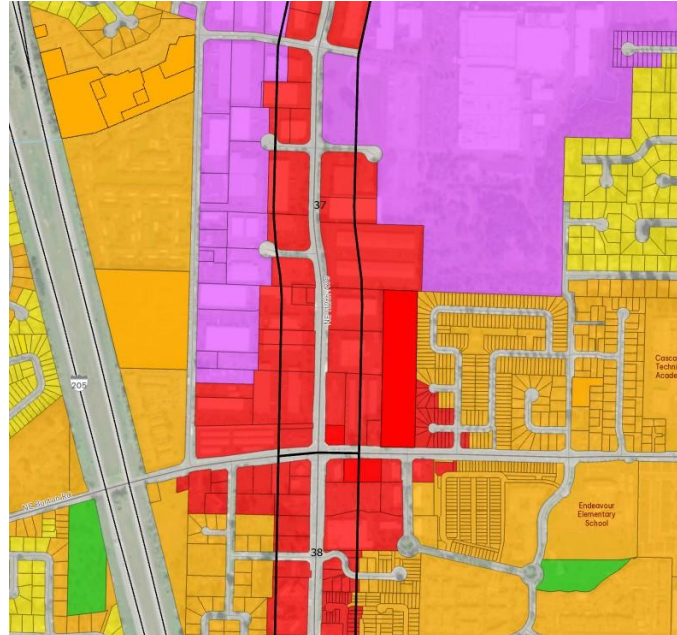


First Draft Preferred Alternative- 112th / Burton

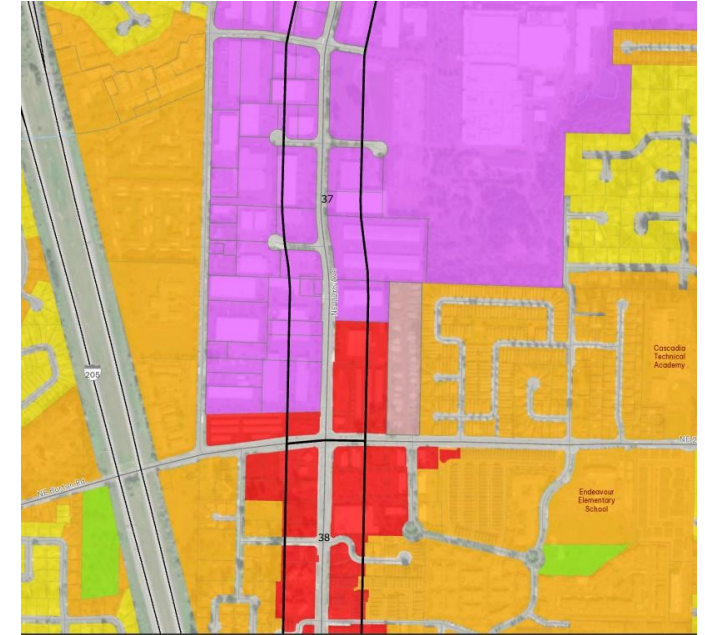
- Alt 1



- Alt 2

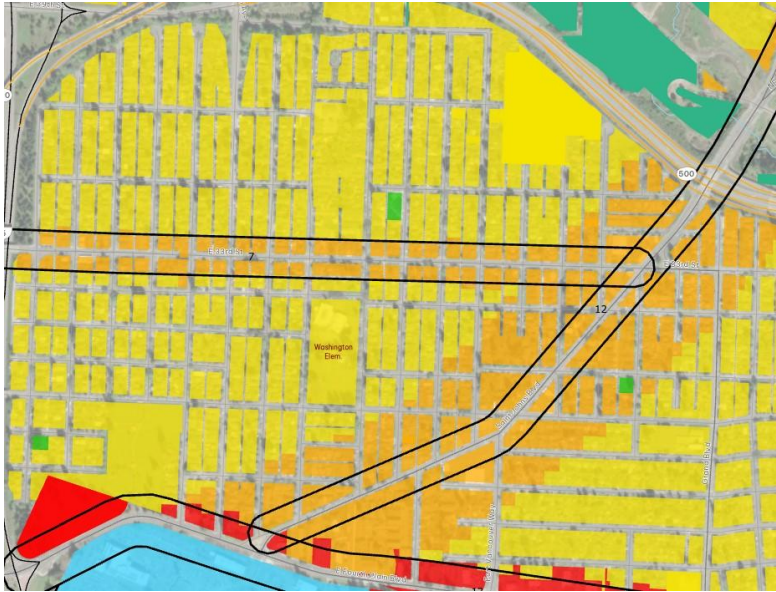


- Preferred

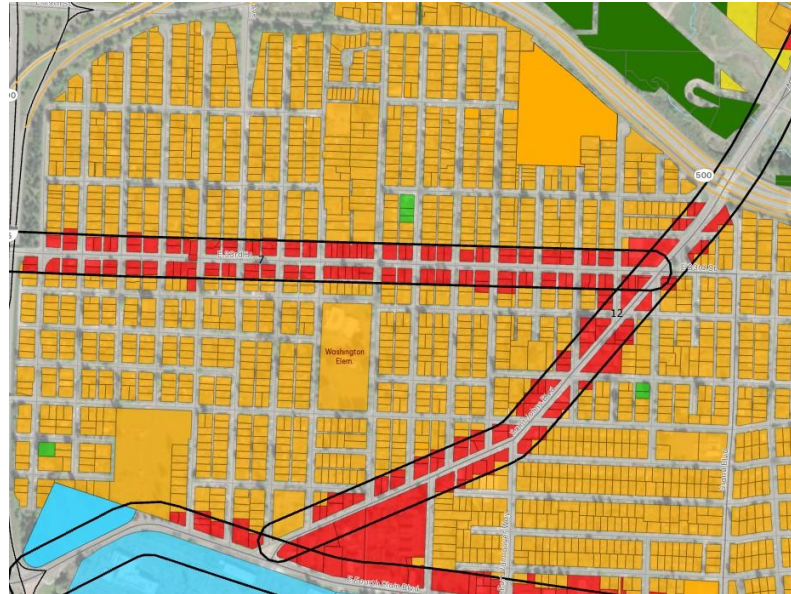


First Draft Preferred Alternative- Rose Village

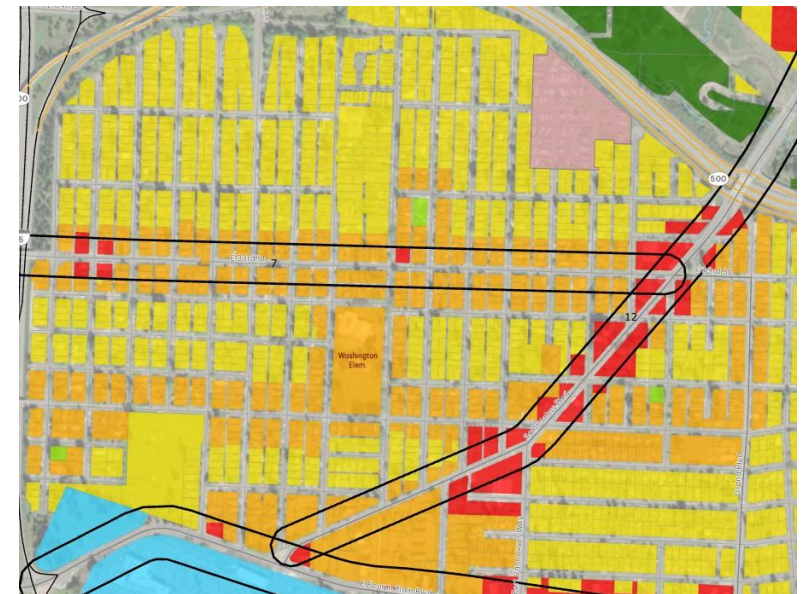
- Alt 1



- Alt 2



- Preferred



First Draft Preferred Alternative- Mill Plain

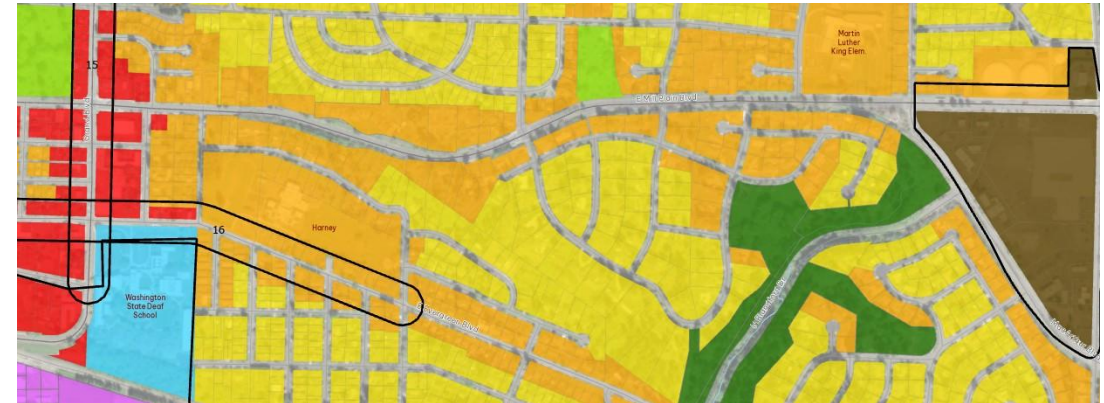
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- **Alt 2**

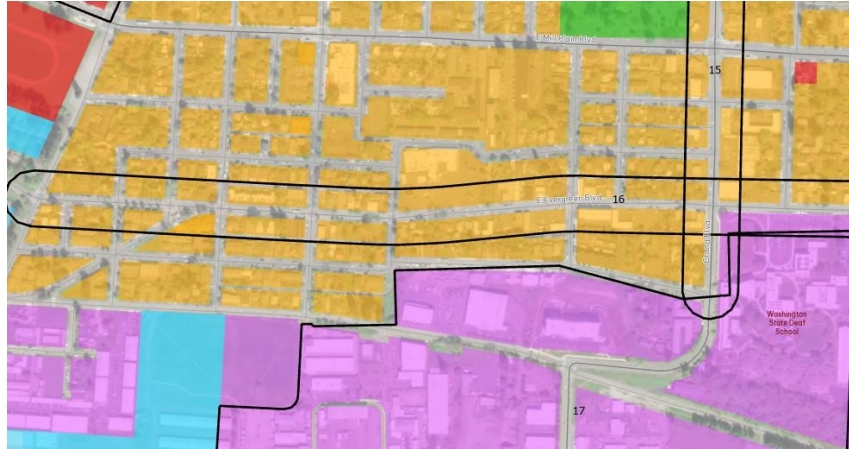


- **Preferred**

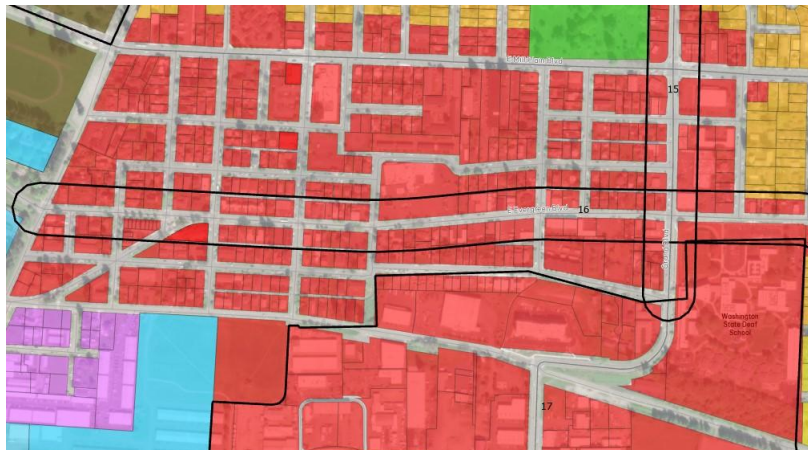


First Draft Preferred Alternative- Evergreen / Grand

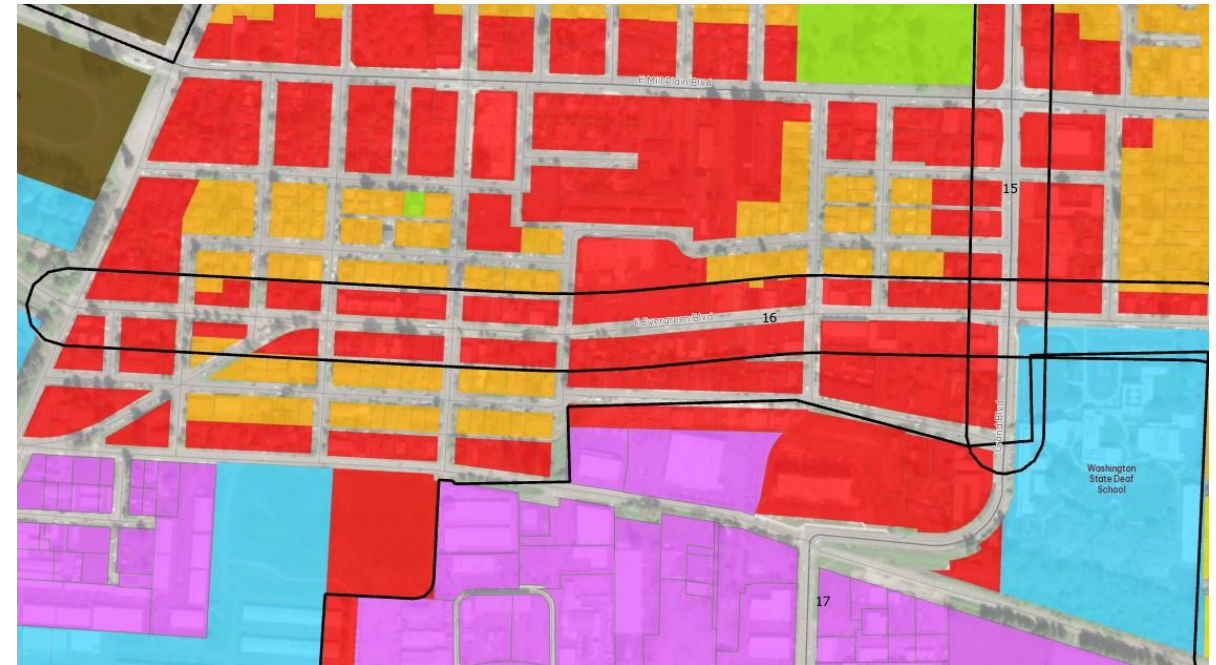
- Alt 1



- Alt 2



- Preferred



Upcoming Refinements before Dec 1

Continue Application of Framework

- Schools with capacity issues – updates to come pending information from school districts
- Refine recommendation for areas where discussions are still underway: Fruit Valley, Clark College, Columbia Business Center, Areas in Section 30 with existing Master Plans and Development Agreements, Historic Reserve

Other strategies for applying the Framework

- Development Code:
 - ➔ Requirement for ground floor active uses or for development to be convertible to commercial in the future
 - ➔ Requirements to address noise or air quality issues
- Policy and Implementation:
 - ➔ Priority areas for climate adaptation investments
- Updates to the Land Capacity Analysis (LCA):
 - ➔ Recognizes and accounts for capacity that won't be fully realized due to private Conditions, Covenants & Restrictions
 - ➔ Recognizes housing and job totals planned for or achieved in existing master planned sites



Council Feedback from Nov. 10

- Draft Preferred Alternative Comments
 - Zone for higher densities on major corridors even when sound walls / impediments to development present
 - Increase Medium Scale buffer depth around parks and schools
 - Clarify for public that zoning isn't the only regulations that apply to any given parcel- utility easements, deed restrictions also impact development potential
 - Look closely at areas currently zoned for Office/Commercial/Industrial (OCI) to see if housing is compatible
- General desire for Commerce to put in writing acceptance of delayed adoption from original Dec. 31, 2025 deadline
- Comments that Council wants to start seeing the draft chapters and code details soon to review/provide feedback prior to public comment draft



Next Steps

- **Continued refinement and review**

- ➔ Following Nov. 18 Commission discussion and feedback, update draft of the Preferred Alternative
- ➔ Further Council review of refined draft map on Dec. 1, 2025
 - Note that updated online map will be available prior to 12/1 so community members can compare the draft preferred with what is on the ground now and what was proposed in the two land use alternatives
- ➔ Continue refining preferred map, plan policies and actions, capital facilities plans, and updated development code
- ➔ Council endorsement of Preferred Land Use Alternative via resolution currently scheduled for Dec. 15, 2025

- **Early 2026**

- ➔ Workshops with Council and Planning Commission on draft Element Chapters and additional code details
- ➔ Release public comment draft Plan and Code
- ➔ Update and refine Plan and Code based on community, Council, Planning Commission, other Board and Commission and technical staff feedback; simultaneous Department of Commerce review
- ➔ Initiate adoption process, supported by Final Environmental Impact Statement (Final EIS)



Thank you & Discussion

www.behardvancouver.org/plan2045

OurVancouver2045@cityofvancouver.us



Proposed New Zoning Districts



Manufactured Home

- Protection of existing manufactured housing to retain long-term affordability and prevent displacement of existing residents



Low-Scale Neighborhood

- Allows up to 6 housing units per parcel and building heights of up to 3 stories (maximum of 45 feet tall).



Medium-Scale Neighborhood

- Allows a broad range of housing types and building heights of 2 to 5 stories (maximum of 75 feet tall), and civic/institutional buildings and some neighborhood commercial.



Mixed-Use Neighborhood

- Allows a broad range of housing, commercial, and civic/institutional use types, with building heights of 3 to 8 stories (maximum of 110 feet tall).



Regional Activity Center

- Allows opportunities for economic, entertainment, civic, and denser housing needs, with minimum building heights of 3 stories and no maximum building heights.



Institutional / Campus

- Includes lands that support academic, civic, or medical buildings up to 12 stories (maximum of 150 feet tall) and denser housing types.



Industrial / Employment

- Includes lands with large-scale, single-tenant industrial, warehouse and flex space buildings, and smaller, multi-tenant industrial buildings up to 12 stories (maximum of 150 feet tall). No new housing allowed.



Heavy Industrial

- Includes lands that are currently zoned for heavy industrial uses, such as manufacturing and production. No new housing allowed.



Parks

- Lands currently zoned as public community and neighborhood parks.



Natural Areas

- Includes lands currently zoned for greenways and natural areas.



Acosta, Maricsa

From: anthony tortorici <tortorici.anthonyc@gmail.com>
Sent: Sunday, November 9, 2025 9:30 AM
To: Planning Commission
Subject: Our Vancouver - Preferred Alternative Comments

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from tortorici.anthonyc@gmail.com. [Learn why this is important](#)

Ashley and Anthony Tortorici

906 Topeka Ln
Vancouver, WA 98664

Dear Members of the Planning Commission,

I am writing to provide feedback on the proposed citywide zone change, particularly the rezone of parcels along NE Andresen Street, north of the Mill Plain intersection, from residential to mixed use.

While I support the City's intent to promote redevelopment and more flexible zoning, I am concerned that the proposed mixed-use designation in this location is not feasible and could unintentionally freeze future development.

If adopted, the rezone would make the existing single-family homes nonconforming. Adding a second unit or an accessory dwelling unit would no longer be allowed unless paired with a commercial component, which is unrealistic given the site constraints. This would effectively halt incremental residential growth encouraged under state housing law.

Several physical and regulatory factors further limit the feasibility of mixed-use redevelopment:

- **Residential limitations:** The mixed-use zoning would prevent the addition of new dwelling units without a commercial element, removing the flexibility currently allowed in lower-density residential zones.
- **Commercial infeasibility:** A 20-foot-wide city-owned grassy strip separates the lots from NE Andresen Street, preventing any direct pedestrian or building connection to the sidewalk.
- **Setback constraints:** A recorded 20-foot setback along the north property line, facing Kansas Street, limits the ability to orient buildings toward that frontage.
- **Site orientation:** With Andresen and Kansas both constrained, new development could only face inward toward Topeka Lane, creating an inward-facing layout inconsistent with mixed-use corridor goals.

Given these conditions, a middle-density residential zone would be a more practical and context-sensitive designation. It would allow additional density while acknowledging the site's physical limitations.

More broadly, this reflects a pattern seen in other parts of the city where proposed mixed-use or commercial zones overlap with topographic, access, or environmental barriers. I encourage the City to review these conditions more closely to ensure the final zoning map aligns with both policy intent and on-the-ground feasibility.

Thank you for considering these comments.

Acosta, Maricsa

From: DAVE WESTON <wsuweston@yahoo.com>
Sent: Thursday, November 13, 2025 8:39 AM
To: Planning Commission
Subject: Preferred Alternative Land Use Map Public Comment

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Planning Commission,

I am in agreement of the Preferred Alternative Land Use Map with one exception. I do not believe that we should be zoning Green Meadows Golf Course Medium Scale while zoning Royal Oaks Golf Course Low Scale. Green Meadows Golf Course fronts on NE 78th Street while Royal Oaks Golf Course fronts on Fourth Plain. The Fourth Plain corridor is much more commercial oriented than the streets around Green Meadows. In fact, the commercial land that is shown north of NE 78th Street is a church, which is not going to provide the needed walkability to services to support a Medium Scale Neighborhood. The Fourth Plain Corridor has numerous commercial services within walking distance of the Royal Oaks Golf Course. Additionally, the City and Ctran has spent a significant amount of money trying to make the Fourth Plain corridor transit oriented. Zoning this land Low Scale is a slap in the face of taxpayers who foot the bill.

I am not against zoning the Green Meadows Golf Course Medium Scale, but we are missing an opportunity by not zoning the Royal Oaks Golf Course Medium Scale. However, if it is decided that the Low Scale is the correct zoning for the Royal Oaks Golf Course then there is no way we should be zoning the Green Meadows Golf Course Medium Scale.

Thank you,
David Weston

Acosta, Maricsa

From: CHARLES BRASHER <brasherlavis@comcast.net>
Sent: Thursday, November 13, 2025 10:25 AM
To: Snodgrass, Bryan; Planning Commission; anak27@uw.edu
Subject: Fwd: Written Testimony for November 18, 2025 Public Hearing on Proposed zoning change for two lots on NE 58th street

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from brasherlavis@comcast.net. [Learn why this is important](#)

----- Original Message -----

From: CHARLES BRASHER <brasherlavis@comcast.net>
To: CHARLES BRASHER <brasherlavis@comcast.net>
Date: 11/13/2025 10:16 AM PST
Subject: Written Testimony for November 18, 2025 Public Hearing on Proposed zoning change for two lots on NE 58th street

I am writing in regards to the above proposed zoning change from R-22 to R-35 on 1.6 acres (2 lots) that sit directly north of the city Water Quality Storage and Treatment Facility. Before I retired I worked as an Professional Registered Environmental Engineer in the midwest. At one point in my career I handled planning and construction of Federally Funded Wastewater Treatment Plants in the midwest which included many cities large and small. Most of the treatment systems had combined sewer systems and it was not cost effective to separate them. This meant that all storm and wastewater had to be treated at a wastewater treatment plant.

The City of Vancouver was very forward thinking because the separation of the storm and sanitary sewer systems in Vancouver has been in place since 1890. By contrast, many cities, including Portland, have always allowed combined sewer systems and later found it nearly impossible, financially, to separate them. This has led them to have to capture and treat all wastewater from the combined sewer systems. This is a very costly and difficult engineering challenge, just think about Portland's Big Pipe Project, completed in 2011, cost \$1.4 billion with most of the financing from sewer ratepayers.

Many years ago storm water was mostly clean and was released to rivers and streams untreated with minimal impact. But that is no longer the case, stormwater runoff from our streets contains many petroleum products from our cars as well as other pollutants and cannot be released untreated to our waterways.

Directly south, behind the proposed project, is one of the City of Vancouver's Water Quality Storage and Treatment Facilities. The proposed 54 unit apartment building would add a large amount of stormwater into the treatment facility and is unacceptable. The Water Quality Storage and Treatment Facility is mainly grass that is kept mowed because of wildfire concerns. In the past it was not mowed and that made

it much better for storm retention, control and treatment. It was also very beneficial as wildlife habitat. Now, since it is kept mowed, it has also become a prime place for people to walk their dogs. Not everyone picks up after their dogs which causes a further strain on the treatment capacity of the facility. Another 54 apartments means at least several hundred more people would have access to the Water Quality Storage and Treatment Facility right out their backdoor. This is not acceptable, access to the Facility should be minimized and not encouraged by building such a large apartment building on a small piece of land.

In conclusion, it is my professional opinion, that the proposed zoning change should not be approved because of the unacceptable increased demand that it puts on the City of Vancouver Water Quality Storage and Treatment Facility.

Charles Brasher PE
7709 NE 57th Circle
Vancouver 98662
(360)601-3271

Acosta, Maricsa

From: CHARLES BRASHER <brasherlavis@comcast.net>
Sent: Friday, November 14, 2025 11:36 AM
To: Snodgrass, Bryan; Planning Commission
Subject: Proposed zoning change at two lots on NE 58th street - Written Testimony

Follow Up Flag: Follow up
Flag Status: Flagged

My wife and I bought our house at 7709 NE 57th Circle in 1997 in the Robins Glen Development. At the time neither 58th street or Thurston way went all the way through as they do now. Over the years we have seen many developments in the area. For the most part they have been well thought out and made sense for the area. Even the smaller homes on smaller lot sizes make sense because of the current housing concerns. But this new proposed zoning change from R-22 to R-35 makes no sense at all and we are strongly against it. It will totally change the nature of our area and not for the better.

Even though we live in the city and close to the mall, the area still has a nice mix of properties that make it a good neighborhood to live in. The zoning change is totally uncalled for and R-22 is fine for the 1.6 acre site (2 lots). The new Schaffer park sits right across the street from it and a Water Quality Storage and Treatment facility directly behind it. The proposed large apartment building will totally overload the small property it is located on because there is not enough parking on the property site, 58th street is a narrow street without curbs and sidewalks in many places and is designated for kids and school buses and the increased traffic poses a danger for them, water quality control and treatment facility will be greatly impacted by not only a large amount additional storm water from the large apartment building but also by a additional large number of people using it as dog walking park directly behind the property, and the removal of many beautiful old tree in a designated "Tree City". You must reject this proposed rezone to R-35 which is not that much different than the previous attempted R-50.

Betty Lavis & Charles Brasher

Acosta, Maricsa

From: Everett Mitchell <everettmitchell859@gmail.com>
Sent: Saturday, November 15, 2025 8:48 AM
To: Planning Commission
Subject: RE: Public Hearing on 6:30pm Tuesday November 18, 2025

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

Regarding the proposed zoning change on 58th Street:

We live at 5700 NE 82nd Ave, Vancouver, WA 98662 and are NOT in favor of this zoning change. Adding 54 multi-family units in this location will burden an already heavily traveled road that has been in bad repair for some time. Vehicles need to be slowed down as well, more speed bumps, etc.

Respectfully,
Everett & Sharon Mitchell
everettmitchell859@gmail.com
503.307.0074

Acosta, Maricsa

From: CHARLES BRASHER <brasherlavis@comcast.net>
Sent: Friday, November 14, 2025 11:36 AM
To: Snodgrass, Bryan; Planning Commission
Subject: Proposed zoning change at two lots on NE 58th street - Written Testimony

Follow Up Flag: Follow up
Flag Status: Flagged

My wife and I bought our house at 7709 NE 57th Circle in 1997 in the Robins Glen Development. At the time neither 58th street or Thurston way went all the way through as they do now. Over the years we have seen many developments in the area. For the most part they have been well thought out and made sense for the area. Even the smaller homes on smaller lot sizes make sense because of the current housing concerns. But this new proposed zoning change from R-22 to R-35 makes no sense at all and we are strongly against it. It will totally change the nature of our area and not for the better.

Even though we live in the city and close to the mall, the area still has a nice mix of properties that make it a good neighborhood to live in. The zoning change is totally uncalled for and R-22 is fine for the 1.6 acre site (2 lots). The new Schaffer park sits right across the street from it and a Water Quality Storage and Treatment facility directly behind it. The proposed large apartment building will totally overload the small property it is located on because there is not enough parking on the property site, 58th street is a narrow street without curbs and sidewalks in many places and is designated for kids and school buses and the increased traffic poses a danger for them, water quality control and treatment facility will be greatly impacted by not only a large amount additional storm water from the large apartment building but also by a additional large number of people using it as dog walking park directly behind the property, and the removal of many beautiful old tree in a designated "Tree City". You must reject this proposed rezone to R-35 which is not that much different than the previous attempted R-50.

Betty Lavis & Charles Brasher

Acosta, Maricsa

From: Planning Commission
Subject: FW: Trees on the 58th street on the two lots proposed for zoning change from R-22 to R-35

From: Charles Brasher <brasherlavis@comcast.net>
Sent: Saturday, November 15, 2025 9:37 AM
To: Planning Commission <PlanningCommission@cityofvancouver.us>; Snodgrass, Bryan <bryan.snodgrass@cityofvancouver.us>
Cc: Anastasiya Kozlovskyy <anak27@uw.edu>; Inna Kozlovskyy <Inna.diduk@hotmail.com>
Subject: Trees on the 58th street on the two lots proposed for zoning change from R-22 to R-35

Please include this in the written testimony for the November 18, 2025 Public Hearing on the proposed zoning change for two lots on 58th street. Thanks

The pictures are of the beautiful old trees that would be removed for the proposed development of the 1.6 acre site. An assessment of the trees on the property should be done before removing them. Vancouver is an official Tree City USA and therefore should pay special attention to trees that are hundreds of years old before removing them for development. Surely a development could be done that would leave some of the older ones in place. The R-22 zoning would allow development while leaving some of the trees. The developer for the proposed zoning change to R-35 would remove all of the trees except a few on east and west side. We are definitely against the proposed zoning change and strongly recommend that the Planning Commission reject it! I would also request that members of the Planning Commission go to the site and at least look at the trees before voting to remove them. Thank you. Betty Lavis & Charlie Braher



Acosta, Maricsa

From: Planning Commission
Subject: FW: Trees on the 58th street on the two lots proposed for zoning change from R-22 to R-35

From: Charles Brasher <brasherlavis@comcast.net>
Sent: Saturday, November 15, 2025 11:04 AM
To: Planning Commission <PlanningCommission@cityofvancouver.us>; Snodgrass, Bryan <bryan.snodgrass@cityofvancouver.us>
Cc: Anastasiya Kozlovskyy <anak27@uw.edu>; Inna Kozlovskyy <Inna.diduk@hotmail.com>
Subject: Re: Trees on the 58th street on the two lots proposed for zoning change from R-22 to R-35







Sent from my iPhone

> On Nov 15, 2025, at 9:37 AM, Charles Brasher <brasherlavis@comcast.net> wrote:
>
> Please include this in the written testimony for the November 18, 2025 Public Hearing on the proposed zoning change for two lots on 58th street. Thanks
>
> The pictures are of the beautiful old trees that would be removed for the proposed development of the 1.6 acre site. An assessment of the trees on the property should be done before removing them. Vancouver is an official Tree City USA and therefore should pay special attention to trees that are hundreds of years old before removing them for development. Surely a development could be done that would leave some of the older ones in place. The R-22 zoning would allow development while leaving some of the trees. The developer for the proposed zoning change to R-35 would remove all of the trees except a few on east and west side. We are definitely against the proposed zoning change and strongly recommend that the Planning Commission reject it! I would also request that members of the Planning Commission go to the site and at least look at the trees before voting to remove them. Thank you. Betty Lavis & Charlie Braher
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Acosta, Maricsa

From: KATHY BLOMQUIST <clarkbeach@msn.com>
Sent: Saturday, November 15, 2025 3:01 PM
To: Planning Commission
Subject: 58th Street Planning Commission

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I ask that you not allow a rezone to R-35 in the 58th Street neighborhood. Rezoning to that high a density will bring this neighborhood nothing but trouble. Traffic, parking, over dense population. 58th Street itself cannot take that much additional traffic. The park will become overrun.

Please keep the zoning at R-22 to preserve the neighborhood.

Katharyn & William Blomquist
7602 NE 60th Street
Vancouver, WA 98662
clarkbeach@msn.com

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From: CHARLES BRASHER <brasherlavis@comcast.net>
Sent: Monday, November 17, 2025 8:26 AM
To: Snodgrass, Bryan; Planning Commission
Subject: Written testimony for the November 18, 2025 Public Hearing on the proposed zoning change for two lots on 58th street

My name is Charles Brasher and I am a retired Registered Professional Environmental Engineer. My wife and I have lived in the Walnut Grove Robins Glen neighborhood for over 20 years. At the public hearing on August 11, 2025, when the proposed R-50 rezone was rejected by the City Council, the developer said they would not seek a R-35 rezone if the R-50 was denied. This was not true and here we are again looking at a proposed R-35 which will still let the developer build a large multi story luxury apartment building on a small lot in an inappropriate area. The project is the same as before only it is proposed to be a little smaller but can probably be changed during construction to be almost as big as the R-50. The developer has in fact changed very little, if anything, from the previous R-50 proposal. The R-35 proposal has the same problems as the original R-50 rezone proposal had. I will summarize those problems below.

1) Streets and Traffic

58th street between Andresen and Thurston Way is a designated school zone. School buses stop at 76th Ave and 58th street to pick up children for grade and high school. Walnut Grove Elementary School is nearby on 72nd Ave. Large portions of 58th street are narrow and without sidewalks and curbs and not just in front of the proposed development. It will be costly and difficult to put sidewalks and curbs in because of lack of available space. Another 300 plus cars on 58th street will only cause more congestion and safety issues. Many car accidents already occur on 58th street and I know because I was in one of them.

2) Public Transportation

The proposed development is not close to Public Transit. It is a long 4 block walk to Andresen on 58th street and which does not in many places have sidewalks and curbs. It is even a longer walk, a mile or more the the Van Mall Transit Center.

3) Trees and Vegetation

Both of the lots are heavily wooded with old beautiful trees most all of which will be taken out for the development. An assessment of the trees on the two properties should be done before removing them all. After all Vancouver is an officially designated Tree City USA. Also, why put a luxury multi story apartment building right in between Schaffer Park and the Water Quality Treatment and Storage Facility? Would not a lower density R-22 development be more appropriate given all the hard work by the city to purchase and maintain the community park and to keep water quality safe for people living in the city.

4) Water Quality

Directly south behind the property is a City of Vancouver Water Quality Storage and Treatment Facility. If R-35 is approved the proposed multi story apartment building would add an unacceptable amount of stormwater into the treatment facility. Also, it would add more people and pet waste into the treatment facility.

5) Drainage Issues

There is currently an abrupt 4 foot straight drop from the proposed development property to the houses in Robins Glen area. This has caused ground water drainage problems from the proposed development site onto adjacent properties. This is with the site currently covered with vegetation and trees. Imagine how much worse it could be with a multi story apartment building and a concrete or asphalt parking lot.

6) **Conclusion**

This proposed R-35 zoning change from the current R-22 has all the same problems as the previously proposed R-50 zoning change and **should not be approved.**

Acosta, Maricsa

From: Jay Renaud <jayrenaud84@gmail.com>
Sent: Monday, November 17, 2025 9:41 AM
To: Planning Commission
Subject: 58th St Sunlight zoning revision

You don't often get email from jayrenaud84@gmail.com. [Learn why this is important](#)

To: Vancouver Planning Commission

We reject the proposal to revive, by a slight revision of the proposed density rate, the NE 58th Street plan by Sunlight that was previously rejected both by the Planning Commission and the City Council. The attempted revival does not address the many deficiencies of the previous proposal in relation to traffic and sidewalks, tree removal, impact on the local school, septic and sewer management as well as landslide and flooding risk. Attainment of the worthy goal of higher density should be achieved instead by building out those same tracts at the existing R-22 zoning, which will not take down the serene nature of that stretch of the street and the city's neighboring Shaeffer Park, nor further overload the narrow street lacking a sidewalk. The neighborhood's recent welcoming of 18 families moving into new low-rise rental units at 75th Avenue, built by a small local developer, and including off-street parking for three cars per household, proves the viability and suitability of a continued R-22 standard.

Sincerely,

Jay and Mary Renaud

From: Ana From Walnut Grove <anawalnutgrove@gmail.com>
Sent: Monday, November 17, 2025 4:24 PM
To: Planning Commission
Subject: 11/18 58th St Rezone Hearing Written Testimony

58th St R-35 Rezone Prop: Regarding Height and Density

Dearest Commissioners:

The Planning Commission is a revered set of people gathered to ensure mindful, responsible growth of our beautiful city. As per its own bylaws, “The Commission brings along term community perspective to land use policy and is responsible for maintaining an accessible process that informs and educates the public.”

It is therefore key for the Commission’s respectable function to have a complete set of facts in making its decisions, including community perspective. We recognize and appreciate the Commission’s attention and time in hearing our testimony—unfortunately, still, we share the Commission’s desire for additional information and for many more of our old, pending questions to be answered. I also still wonder about the precedence of a Principal Planner, namely Bryan Snodgrass, presenting a proposal to a City workshop before any fees or taxes were paid, and before any application was submitted by an Applicant, as occurred in September—weeks before a new rezone application was submitted. My understanding from prior hearings was that discussion of a rezone outside of an application wasn’t allowable, as there is, by definition, no “Applicant” in attendance to be held accountable to such discussions.

Nevertheless, regrettably, this proposal is being rushed straight to a Public Hearing. Regardless, in advance of the hearing, I want to provide the Commission with some of the requested information, and fact checking, in my set of written testimony for your convenience. First, regarding height and density and implications of R-35 compared to R-50.

Summation of R-50 Rejection

As the Commission is surely aware, R-50 was denied by both the Planning Commission and Council within the past several months, mainly for the following reasons: **height, traffic and pedestrian safety, evergreen tree preservation, and incompatibility of current infrastructure with current Vancouver Municipal Code (V.M.C. 20.420.025, Higher-Density Residential Zone and Location Criteria)**. The Commission and Council felt that a five-story building and around 70 units would be towering over the surrounding low density, largely R-9 single family homes and our community park. By V.M.C., both R-35 and R-50, would be unfit for Walnut Grove even solely by criteria V.M.C. 20.420.025(D)3 and (E)3, respectively: “*Properties adjacent to business and commercial areas with comparable height and bulk.*”

Implications of R-35

Sunlight claims a desire to build 54 units over three floors. Firstly, this comes after a claim that they would not pursue R-35 whatsoever; just one example of Sunlight’s pattern of inconsistent intentions. For instance, last year when discussing R-50, they claimed they wanted to build only three to four stories in height; they very quickly admitted to their true desire of pursuing a five-story building and over 70 units. Given Sunlight’s pattern of building to the maximum permissible density (as evidenced by their prior statements and prior projects), it’s important to note that R-35 would actually allow the following, per V.M.C. 20.420.050 Development Standards:

- Height: 60’, a mild step down from R-50’s 70’ but still allowing the same 5 stories which were already rejected by both the Commission and Council. If Sunlight wanted only three stories, truly, they would have maintained R-22 or applied for R-30 (both allowing 50’). I take to heart the Commission’s value of *“considering . . . the impact of land use decisions on community livability, safety, . . . achieving equitable outcomes for different groups within the community.”* This value cannot be maintained by allowing a five story, high density development to border a mix of one-story and two-story single-family homes, on a narrow two-lane *minor* arterial, without robust public transit nor pedestrian connections. Again, V.M.C. 20.420.025(D)3 alone is in contradiction, *“Properties adjacent to business and commercial areas with comparable height and bulk.”*
- Units: R-35 would allow up to 70 units (35 u x 1.6 acres, x 125% Transit Overlay Bonus), which is close enough to Sunlight’s originally stated 77 units—density that was already rejected by the Commission and Council. Sunlight already made it clear they want at least 70 units and five stories on that property by applying for R-50. Why should we assume they’d voluntarily downgrade to 54 units and three stories when given an opportunity for 70 units and five stories under R-35? The only sure way to hold them accountable to less than five stories and 70 units is to reject R-35. Again, if they truly wanted 54 units over three floors, they would have applied for R-30, which would permit up to 60 units.

Sunlight also already showed a precedent of under-estimating their units and height. In 2021, Sunlight proposed to City Council a 45-unit apartment complex on 62nd St if approved for R-35. Their R-35 application was rejected for the same reasons of incompatibility with V.M.C. and livability in Walnut Grove; due to surrounding low density structures, lack of required public transportation infrastructure (which hasn’t notably changed since), and incompatibility with Walnut Grove. I invite you to read my prior testimony from the R-50 process or review the minutes independently for a full explanation of the 2021 R-35 rejection in Walnut Grove. And yet, **Sunlight Meadows stands a proud 79 units today on 62nd St—despite the promise that they would’ve only built 45.** This is testament that Sunlight builds to the absolute maximum density that they are allowed.

Do not be fooled. **De facto, R-35 is barely a step down from R-50** and is still the highest density that was ever built in Vancouver’s residential neighborhoods. R-35, frankly, whiffs of an attempt to circumvent our neighborhood’s, Commission’s, and Council’s prior concerns of height and density. This is evidenced by the Applicant and Bryan offering the same traffic studies and the same exact plan drawings as they did for R-50. The fact that all of these are recycled is not a benefit to their case, unlike what Sunlight thinks. Instead, it is a testament that R-35 is, in Sunlight’s mind, practically the same end

result as R-50. **We cannot, with a good conscious, approve identical plans, drawings, traffic impacts, height, and similar density which was rejected by City Council 6:1 just this August.**

Unless the Commission and Council have a way of legally holding Sunlight accountable to the promise of no more than 54 units and 3 floors, approving R-35 would take the decision out of the public's hands and fully permit the same building that was already rejected. This circumventing of existing precedent against high density in Walnut Grove (rejected in 2021 and again August 2025) would be an insult to our public hearing process and our democracy. The best way to protect Walnut Grove from the same 70 units, five stories is to reject R-35 altogether.

Thank you, as always, for the Planning Commission's time and care in advocating for and bringing our perspective into the conversation as abutting stakeholders, neighbors, and community members.

Respectfully,

Ana Kozlovska

Walnut Grove Resident

Acosta, Maricsa

From: Melissa Nelson <nelsomelissa@gmail.com>
Sent: Monday, November 17, 2025 5:58 PM
To: Planning Commission
Subject: 58th Street rezone to R-35

You don't often get email from nelsomelissa@gmail.com. [Learn why this is important](#)

Dear 58th St Rezone Planning Commission,

I know that we need more housing in Vancouver, especially affordable housing. I am concerned about the location and amount of housing planned to be built at this location. This is already an area that lacks sidewalks and the city is planning to build a park.

There are also old growth trees that should not be cut down.

This land needs to be well planned out, made safe for pedestrians. I urge you to look at the history of this company to see if they actually do what they say they are going to do. Please consider all of these things in making your decision.

Thank you.

Melissa Nelson

To: Vancouver City Planning Commission

From: Elson Strahan, Southcliff Neighborhood Task Force Lead – Comp Plan 2045
Chatham Olive, Co-Chair, Southcliff Neighborhood Association
Bob Douglass, Co-Chair, Southcliff Neighborhood Association

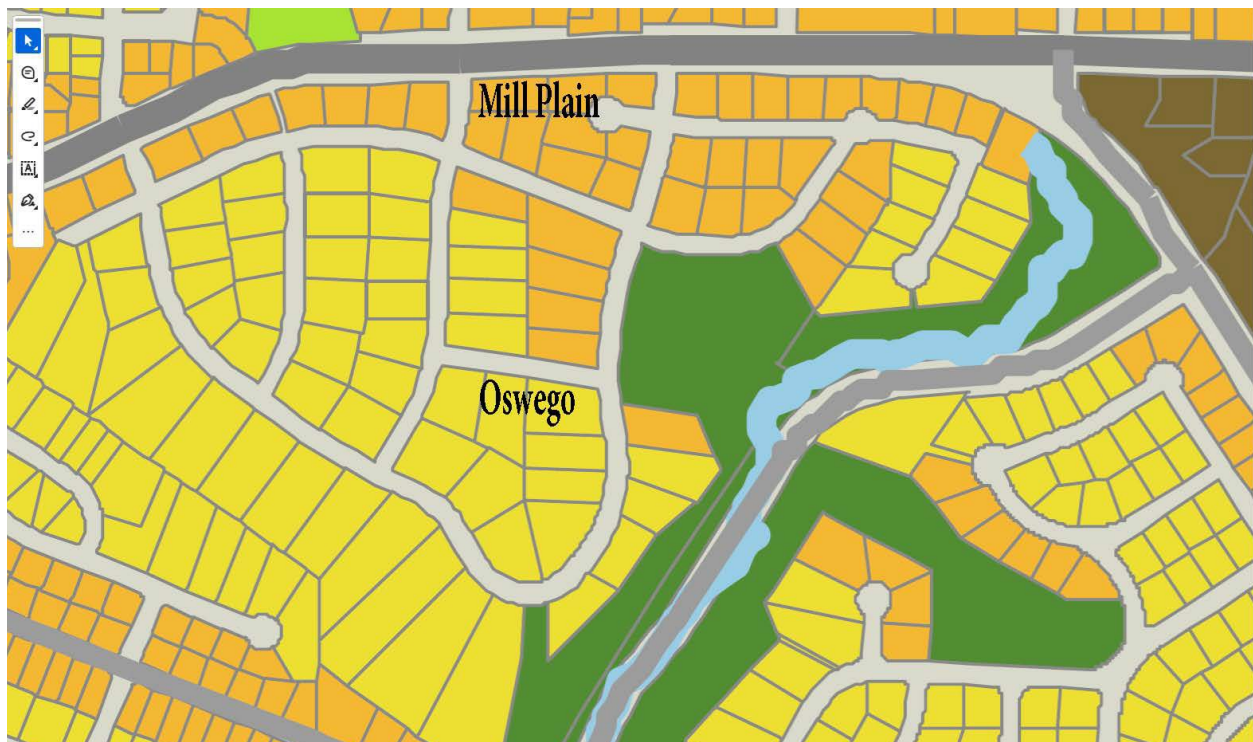
Date: November 17, 2025

Subject: Draft Preferred Alternative Southcliff Map

The Draft Preferred Alternative Map of Southcliff is a significant improvement to zoning overlays outlined in Alternatives 1 and 2, as the inclusion of Mixed-Use along the north side of the neighborhood bordering Mill Plain Blvd. has been removed. That Mixed-Use overlay has been replaced with a Medium-Scale overlay, in addition to the already designated Medium-Scale overlays contained in the Alternatives.

As outlined in the attached August 19, 2025 memorandum, a significant number of parcels from Oswego to Mill Plain are within a high voltage transmission line corridor which are energized at 115kV (115,000 volts) and are subject to a 100-foot easement. A Medium-Scale overlay would not be appropriate with permitted development of up to 5 stories (75 feet) along this corridor.

Accordingly, the Southcliff Neighborhood requests that the Medium-Scale overlay be removed from parcels within the transmission line corridor.



To: Rebecca Kennedy, Deputy Director, Community Development
Bryan Snodgrass, Principal Planner
Chad Eiken, Director, Community Development, SEPA Responsible Official
Meredith Herbst, Associate Planner, Community Development

From: Southcliff Neighborhood Association
Chatham Olive, Co-Chair
Bob Douglass, Co-Chair
Elson Strahan, SNA Task Force Lead – Comprehensive Plan Update 2045

Date: August 19, 2025

Subject: Transmission Line Conflict for Alternatives 1 & 2 in the Southcliff Neighborhood

Both Alternatives 1 and 2 contemplate an overlay of Mixed-Use and Medium-Scale development between Manzanita Way and Umatilla Way, north from Oswego Drive to East Mill Plain Boulevard. In this corridor there are high voltage transmission lines originally installed and managed by the Bonneville Power Administration (BPA). These lines were transferred to the Clark Public Utility District (PUD) in 2009.

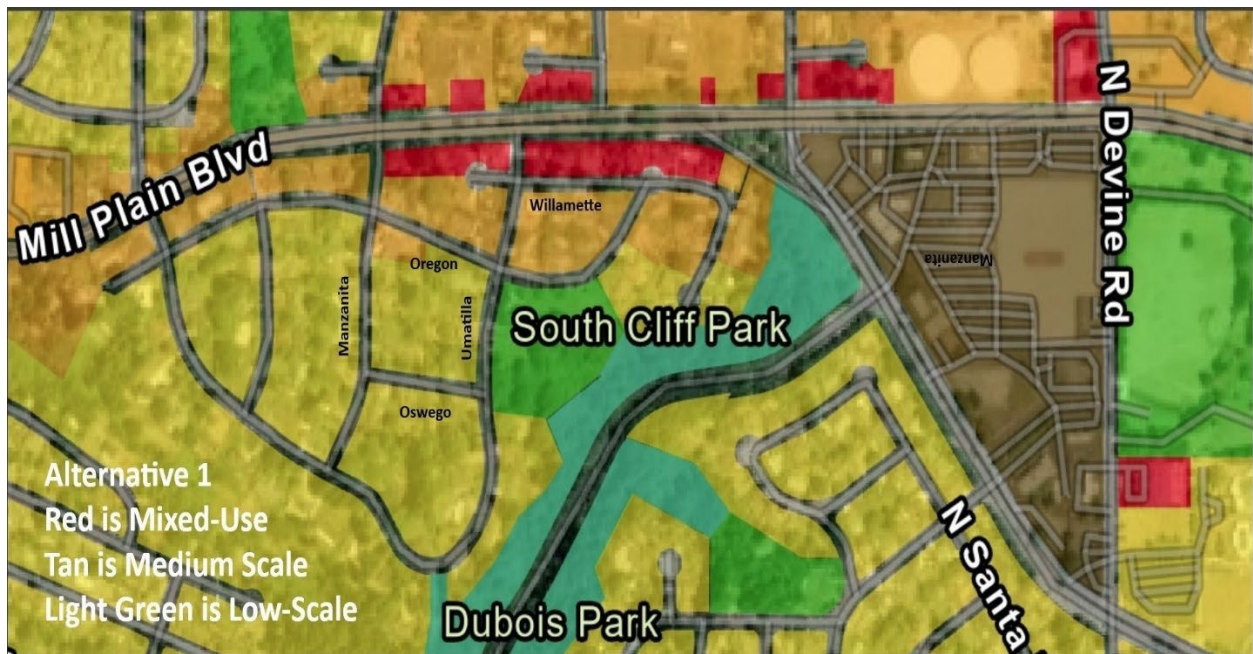
The transmission lines run from a substation near HWY 14, north through the Southcliff neighborhood, across East Mill Plain Blvd., and terminating at East 18th Street.

Notably, these transmission lines have a 100-foot easement as shown on the maps below, which were obtained from the BPA at the time the transmission lines and accompanying easements were transferred to the PUD. According to the PUD, these lines are energized at 115kV (115,000 volts) and, per OSHA standards, require a minimum 15 feet of clearance.

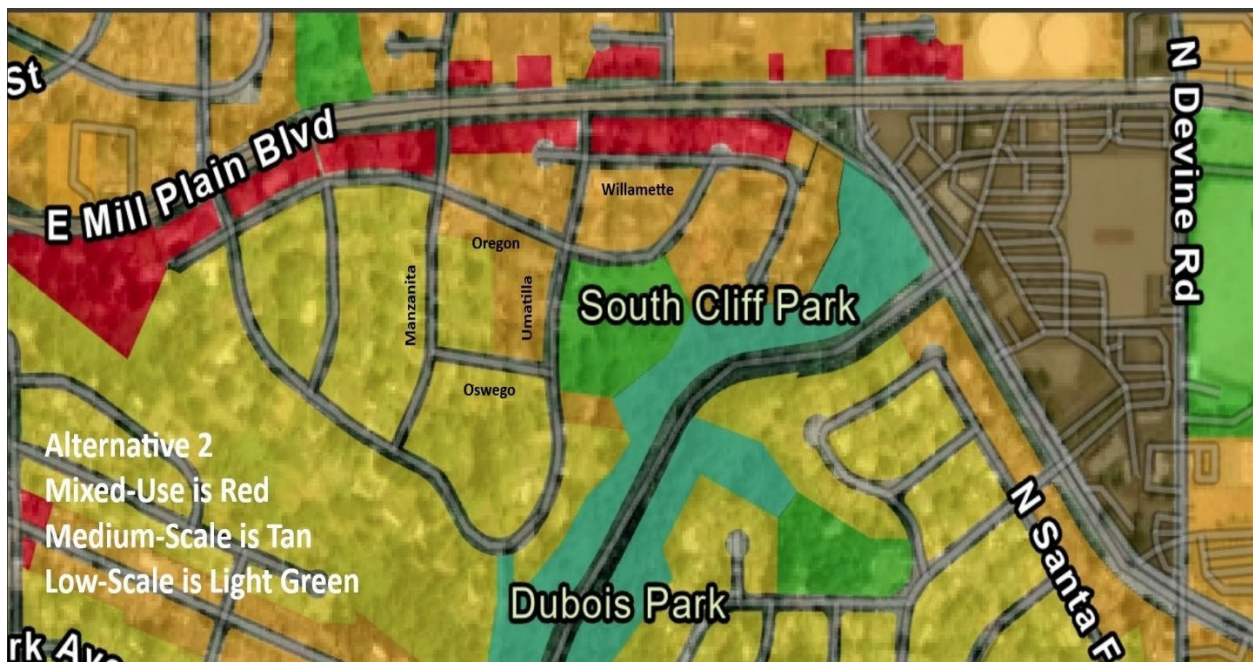
Alternative 1 and Alternative 2 map overlays would permit Mixed-Use and Medium-scale development of up to 8 stories (110 feet) and 5 stories (75 feet) respectively in the Umatilla – Manzanita corridor. Such development would certainly not be permitted within the 100-foot easement. In fact, neither would the Low-Scale Southcliff parcels be allowed to develop up to 3 stories (45 feet tall) within the transmission line easement. Further, the permitted building height of these overlays outside the easement would seemingly not be appropriate even adjacent to these high voltage transmission lines.

Accordingly, a revision of both the Alternative 1 and Alternative 2 maps to remove both Mixed-Use and Medium-Scale overlays in the Umatilla – Manzanita corridor is necessary as they conflict with the established 100-foot easement for the PUD's high voltage transmission lines.

Comprehensive Plan Update 2045, Alternative 1, Southcliff Neighborhood



Comprehensive Plan Update 2045, Alternative 2, Southcliff Neighborhood



High Voltage Transmission Line – Oswego Drive to Oregon Drive
Yellow lines indicate 100 Foot Easement and Red is Transmission Line



High Voltage Transmission Line – Oregon Drive to Mill Plain Boulevard
Yellow lines indicate 100 Foot Easement and Red is Transmission Line



Transmission Tower Example in Southcliff



Transmission Tower Between Oregon Drive and Mill Plain Boulevard



Transmission Tower at Willamette Court



From: Ana From Walnut Grove <anawalnutgrove@gmail.com>
Sent: Tuesday, November 18, 2025 4:39 AM
To: Planning Commission
Subject: 11/18 58th St Rezone Traffic and Pedestrian Safety Testimony

58th St R-35 Rezone Prop: Regarding Traffic and Pedestrian safety

Dearest Planning Commission:

58th St is already a narrow, two-line minor arterial per Washington State Department of Transportation. It will likely become even narrower after Raymond Shaffer Park inevitably takes a bit for its street parking, and after Raymond Shaffer Park increases traffic flow to its own 100+ car parking lot. 58th St is already busy with foot traffic through an interrupted sidewalk all the way from NE Andresen Road, not just by Sunlight.

During the September 23rd Planning Commission workshop, I was surprised to hear that Sunlight feels that submitting the same traffic studies, plans, and drawings from R-50 would be a benefit to expediting their case. I want to share a different perspective. Unlike Sunlight, who wants to rush through their application and bypass as much as possible (time-is-money), I am someone who plans to live in Walnut Grove for many more decades; and unlike them, I am in no rush to bypass quality checks and studies. While we may finally have an opportunity to fix 58th St, we must do it correctly, not just to check a box.

While I would have appreciated some reverence from Sunlight and the Principal Planner, Bryan Snodgrass, to offer updated plans and collaborate with Walnut Grove neighbors and Association on these plans, I recognize they likely will not because their **plans truly just haven't changed**. And that fact is concerning because just this August, **traffic was one of the biggest reasons Sunlight's R-50 rezone was rejected**. For them to be re-submitting the same traffic studies (as per Bryan's admission at the last workshop), which were already rejected, and expect a different outcome may just be the definition of insanity, colloquially speaking.

Bryan's assertion of "scaling back to 70%" of traffic is vague but probably comes from the unreliable *suggestion* of 54 units vs. 77 previously discussed with R-50. Do not forget, **R-35 would actually encourage a max of 70 units (1.6 x 35 x 125% Transit Overlay Bonus). That is all of 90% of the same traffic flow that was rejected in August**, by Bryan's own logic. Statistically insignificant difference. Please keep this in mind because 70 units is a real and likely possibility if R-35 is approved. Sunlight already indicated wanting as many as 77 on the same property just a few months ago.

Traffic:

Take a mental trip with me:

A sunny, summer Saturday afternoon. On one side of 58th St are cars wanting to come in and out of Raymond Shaffer park's 100 car lot to enjoy the day. Right across the street, Sunlight's residents wanting to get in and out of their own 70-something car lot for their own Saturday plans. Oh, and then the little

kiddos and seniors and mamas walking their dogs trying to cross the same few hundred feet of a two-lane road—I mean a battlefield. I’m not excited to be on that street. And I live by it, so actually, I have no choice.

As discussed again and again during the R-50 process, 58th St is already experiencing quite severe traffic congestion problems, being the main bypass route for drivers going from Vancouver Mall to Andresen Road and due to congestion during pick up and drop off hours at Walnut Grove Elementary. That’s even before the increased elementary school attendance due to Sunlight’s anticipated four or something new apartment complexes planned for Walnut Grove; on 62nd St, 63rd St, 58th St, etc. I sure hope no one else besides Sunlight wants to build anything in Walnut Grove! . . .

Rejecting his rezone is Vancouver’s one opportunity to publicly stop the anticipated urban sprawl that developers have been drooling over for Walnut Grove all these years.

Sidewalks

Sunlight stated that they have been in contact with abutting neighbors to discuss crosswalks and sidewalk widening. Interestingly, many of us are indeed entirely unaware that we have been “speaking with” Sunlight in regard to this. The audacity to make plans for **our own** properties and speak for us without our knowledge is quite *cute* but also insulting.

It is also important to note that the portion of 58th St immediately nearest to Sunlight’s properties and Raymond Shaffer Park are not the sole issue. I invite the Commission to look just a hundred feet outward, or even visit the property, to see for themselves. The lack of pedestrian connection extends all the way from Andresen Road across much of 58th St—including the path from C Tran to Walnut Grove Elementary—all the way to Shaffer Park and Sunlight. Please do not forget to *zoom out* when discussing sidewalks on 58th; Sunlight will make it seem like fixing the sidewalk on that little plot of road and abutting properties is the magic bullet for the larger issue of pedestrian connections on 58th St. It indeed is not.

From Andresen down to the elementary school, all the way to Shaffer Park and parts beyond, the sidewalk is intermittent. And it’s busy year-round with foot traffic of people walking dogs, children going to and from school, seniors trying to enjoy the peace and quiet of our parks. Sunlight’s patchwork won’t change the overall under-developed quality and safety of 58th St as a whole, zoomed out just a few hundred more feet. Compared to the mild benefit of a crosswalk and a patch of sidewalk, the increased vehicle traffic by hundreds of daily trips will overall **worsen** pedestrian safety. 58th St requires thorough, complete investment in continuous sidewalks and crosswalks everywhere, not patchwork, before it’s safe for high density.



First Photo annotation: Red lines on each side of 58th St indicate lack of sidewalk (mud, grass instead). That is the majority of 58th St, not just by Sunlight. If anyone wanted to walk from the C-Tran bus stop on Andresen, they would have to walk through all of the mud and grass without a sidewalk. Sunlight would need to build sidewalks in this entire section of 58th St to realistically help pedestrian safety, not just on their frontage.



Second Photo: View of 58th St when entering from NE Andresen Road. Notably, no pedestrian connection, less than a mile away from Raymond Shaffer and on the way from the C Tran bus stop.

And across the street, on Shaffer Park's side, sidewalk improvements likely aren't planned until late stages of park improvement—many years out. So, Sunlight's fancy new "flashing crosswalk" will just lead kiddos and seniors across to existing slippery mud. Sure, we all could wait a few more years with a crosswalk leading to nowhere for Sunlight to "check a box." Or we should just slow down and **wait for the required infrastructure to be in place before proceeding with high density development, rather than waiting on infrastructure to catch up** because we rushed into high density without the proper safeguards. R-22 would be the happy medium in the meantime, and notably, **R-22 still would require sidewalk improvements and a crosswalk. R-35 is not actually a prerequisite to any of this.**

Parking

I reiterate that Sunlight's past project, 79-unit Sunlight Meadows, on 62nd St in Walnut Grove has been nothing but a hostile neighbor to surrounding homeowners who already felt the overwhelm of multiple monthly near-misses due to increased traffic through their neighborhood street. Sunlight's residents regularly park on 62nd St and surrounding neighborhood streets, because that parking is free, which has even led the local **HOA to consider installing "no parking signs" even for their own HOA members due to safety.** This was already testified to by the HOA members in front of the Planning Commission last May. Adding 70 more units, where will they all park? V.M.C. is supposed to safeguard us from

rezones and developments that would encourage traffic through and parking on existing neighborhood streets. Sunlight's ambitious R-35 is an example of a development that needs such safeguards.

All of these issues were already discussed extensively over almost a year by the Planning Commission and the Council during the R-50 process. I urge the Commission to echo its earlier criticism of traffic and pedestrian safety created by high density on a minor arterial; even if "scaled back" by 10%.

Thank you for your time and literally *zooming out* to look a bit beyond the borders of Sunlight's properties and appropriately assess 58th St in its totality. By zooming out, the Commission will see that Sunlight's R-35 will create more problems than its patchwork of sidewalk and one crosswalk will fix. **Reject R-35 for safety—and because 90% of these plans were just rejected in August.**

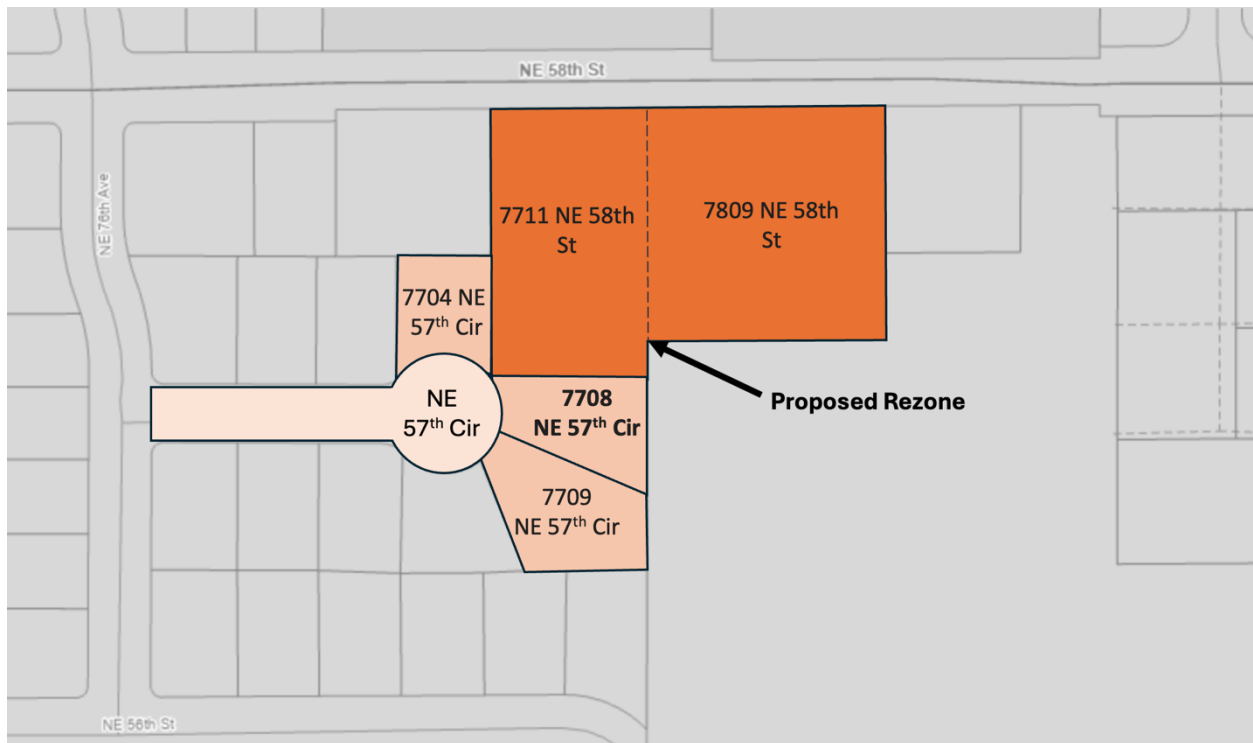
Thank you,

Ana Kozlovska

Walnut Grove Resident

Attn: Regarding 58th St Rezone Proposal

To The Planning Commission:



1. Map orienting to the locations of each property. Properties in rezone proposal are 7711 NE 58th St and 7809 NE 58th St (tax lots 107982000 and 107971000).

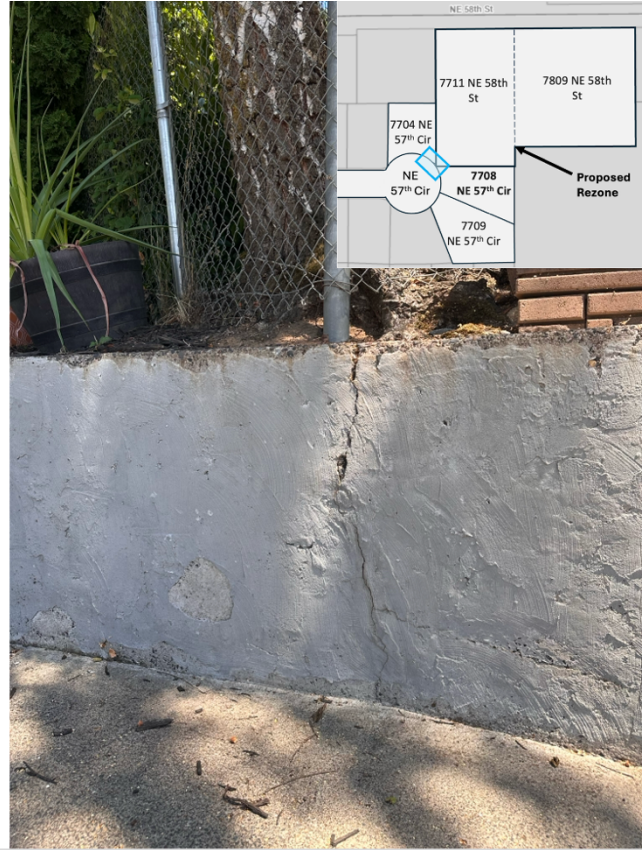
Flooding and Landslide Risk

I am writing as a homeowner of the immediately abutting home to the proposed 58th St development, 7708 NE 57th Cir – with shared concern of my neighbors at 7704 and 7709.

One of the important aspects that no one knows or talks about is the huge land grade (abruptly cut-off ground) between the 7711 NE 58th St (above) and the 7708 NE 57th Cir lot (below), and part of the NE 57th Circle itself.

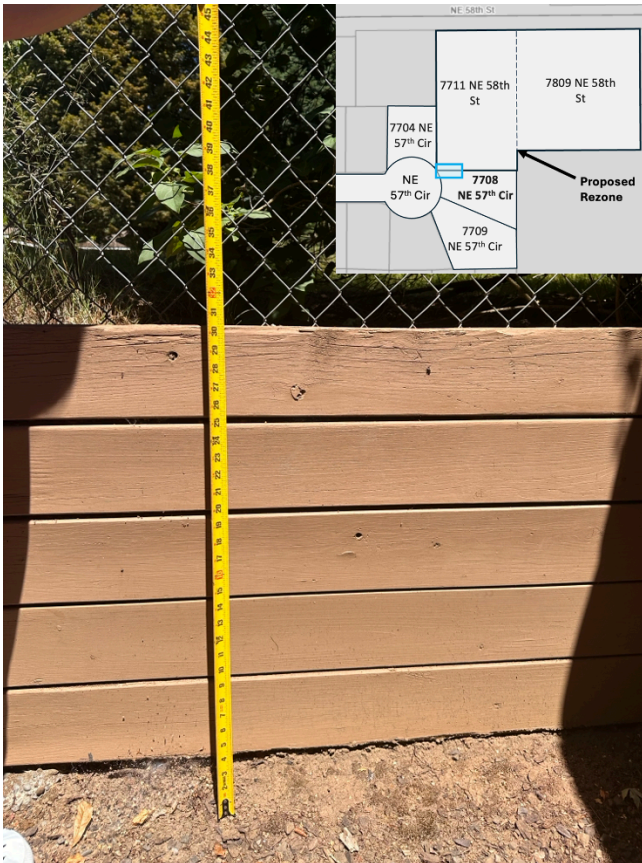
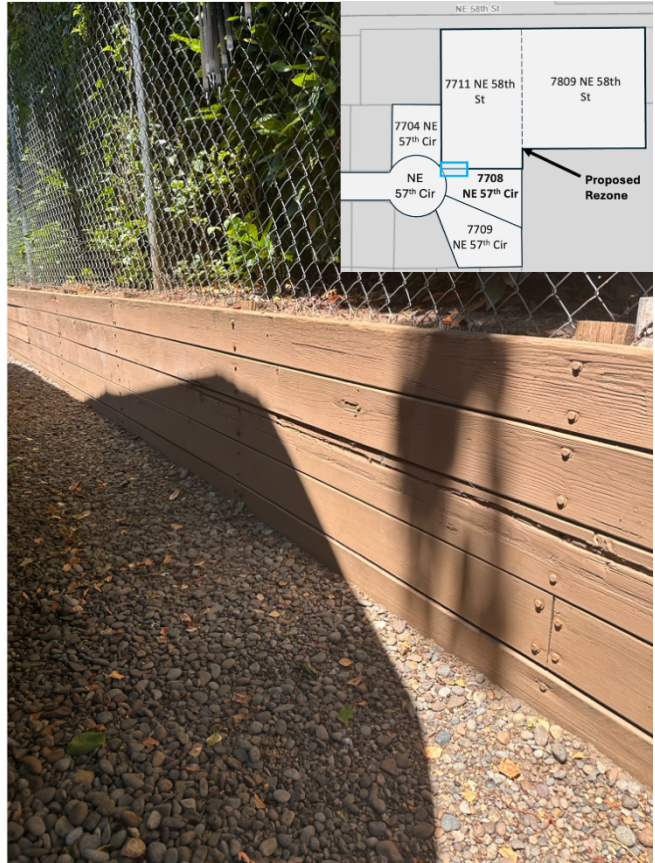
The entire length of the lot proposed for rezone (7711 NE 58th St) has a grade (abrupt cut) immediately bordering 7708 NE 57th Cir, and that length is reinforced with old wood boards on the 7708-home side, and on 57th Circle this drop is supported by an old (32-years-old) concrete slab, which already has deep, large cracks. The drop between the 58th St lot down to 57th Cir properties is between 2.7 ft to 4 ft. Photos are below.

If there is any significant weight load on the soil above—as an example, a 5-story building and over 1 acre of asphalt—land could slide down onto the 7708 home and 57th Circle.



2. Photos of cement crack (33-year-old slab) and height of grade between 7711 58th St and 7704, 7708 NE 57th Cir and right-of-way. Demonstrable risk of flooding and landslide onto 57th Cir.

(Location marked in light blue box, upper right corner).



3. Photos of 2.5-foot-tall grade on 7708 front yard, held by a thin layer of wood for decades.



4. Photos of 2.6-foot-tall grade on backyard of 7708; held by a thin layer of wood for decades. The backyard itself on 7708 starting from grade and down to 7709 is a natural steep downward slope, allowing water to rapidly descend from 7711 flooding both 7708 and 7709. Requires constant maintenance at personal cost of 7708 homeowners as is.

Also, special attention should be paid to the correct drainage of water.

Since the developer plans to fill more than 90% of the entire section 7711 and 7809 NE 58th St with asphalt for a parking lot, all the water from rain (which is constant in our area) will flow down to sections 7708 and below to section 7709, since both sections are at a lower level than 7711. 7704 NE 57th Cir is also located sharply downhill from 7711 and will be similarly impacted.

Therefore, it is very important that the developer must ensure proper water drainage. This would involve leaving as much green set back as possible throughout the entire lot of 7711, at least 30 ft along each downward sloped property line.

Otherwise, lots 7708, 7709, and 7704 and also 57th Circle itself will be chronically flooded with water, which will naturally flow down due to the unevenness of the soil—destroying houses, driveways, and 57th Circle. The bordering soil and wood holding the sharp grade difference will be constantly wet, leading to erosion, soil instability, and mud slipping down

toward 7708 and 57th Cir. With the massive weight of a five-story structure and 1.5 acres of asphalt and cars relying on 32-year-old concrete and thin wooden boards to hold them back, **there is absolutely no reassurance against a landslide.**

Inadequate Infrastructure for Stormwater Runoff (No Stormwater Drains)

Northeast 58th St, up where the proposed rezone is, does not have centralized stormwater drains. All water from Raymond Shaffer Park, 58th St, and other uphill neighborhoods has been draining naturally to our Stormwater Facility and towards 57th Cir. This hasn't been a frequent issue thus far given the rich nature of 7711 and 7809, having lots of permeable green land to absorb this water. Though, a massive impermeable parking lot is planned, and without stormwater drains, many questions demand answers from the developer:

1. Where is the water drainage plan?
2. Does the developer know all the ins and outs of their own and abutting sites?
3. What recourse will 7708, 7709, and the entire NE 57th Cir have in case of flooding and landslide?
4. What protections of financial and, importantly, physical safety will the City ensure for us in planning, construction, and maintenance of any future development up on 58th St?
5. How will the City hold the developers accountable to us?

One vague proposition mentioned in documentation is direction of stormwater runoff underground. Because of the sudden grade difference, what is considered “underground” for 7711 is actually 4 feet *above* ground for 7708 and 57th Circle. All water that is sent “underground” will rush directly onto 7708 and on. Again, there is no assurance against a landslide.

As it stands, R-35 and the 90% asphalted parking lot will realistically have only one path to follow: down. Along its way, it will be chronically flooding our backyards, homes, and 57th Circle's right-of-way, eating away at the circle's pavement and home foundations. “Underground” runoff is equivalent to “directly into your backyards and street” runoff. Water needs to be redirected away from the property to centralized drains, not underground or overflowing onto our land.

Lower density is safer

Regarding flooding and landslide risk, we believe that the R-35 is out of the question on such a small plot size as 7711 and 7809!

More land must be allocated and utilized to manage water runoff with formal infrastructure and expanded setbacks for *public safety*—which must be a priority over density. A smaller density development would de-prioritize a massive parking lot and retain more space for expanded green setback from NE 57th Cir, allowing for the space that would have been asphalted to remain a gorgeous urban forest. The forest and nature will continue to have the function of minimizing risk of flooding and landsliding. Less parking and more green land would also address our desire to maximally preserve hundreds-old evergreens and wildlife-rich parts of 7711 and 7809. A lower density zone is simply required to preserve our circle, forest, safety, and overall landscape of the neighborhood.

Sincerely,

Inna Kozlovska

7708 NE 57th Cir, Vancouver WA

From: Planning Commission
Subject: FW: 11/18 58th Rezone Testimony: Trees

From: Ana From Walnut Grove <anawalnutgrove@gmail.com>
Sent: Tuesday, November 18, 2025 5:31 AM
To: Planning Commission <planningcommission@cityofvancouver.us>
Subject: 11/18 58th Rezone Testimony: Trees

58th St R-35 Rezone Prop: Regarding Trees!

Dearest Planning Commission:

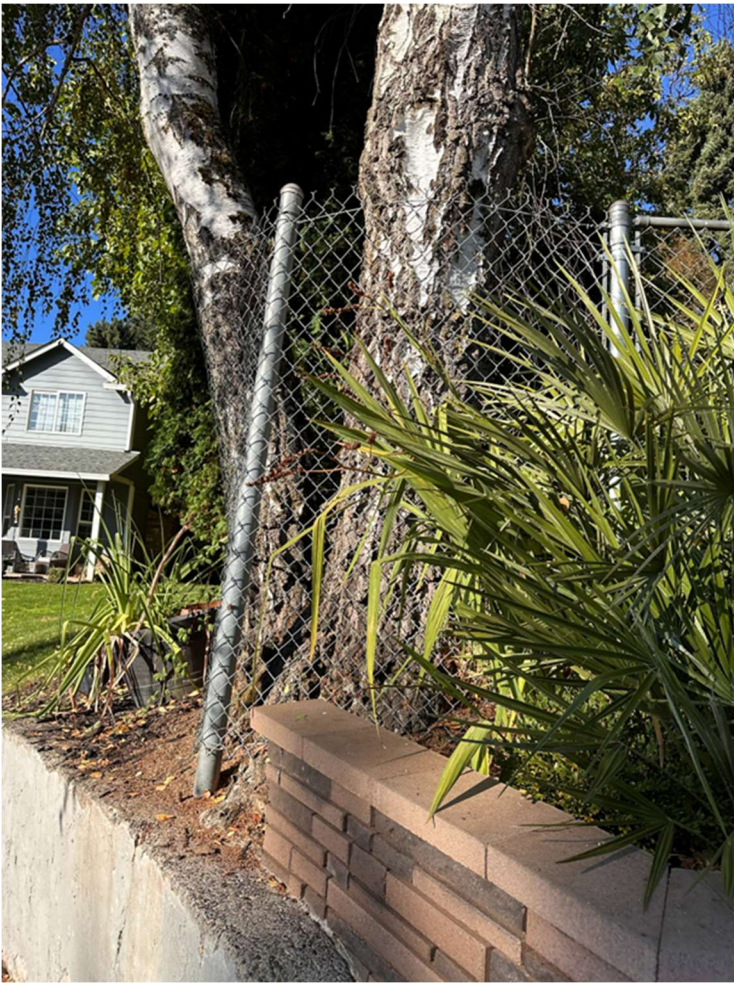
Below is a compilation of images for context for upcoming testimony for the public hearing 11/18. The following set of images are of **southwest trees** Sunlight is wanting to "save": dry willows, oaks, blackberries which are destroying fences, cement and wooden grading, and falling branches at pedestrians and cars for years. These are unsafe trees and not the trees that Charles Brasher and many of our other neighbors and Association testified about wanting to preserve. Please don't let these willows be a distraction from saving evergreen trees on the **NORTH** end of Sunlight's property. Thank you.











Acosta, Maricsa

From: James Wu <jamesjwu83@gmail.com>
Sent: Tuesday, November 18, 2025 8:26 AM
To: Planning Commission
Subject: Comment for planning commission meeting 11/18

You don't often get email from jamesjwu83@gmail.com. [Learn why this is important](#)

Hello,

My name is James and I own property in Hazel Dell.

I wanted to write in support of upzoning neighborhoods in general. Restricting buildings to only certain types of buildings within a zone seems is something that is against freedom, in the land of the free. There are no downsides to upzoning all low-scale/medium-scale/manufactured home zones to mixed-use neighborhoods. The existing residents will still own whatever property they have, but now they have the option of adding to their property and/or sell it for a higher price. It would improve walkability and the desirableness of the locations as well. Also it seems odd to me that people would not want to have stores/restaurants within easy access to their homes.

"Neighborhood character" is not a good argument against the tangible benefits that upzoning gives, and it should not ever be used as a valid argument against upzoning in general.

--

[James Wu, IT Consultant](#)
909-717-5286
[linkedin.com/in/jameswu83](https://www.linkedin.com/in/jameswu83)

Acosta, Maricsa

From: Jan V <janowa85@gmail.com>
Sent: Tuesday, November 18, 2025 10:48 AM
To: Planning Commission
Subject: Support for the preferred alternative of the comp plan

You don't often get email from janowa85@gmail.com. [Learn why this is important](#)

Good morning Commissioners,

When I step outside at night, for some reason I'm always surprised at how cold it feels now. And my first thoughts are of the faces of the people I serve at the homeless shelter. The mom with her 8-year-old, the dad and his 5-year-old, the person who is drenched from walking to the shelter through the rain from the bus, and so many more.

I don't know exact stats. I do know that many of our guests have jobs. And yet I meet them because they can't afford housing. Last week a person told me she was tired because she'd "worked a double" that day. She's trying to earn enough money to afford her "own place".

A middle school teacher told me about a student who always has bad Mondays. This boy lives in a car. By Monday morning, the boy has spent two days without good food and warmth. He's a wreck.

A friend once made this comment to me: "100 years in the future, people will look back at us and wonder. How could so many who have so much, treat so badly those who have so little?"

The preferred alternative of the comp plan isn't a solution but is a step in the right direction.

I support it and am grateful to you and others at the city.

Jan Verrinder
5410 Idaho St
360-607-3271



STAFF REPORT

TO: Chair Adigweme and Planning Commission members

FROM: Bryan Snodgrass, Principal Planner, Community Development Department/ Comprehensive Planning Division

RE: November 18, 2025 Planning Commission public hearing of 58th Street rezone reapplication, R-22 to R-35 on a 1.6 acre parcel at at 7711 and 7809 NE 58th Street, tax lots 107971000 and 107982000 in the Walnut Grove neighborhood.

CC: Rebecca Kennedy, Deputy Director, Community Development Department

REPORT DATE: November 7, 2025

Introduction

The Growth Management Act requires jurisdictions to annually consider proposed Comprehensive Plan or zoning map or text changes. Comprehensive Plan map or text changes must be reviewed collectively and no more than once per year, whereas zoning map or text changes can be reviewed at any time. In recognition of the pending adoption of a new Comprehensive Plan and associated zoning map and text anticipated in spring 2026, the Vancouver City Council has directed that all map or text changes be reviewed within and concurrently to the new Comprehensive Plan and zoning standards rather than separately, with the exception of changes to facilitate housing.

Background/Overview

An earlier version of the 58th Street rezone, to R-50, was applied for in 2025 and recommended for denial by 4-3 vote of Planning Commission at a May 13 public hearing. Commissioners expressed concerns that R-50 zoning would allow overly intense development compared to nearby existing housing, which is primarily single story, much of it on larger exurban lots. Hearing public testimony was 8-2 against the rezone.

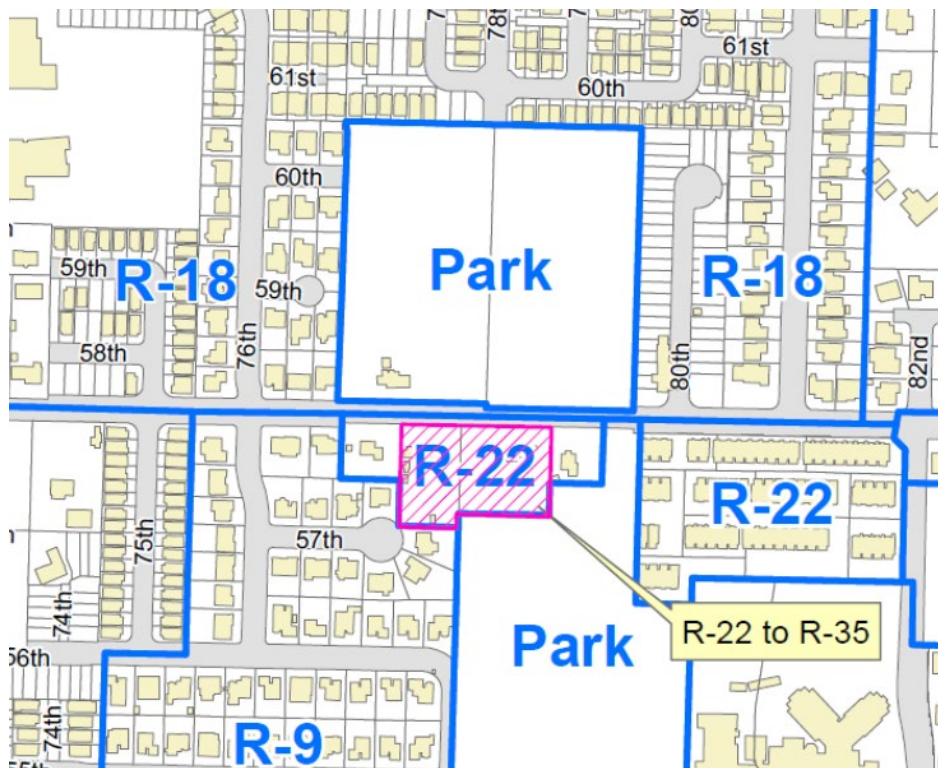
The City Council voted 6-1 to deny the proposed rezone to R-50 at an August 11 public hearing. Similar concerns were expressed by City Council members. Public testimony was 7-0 against.

The possibility of adjusting the proposal to a lower density was raised by two Planning Commissioners voting against the R-50 proposal, and was proposed by the applicant in advance of the City Council hearing, but City Code requires a full reapplication to change the requested designation. Following the City Council denial of the R-50 proposal, the applicant submitted an application for R-35 zoning at the site.

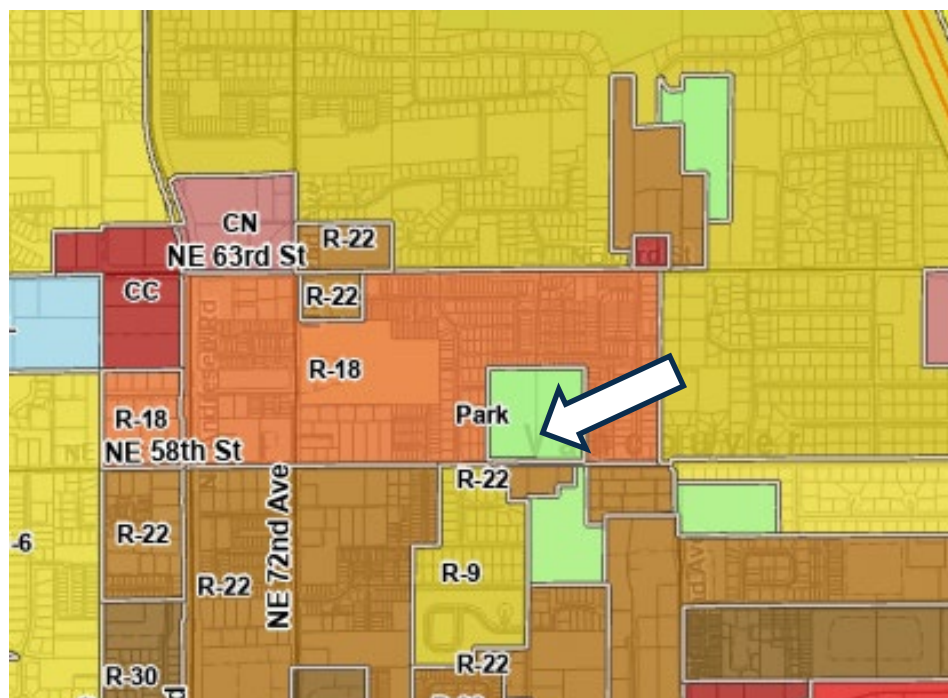
A SEPA Notice of Adoption of Existing Document was published on November 10 for the reapplication, adopting the prior Determination of Non-Significance (DNS) for the original R-50 application which was published and circulated along with an associated checklist on April 28, 2025. Consistent with City code requirements, advance notice of the November 18, 2025 Commission public hearing has been provided through publication in the Columbian Newspaper, hardcopy mailing to owners and residents of property within 500 feet of the sites, and posting of signs on the sites. Neighborhood representatives have been contacted by email. A Planning Commission workshop on the reapplication was held on September 30.

1. Proposal

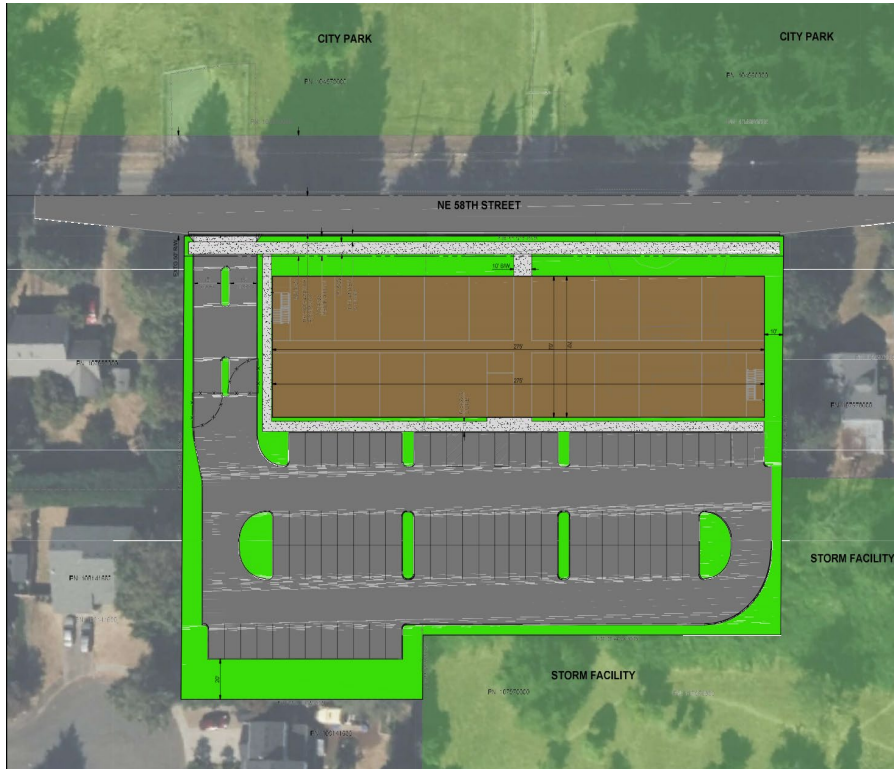
A change from R-22 to R-35 is proposed on a 1.6-acre site at 7711 and 7809 NE 58th Street, tax lots 107971000 and 107982000 in the Walnut Grove neighborhood. The applicant, Serghei Cormanitche, represented by PLS Engineering, plans to submit a future application for site plan approval for a 3 story, approximately 50 foot tall, apartment building of up to 54 units if the zone change is approved. The building would be located in the northeast corner of the site with the same building footprint and setbacks as the earlier R-50 proposal, which would have accommodated 77 units. The applicant indicates that the proposed change to R-35 zoning is to allow for construction of more units in order to make full site development financially feasible given land acquisition costs, and that if the rezone is denied they will seek to retain the two existing on-site homes and develop around them.



58th Street Amendment Reapplication – Regional Zoning



58th Street Amendment Reapplication – Future Conceptual Site Plan submitted by applicant



Currently the site contains two single family homes. To the north of the proposal site across NE 58th Street is Raymond Shaffer Park, zoned Park. West are single family homesites zoned R-22. South and southeast is a City of Vancouver stormwater facility also zoned Park.

Draft future zoning for the proposal site is envisioned as Medium Scale Neighborhood under Possibility A and B for the new Comprehensive Plan and zoning standards anticipated to be adopted in spring 2026 following community review through the Final Environmental Impact Statement (FEIS) process and winter adoption hearings. A range of housing types including multi-family development is anticipated to be allowed under the Medium Scale Neighborhood designation, along with small commercial uses, at heights of up to 4 stories.

In general conformance with current zoning, properties to the north, south, and southeast of the proposal site are anticipated to be zoned Park/Open Space. Property to the west is anticipated to be zoned Medium Scale Neighborhood. More information on the potential future designations including the Medium Scale Neighborhood is available [here](#). Below is a comparison of current development standards under the existing R-22 and proposed R-35 zoning designations.

Excerpted from Table 20.420.050-1. Development Standards

Standard	R-22	R-35
Minimum Lot Size	1,500 sf	1,200 sf
Maximum Lot Coverage	50%	60%
Minimum Lot Width	20'	20'
Minimum Lot Depth	50'	60'
Minimum Setbacks		
Front yard	10'	10'
Rear and through lot yard	0' 5'	0' 5'
Side yard	0' 5'	0' 5'
Street side yard	10'	10'
Garage/carport from public/private street right-of-way or sidewalk easement	18'	18'
Garage/carport from alley	5'	5'
Maximum Height	50'	60'
Minimum Landscaping Requirement (percentage of total net area)	10%	10%

More information on the R-22 and R-35 zoning districts is available [here](#).

The applicant previously submitted a trip generation study estimating that the originally proposed R-50 zoning could reasonably assume generation of 28 trips during the morning peak hour, 30 during the evening peak hour, and 350 per day. Under R-35, trip generation would be approximately 70% of this. Under R-22, there would be an estimated 14 morning and 17 evening peak hour trips and 230 per day. No major transportation improvements are currently planned in the nearby area. Nearby intersections, including the 58th Street intersections at 72nd Avenue and at Andreesen, are not projected to experience level of service or safety problems.

The nearest current transit service is the C-Tran #78 bus on Andresen Road, approximately 2100 west of the site. The nearest current commercial services are approximately 2,500 feet from the site on Andreesen and 63rd Street.

The site is served by the Walnut Grove Elementary, Gaiser Middle and Fort Vancouver High Schools in the Vancouver School District.

Shaffer Park on the north side of 58th Street across from the site is currently unimproved, but anticipated to begin in development in 2026, concluding in early 2027. The project includes street front and sidewalk improvements for the full park frontage along 58th Street. Also included is a wide loop path inside the park with pedestrian lighting, connecting to the neighborhoods to the north at NE 78th Avenue and west at NE 60th Street and providing walking access to transit service and Walnut Grove Elementary School. The park improvement schedule is not tied to the rezone. Development of the rezone site will provide Park Impact Fees (under current PIF rates \$241,472 under

proposed development under R-35 compared with \$151,782 under R-22) that must be spent in the local Park District.

Addressing the absence of streetfront improvements and sidewalks on the south side of 58th Street near the site will be dependent on new development. Development of the rezone site will require frontage improvements including sidewalk construction abutting the site, as well as construction of 5-foot wide asphalt paths on the immediately adjacent properties in order to connect to existing sidewalks slightly over 100 feet to the east and west.

Development of the rezone site will also require installation of a crosswalk across 58th Street to Shaffer Park. Crosswalk specifications would be determined during site plan review. An RRFB crossing, so named because it features rectangular rapid flashing beacons, is likely.

The updated citywide Comprehensive Plan and zoning code is anticipated to be adopted in spring 2026. No decisions have been finalized, but the recent Draft Environmental Impact Statement in both Alternatives 1 and 2 envisions the rezone site to be designated Medium Scale Neighborhood, which would allow a range of residential and supporting commercial uses, with a maximum height limit of 75 feet, and no maximum density. R-35 zoning does not allow free standing commercial uses, but otherwise aligns with this proposal, allowing buildings up to 60 feet in height.

Review Criteria and Findings

Zoning map designations changes are reviewed under VMC [20.285.060](#).

20.285.060 Approval Criteria -Standalone Zoning Map Amendments

A. Zoning map amendments not involving associated comprehensive plan map amendments shall demonstrate the following:

- 1. How the proposal is more consistent with applicable policies of the Vancouver strategic plan and comprehensive plan than the existing designation; and*
- 2. That a change in circumstances has occurred since the existing designation was established. (Ord. M-3959 § 18, 07/19/2010; Ord. M-3922 § 14, 07/06/2009; Ord. M-3730 § 5, 12/19/2005; Ord. M-3643, 01/26/2004)*

Staff finds the proposal to be consistent with [Strategic Plan](#) focus areas of Housing and Human Needs, Vibrant and Distinct Neighborhoods. The proposal also complies with applicable [Comprehensive Plan](#) policies, particularly regarding housing options under Policy H-1. The affordable housing crisis, and particularly the related new state housing mandates that Vancouver must comply with is the most relevant change in circumstances since establishment of the current zoning.

The proposal would add capacity for approximately 21 more multi-family units than currently allowed, with a likely building height of three stories that is consistent with the current zoning allowance. Future development would be subject to Site Plan Review including consistency review with the City Tree Ordinance, and the applicant has pledged to retain all existing trees on the southern property line, including trees at the southwest corner providing screening to the adjacent single family subdivision, and would retain many existing trees on the western property line. These retentions, along with the envisioned building placement in the northeastern corner of the rezone site, helps to lessen exposure to the nearest adjacent residences.

Although the nearest current transit and current shopping opportunities are over 2000 feet from the rezone site, other services identified by community members in the ongoing Comprehensive Plan update as important to have nearby are very close. Shafer Park is directly across the street from the rezone site, and the newly expanded Walnut Grove Elementary School is 700 feet away to the northwest.

Development on the site will provide significant Park, School, and Traffic Impact Fees. Off site improvements in the form of a crossing to the park, and asphalt path improvements on the adjacent off-site lots to the east and west will also be required when the rezone site develops.

The proposed rezone also helps to address the ongoing housing attainability crisis, and the pending Comprehensive Plan update, which under GMA is required to provide

capacity for over 30,000 new housing units, affordable at a range of income levels. Although final decisions have not been made, the proposed R-35 zoning is consistent with future Medium Scale Neighborhood zoning envisioned at the site.

Recommended Action

Based on this staff report and the November 18, 2025 hearing, staff recommends the Planning Commission recommend approval of the 58th Street Zoning Amendment Reapplication as proposed from R-22 to R-35 at 7711 and 7809 NE 58th Street, tax lots 107971000 and 107982000.

Links:

August 11, 2025 Vancouver City Council public [hearing materials](#) for original R-50 proposal, including staff report, addendum memo, presentation, and written comments received.

[August 11, 2025 CVTV](#) tape of City Council public hearing

May 13, 2025 Vancouver Planning Commission public hearing [videolink](#)

September 30, 2025 Vancouver Planning Commission workshop [videolink](#)



58th Street Rezone Reapplication

Planning Commission Public Hearing

Bryan Snodgrass, Principal Planner, City of Vancouver Community Development Department, Comprehensive Planning Division

November 18, 2025



Agenda:

- Process for review of separate map and text changes in advance of updated Comprehensive Plan
- Revised Zone Change proposal analysis
- Comparison of development standards and yields under R-22 and R-35 zoning districts
- Staff recommendations



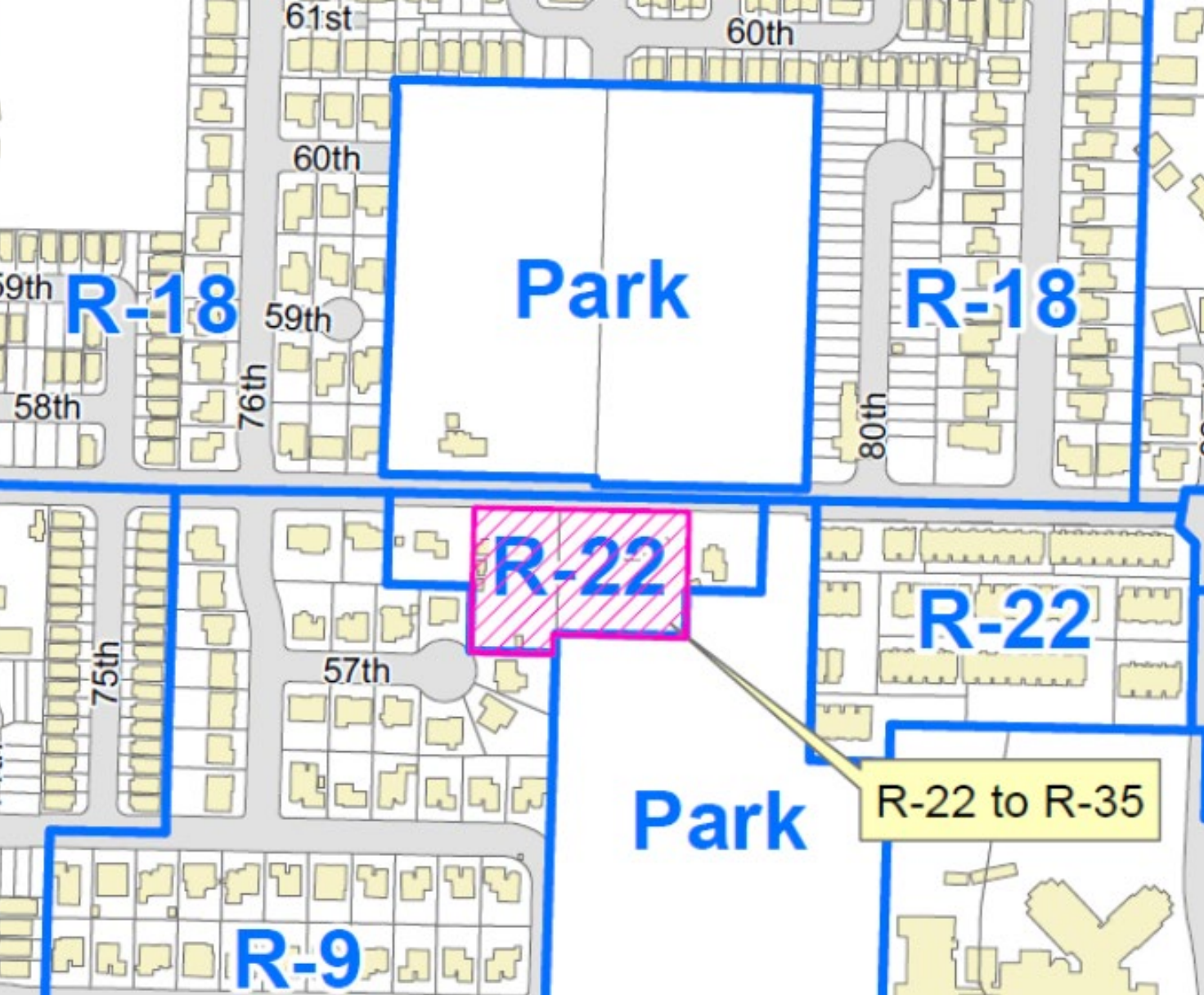
Individual changes prior to updated Comprehensive Plan and zoning code

- Citywide updates anticipated spring 2026
- Per Council direction, advance changes limited to providing short term housing
- If zone change approved, site plan review application needed before new plan/zone designations adopted to develop under R-35



Zone change approval criteria under VMC 20.285.060

1. Consistency of proposed designation with applicable policies of the Vancouver strategic plan and comprehensive plan, compared with existing designation
2. Change in circumstances since the existing designation was established.



58th Street Zone Change – R-22 to R- 35 at 58th Street east of 76th Avenue

- Park north, single family homesites east and west, stormwater facility and single family homes south
- Designated Medium Scale Neighborhood in DEIS Alternatives



58th Street Zone Change – Conceptual Site Plan

- Up to 54-unit, 3-story, approximately 50-foot high apartment building proposed by applicant if R-35 approved
- R-35 allows up to 57 unit, 60-foot high building
- R-22 allows up to 36-unit, 50-foot high building





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58th Street Zone Change – Analysis and findings

- Added capacity for 21 additional higher density units
- Applicant proposes building location and tree retention to limit visible impacts to adjacent residence, particularly subdivision to the southwest
- Flashing light crosswalk to park, on-site sidewalk improvements, and adjacent property asphalt path improvements required at development



Return to Planning Commission

- Questions of staff, applicant and public testimony, deliberations
- Staff recommends approval of proposed change to R-35
- Sample motion: *Based on findings in the staff report and November 18, 2025 public hearing, the Planning Commission recommends approval of the 58th Street zone change from R-22 to R-35 at 7711 and 7809 NE 58th Street*

Thank You



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