



Planning Commission Meeting Agenda

December 9, 2025
6:30 PM

City Hall Council Chambers

415 W. 6th Street | Vancouver, WA

[Join Team Meeting](#)

Dial: +1 347-941-5324

Meeting ID: 229 292 135 503 11

1. Call to Order and Roll Call

2. Approval of Minutes

- a. Adoption of Meeting Minutes -November 18th

3. Community Forum

To provide public testimony, please see instructions below.

4. Workshop

- a. Comprehensive Plan Update: Preferred Land Use Map Pt. 2 — Rebecca Kennedy, Deputy Director, Community Development Department

5. Public Hearings

- a. Election of Officers - Rebecca Kennedy, Deputy Director, Community Development Department

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

Meeting Minutes

Tuesday, November 18, 2025

5:00 p.m.

City Hall Council Chambers

415 W. 6th Street | Vancouver, WA

The meeting was called to order at 5:00 pm

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 Beck, seconded by Commissioner Wheeler to approve the September 23, 2025, meeting minutes. Motion carried unanimously.

Workshop: Comprehensive Plan Update: Draft Preferred Land Use Map Pt. I
Presenter: Rebecca Kennedy, Deputy Director, Community Development Department

Staff presented the first draft of the Preferred Land Use Map, explaining how it was shaped by Council’s existing policy priorities and framework for getting to a preferred alternative, community input, environmental review, and parcel-level analysis. Key drivers included significant population and housing growth requirements, rising housing costs, climate and VMT-reduction goals, equity directives for citywide access to services, and legal obligations under the Growth Management Act. Staff described how the preferred alternative was developed by evaluating 400+ DEIS comments, refining centers and corridors, assessing school capacity, protecting major tree canopy areas, and prioritizing housing capacity near parks, schools, and existing infrastructure. They highlighted the preservation of most industrial lands, targeted changes in neighborhoods that are service deserts, integration of transportation investments, and the addition of the Manufactured Home Park zone. Staff then demonstrated how the framework was applied parcel by parcel—avoiding downzoning, identifying areas where higher intensity development is or likely will be feasible in the future, correcting mapping errors, and using medium-scale or low-scale zoning based on access, opportunity, and environmental factors.

Members

Patrick Adigweme
Chair

Zach Pyle
Vice Chair

Marjorie Ledell

Nena Cavel

Sandra Beck

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Commissioner Questions and Staff Responses

Commissioner Wheeler

Provided feedback supporting upzoning the area east of Fisher’s Landing Transit Center, noting the benefits of transit access and limited alternatives in the area. She also recommended expanding medium-scale buffers around parks and schools, ideally guided by a 15-minute walkshed, and suggested reconsidering low-scale zoning in Rose Village given its proximity to Downtown and multimodal corridors.

Commissioner Jay

Q How does staff determine when tree canopy justifies low-scale zoning? Staff described the methodology using urban forestry survey data to identify clusters of parcels with 20–40% canopy coverage and mapping contiguous canopy concentrations. This analysis informed where low-scale designations could be applied to support retention of significant tree canopy.

Q: Do tree-canopy areas correlate with wealthier or older neighborhoods? Staff acknowledged some correlation with higher-value housing but noted canopy clusters are relatively dispersed. Staff emphasized balancing canopy protection with other framework factors such as access and infrastructure.

Commissioner Cavel

Q: Will the preferred plan meet long-term housing needs, and how long would it take to reach the housing target? Staff explained that buildout depends on market conditions. The most feasible near-term housing types are middle housing infill and wood-frame medium-scale multifamily. The plan intentionally front-loads feasible housing types to accelerate unit production.

Vice Chair Pyle

Q: Will medium-scale infill and three-story multifamily be allowed in mixed-use zones? Staff confirmed yes, with adjustments to minimum densities and flexibility for averaging densities on larger sites.

Q: Expressed concerns about ground-floor commercial requirements limiting housing feasibility. Also asked whether staff considered parks or assets located just outside city limits. Staff responded park and facility analysis currently focuses on assets within city limits, but staff agreed to review areas where adjacency could be relevant (e.g., north of SR-500).

Q: Will large developments still require master plans? Staff responded yes. Master planning thresholds are under review, and currently thinking is somewhere around 10 acres. Staff are evaluating how affordable housing requirements, open space dedications, and infrastructure provision interact with development feasibility, and this will guide updated master planning requirements and approval criteria.

Q: Will incremental development and ADUs be allowed on nonconforming lots? Staff confirmed the intent to allow incremental improvements and avoid creating new nonconformities. Adding ADUs would not be restricted by minimum density requirements.

Commissioner Ledell

Q: Are the listed alternatives equivalent to the “blob maps”? Staff confirmed they are.

Comment: Expressed support for reducing the number of zoning districts and appreciated the aspirational nature of the preferred alternative, noting the importance of flexibility and market responsiveness.

Commissioner Adigweme

Raised additional questions and comments, including:

- Clarifying how private easements, power line corridors, and golf course zoning factor into redevelopment potential.
- Whether the preferred alternative still meets required housing capacity after incorporating public feedback and adjustments.
- Requesting further explanation of state law requirements vs. local discretion (e.g., what is now required in former single-family zones).
- Reiterated the need for legends on each map page.

Chair Adigweme closed by acknowledging the complexity of the material, thanking staff for the detailed presentation, and encouraging commissioners to continue reviewing and preparing questions. The Commission recessed until 6:30 p.m.

Community Forum Testimony

Speaker: Julia Trabert - Supported the preferred Comprehensive Plan. Emphasized addressing the housing crisis while protecting quality of life, including walkability, bike access, reduced car dependence, and minimizing noise and congestion to ensure a healthy, enjoyable city.

Speaker: Michael Trabert – Supported the preferred plan and stressed that higher density must be paired with reducing reliance on cars. Highlighted safety concerns, car and motorcycle noise, and potential health impacts if transportation issues aren't addressed alongside housing growth.

Speaker: Israel Lopez – Expressed support for the Comprehensive Plan and the increased density proposed for Vancouver.

Speaker: Jason Cromer – Supported the preferred plan and urged its adoption. Spoke about the benefits of walkability, transit access, and mobility options for people of all ages and abilities. Emphasized long-term community benefits such as reduced traffic, cleaner air, more freedom of movement, more parks, and more housing choices. Encouraged planning for future generations rather than maintaining current conditions.

Speaker: Tabor Kelly – Supported the preferred alternative but requested consideration of added mixed-use density along Mill Plain between MacArthur and Grand, especially near the BRT stop at Brandt Road. He appreciated simplification of zoning and balancing industrial jobs with housing needs.

Public Hearing: 58th Street Rezone Reapplication, R-22 to R-35

Presenter: Bryan Snodgrass, Principal Planner, Community Development Department

Staff noted this is a reapplication following the proper process, returning with a reduced proposal for a rezone from R-22 to R-35 (R-50 was previously proposed and denied by Council). Bryan reviewed the rezone request, the process, and evaluation criteria. The proposal applies to the same site and generally proposes a consistent building footprint as before but scales the number of floors from five to three and the number of units from 70-plus to 54. Staff explained that City Council approved limits to the types of map change requests it will consider prior to the 2026 Comprehensive Plan update, and this one qualifies to be heard in advance of the Comprehensive Plan as it supports near-term housing production.

Bryan summarized the site context, expected development capacity under R-22 versus R-35, and the potential transit-overlay density bonus. He noted the prior application was denied by both the Planning Commission and City Council, though both bodies discussed a possible lower-density option such as R-35. The applicant's plan continues to place the building on the northeast portion of the site and retain trees near the southeast corner to buffer adjacent single-family homes.

Staff highlighted additional considerations: anticipated smaller, lower-cost market-rate units; required off-site improvements (a crosswalk with a beacon connecting to Schaffer Park, and a 5-ft asphalt path on adjacent parcels); traffic analysis showing no level-of-service or safety failures; and the proximity to parks and schools. Staff reiterated the regional housing shortage and state mandates requiring significant new housing capacity as part of the rationale for recommending approval.

Commissioner's Comments & Questions

Commissioner Cavel – No questions.

Vice Chair Pyle – No questions.

Commissioner Ledell – No questions.

Commissioner Beck

Q: I need more information about the Transit Overlay District. What triggers it, what requirements it has, and how it interacts with both this rezone and the Comprehensive Plan. Staff explained the Transit Overlay District (TOD) is an older code provision allowing up to a 25% density bonus in mapped areas. The applicant has not indicated interest in using it, but it remains an option under current code. The TODs will not exist in the new code to be adopted as part of the Comprehensive Plan Update.

Q: What would an applicant need to do to seek the TOD bonus? Staff responded it is allowed by right and can be requested at the site plan review phase.

Q: Does approving R-35 mean the applicant could still raise density by 25%, returning to levels previously opposed? Staff noted the TOD bonus also applies to R-22, so both zones could increase density. TOD eligibility existed during the previous R-50 proposal as well.

Q: What is the height limit in R-22? Staff confirmed R-22 allows 50 feet; R-35 allows 60 feet. TOD affects density only, not height.

Q: Could the applicant build under R-22, add the TOD bonus, and reach a similar range of units? Staff stated R-22 plus the TOD bonus could reach about 45 units; the current proposal under R-35 is 54 units.

Q: How will the TOD interact with the future Comprehensive Plan designation? Staff stated the TOD will be eliminated in the new code.

Q: TOD is available only if site plan review occurs before the new Comprehensive Plan is adopted? Staff confirmed; after the new plan takes effect, TOD would not apply. Under the new Medium Scale Neighborhood designation, allowed height is anticipated to increase to 75 feet.

Commissioner Beck expressed concern about TOD-related density and requested that the staff memo be updated to include TOD information. Staff noted they were surprised this annexed area fell under the TOD and credited public testimony for identifying it.

Commissioner Wheeler – No questions.

Commissioner Jay – No questions.

Commissioner Adigweme

Stated appreciation for how prior Commission and Council feedback was incorporated, but shared Commissioner Beck's concerns regarding the TOD option.

Q: Should the Commission consider the TOD as part of this rezone? Staff responded that TOD remains in effect today but will not carry forward into the updated Comprehensive Plan. If the applicant submits site plan review within the next several months prior to adoption of the new Plan and Code, they will be able to access the bonus.

Q: Will we hear from the applicant today? Staff confirmed yes and also clarified that, if desired, the Commission could recommend approval with a Development Agreement requiring substantial compliance with the submitted site plan, effectively removing the TOD density bonus from consideration.

Applicant Representative testimony

Jason Taylor of PLS Engineering, representing the applicant, explained that the applicant purchased the property roughly one and a half to two years ago and initially requested an R-50 rezone to maximize flexibility for future development. After the prior R-50 proposal was denied and the Comprehensive Plan process progressed, the applicant opted for an R-35 rezone to allow development to proceed sooner rather than waiting for the final Plan to be adopted. The applicant is financially capable of moving forward with apartment development despite current market conditions and aims to provide additional housing units in the City. While the application includes detailed information on potential building height and unit density, the applicant has not committed to a final design, emphasizing transparency about maximum possibilities. The applicant has prior experience constructing three-story walk-up apartments and duplex/townhouse developments but has not built four- or five-story buildings. Taylor noted that the site may qualify for a Transit Overlay District (TOD) density bonus, though it carries additional requirements for open space, connectivity, and parking; the applicant has not yet decided whether to pursue this option. The purpose of the rezone is to allow development consistent with both the current and emerging Comprehensive Plan and to provide housing sooner rather than later. Finally, the applicant intends to coordinate with the City on offsite improvements, including sidewalks, crosswalks, and pathways, and believes the proposal meets all approval criteria and is in the community's best interest.

Commissioners' Questions & Applicant Responses

Commissioner Beck – No questions.

Commissioner Wheeler – No questions.

Commissioner Jay – No questions.

Commissioner Cavel – No questions.

Vice Chair Pyle

Q: The application provides a lot of detail, but there are no commitments on building height—do you want to maintain flexibility, or should we recommend compliance with what's shown?

Representative confirmed flexibility is desired. The applicant would not oppose a Developers Agreement restricting density or placement, but such agreements carry additional requirements (e.g., sustainability standards) that make it less feasible.

Commissioner Ledell

Q: Does the applicant plan to take advantage of the opportunity to increase density? Representative stated that they have not discussed this option with the applicant and cannot confirm whether it will be pursued. For transparency, the maximum density allowed under the zone and TOD should be considered.

Q: Do you know the size of the unit, studio, one-, two-, or three-bedroom? Representative explained that previous projects by the applicant included a mix of one- and two-bedroom units, generally 800–900 sq. ft. for one-bedroom and 1,100–1,200 sq. ft. for two-bedroom units. Three-bedroom units have been built in other Clark County projects, so they are possible but not currently planned.

Q: Will bike racks or carports be provided? Representative confirmed that prior projects provided covered carport parking and that bike racks may be required if the TOD option is pursued.

Commissioner Adigweme

Commented that uncertainty about applicant decisions is concerning for neighborhood impacts.

Q: Has the applicant considered public, Council, and Commission comments from the prior process? Representative confirmed yes; this is a zone change under existing approval criteria. Impacts are consistent with Comprehensive Plan.

Q: Will the applicant proceed with offsite improvements (crosswalk, sidewalks, asphalt paths) regardless of density chosen? Representative emphasized that the rezone request is evaluated against specific approval criteria. The applicant is generally aligned with Comprehensive Plan goals and is willing to implement offsite improvements, including sidewalks, crosswalks, and paths, consistent with prior projects and Transportation Department requirements.

Staff confirmed that the TOD exists in current code but will not be included in the updated Comprehensive Plan. A site plan review would trigger TOD eligibility if the rezone were approved and site plan application submitted prior to adoption of the new Plan and Code. Staff noted that offsite improvements are standard requirements and that traffic and safety concerns are expected to be mitigated through site plan review.

Public Hearing Testimony

Speaker: Charles Brasher expressed concern about the proposed rezone, saying the project feels premature and overly dense for the neighborhood. He worried about traffic impacts, compatibility with existing homes, and the lack of clear information about what the applicant actually plans to build.

Speaker: Inna Kozlovska opposed the project, citing unsafe road conditions, lack of neighborhood improvements, stormwater and drainage concerns, removal of large trees, and distrust of the developer's commitments.

Speaker: Shae Whelchel described significant impacts from recent apartment development, including increased traffic, noise, school capacity concerns, construction disruptions, and loss of green space, stating the neighborhood cannot absorb additional density.

Speaker: Ralph Harris raised concerns about increased crime, congestion, and parking issues, stating that more apartments would worsen existing public safety challenges. He urged the Commission to wait until the citywide zoning changes are finalized, rather than approving something that may be outdated or inconsistent later.

Speaker: Chester Thun described long-standing safety issues near NE 58th and 72nd Ave., frustration with perceived developer practices, and concerns about additional traffic and neighborhood impacts. He felt adding more units would worsen pedestrian safety unless infrastructure improvements happen first. He also questioned the applicant's lack of commitment to any specific building height.

Speaker: Robert Seegert opposed the rezoning due to congestion, inadequate sidewalks, noise, scale incompatibility with surrounding single-family homes, and potential negative effects on property values and livability. He expressed concern about the scale of the proposal and the potential for a much taller building than what currently exists in the area. He said neighbors feel "in the dark" about what could be built, especially with the possibility of additional density from the transit overlay.

Speaker: Ihor Maidangk cited traffic, environmental impacts, school capacity limits, infrastructure strain, and safety concerns as reasons to deny the request. He said it's difficult for neighbors to evaluate the impacts when the developer has not committed to a final design or building height.

Speaker: Israel Lopez supported the rezoning, stating decisions should follow planning and engineering standards, that new housing is needed, and that multifamily development can preserve more open space and provide broader housing options. Emphasized that the applicant appears uncertain about what they plan to build and that this lack of specificity makes it hard for the public to evaluate the true impacts. He asked the Commission to consider the cumulative effect of density increases citywide, not just on this parcel.

Speaker: Tabor Kelly supported the proposal, highlighting Vancouver's significant housing shortage, the need to meet citywide housing production goals, and the benefit of adding units to improve vacancy rates and affordability. He appreciates the applicant being transparent about possible options, but the uncertainty leaves too many variables open. He believes the Comprehensive Plan update should determine the zoning rather than an individual rezone done beforehand.

Speaker: Anastasiya Kozlovska (online) opposed the rezoning, stating sidewalk and crosswalk requirements would still apply under R-22, expressing concern about the fate of 100-year-old evergreens, and noting inconsistencies in the developer's unit count and commitments. Anna urged the Commission to prioritize neighborhood character and safety. She said the project felt rushed and asked the city to wait for the Comprehensive Plan process rather than approving a zoning change based on unknowns.

Commissioner Comments and Discussion

Commissioner Beck stated she could only support the proposal if it proceeded with a requirement that the project "substantially confirm" to the site plan submitted with the rezone application. She clarified that she had not made a formal motion but was raising the idea for discussion.

Commissioner Wheeler responded that she did not believe such a condition was necessary and stated that allowing the transit overlay option was in the best interest of the city. She later added additional comments, explaining that the region's severe housing shortage is the result of restrictive zoning and repeated denials of housing proposals. She argued that concerns such as traffic, the loss of a few trees, or increased building height should be weighed against the broader housing crisis, which has real human and economic consequences. She emphasized that approving additional housing at this location would help address that unmet need.

Commissioner Jay stated that he agreed with moving the proposal forward. He emphasized the challenges of building new housing, including interest rates, material tariffs, and statewide rent control—and argued that enabling developers willing to build in this environment is essential. He noted that the city has only achieved about 10% of its annual housing production goal this year and said there will never be a “perfect” location for housing that everyone agrees on. He urged Commissioners not to let minor issues prevent needed housing from being built.

Commissioner Ledell stated she could support the proposal with a substantial conformance requirement related to the transit overlay issue.

Vice Chair Pyle explained that many of the same issues were debated during the prior R-50 request, and that his comments today were focused on zoning standards rather than the applicant’s incomplete site plan. He noted that submitting a proposal without commitment to specific details is poor practice and can feel “underhanded,” echoing concerns raised by the public. However, he clarified that the Commission’s role is to evaluate whether a proposal meets the approval criteria for a rezone. Regarding the transit overlay, he stated that the lack of sidewalks in the area does not support the intent of a Transit Overlay District, which relies on safe pedestrian access. He encouraged staff to help explain this to Council, but stated that overall, he believes R-35 standards are appropriate for this location and supports additional housing here and in many areas of the city.

Commissioner Adigweme stated that he continues to view the request within the broader context of the ongoing Comprehensive Plan update, which appears to align with the level of density being considered for the site. He emphasized that the Commission should evaluate the zoning request on its merits rather than as if reviewing a final development proposal, which is not the Commission’s role.

Commissioner Beck returned to express continued concern about the transit overlay. She asked why Commissioners who previously opposed the larger proposal now feel differently, since the overlay could allow a building similar in size to the project previously rejected. She acknowledged that the forthcoming Comprehensive Plan may allow even greater height or density on the site and said that as a homeowner she understands the emotional weight of neighborhood change. However, she also acknowledged the broader housing needs at the city, state, and national levels.

Vice Chair Pyle responded to Commissioner Beck’s question by stating that the transit overlay information is new and significant. He reiterated that he does not believe the location qualifies for a transit overlay in spirit but noted that the upcoming medium-scale neighborhood designation would allow this level of development. He also pointed out that the previously considered R-50 zone was substantially more intense than the current R-35 request.

Commissioner Wheeler also responded to Beck’s question and commented on the relevance of the upcoming Comprehensive Plan. While speculative, she said it still provides meaningful context. She noted that delaying zoning decisions can increase development costs and that restricting density now, even if the Comprehensive Plan will soon allow it, can make projects less feasible.

Commissioner Ledell

Q: *Who decides on the transit overlay?* Staff responded that the transit overlay is established in city code and is a voluntary set of standards initiated by the applicant. Staff determine whether the overlay applies and what standards follow from it through the site plan review process, which can be appealed. Staff clarified that applying the overlay is “by right,” meaning density is not a discretionary decision once eligibility is met.

Commissioner Beck

Q: Is it correct that applying for the transit overlay requires applicants to meet specific sustainability requirements? Staff explained that the sustainability requirements are associated with development agreements, not the transit overlay. A development agreement would be required only if the Commission wished to lock in substantial conformance with the submitted site plan, which is discretionary action by Council. Staff clarified that the transit overlay itself does not require additional conditions for the 125% density bonus, though additional requirements apply at the 150% bonus level.

Motion and Vote

Commissioner Cavell introduced a motion based on the findings in the staff report and the testimony provided at the November 18, 2025, public hearing. The motion recommended approval of the 58th Street zone change from R-22 to R-35 for the properties located at 7711 and 7809 NE 58th Street. The motion was seconded by Commissioner Jay.

Before proceeding with the vote, Commissioners had brief discussion; following that, the Chair directed staff to call the roll. The vote was as follows:

- Commissioner Jay: Aye
- Commissioner Wheeler: Aye
- Commissioner Beck: Nay
- Commissioner Cavell: Aye
- Commissioner Ledell: Nay
- Vice Chair Pyle: Aye
- Chair Adigweme: Aye

The motion passed five votes to three, and the Planning Commission voted to recommend approval of the 58th Street zone change from R-22 to R-35 at 7711 and 7809 NE 58th Street.

Follow-Up Questions and Responses

Before closing the public hearing, staff noted an online agenda error regarding the Community Forum time and briefly reopened the forum for Jan Verrinder, who had registered. She was not present, but the reopening was added to the record. The Commission then returned to follow-up questions on the Comprehensive Plan draft Preferred Alternative that Commissioners asked earlier but did not have time for responses.

Commissioner Ledell

Q: What is the status of the “blob map” and how will the new centers and corridors be presented? Staff responded the current “blob map” (growth concept) will be replaced with an updated, more detailed graphic showing types and hierarchy of centers/corridors. It will better indicate where subarea planning is prioritized, and some neighborhood corridors will not require extensive planning. The new version will likely remain “blooby,” but more informative than the existing map.

Q: Will the City continue conducting annual reviews as done in the past? Staff responded yes, the City is required to consider privately initiated Comprehensive Plan and zoning map amendments once annually.

Q: When allocating employment land, how is future need estimated when many existing buildings have large, underused parking lots? Staff responded industrial areas change over time, but “lay-down space”—large open areas for storing or staging materials—is essential and explains why some parcels appear underutilized. There may be opportunities for better use of parking lots, but the presence of large open areas is a functional requirement of industrial uses.

Q: How does the City prevent designated corridors from becoming new high-impact areas? Staff responded growth is being dispersed across far more areas than in the current plan to avoid concentrating impacts. The updated framework identifies 49 centers/corridors (compared to about 15 before), spreading growth more evenly while still accounting for infrastructure and access issues.

Commissioner Adigweme

Q: Regarding zoning of golf courses, two courses appear to have different designations. Can staff clarify the logic behind those? Staff acknowledged the concern and will review the methodology to ensure consistent application of the framework. Given transit access and surrounding services, Royal Oaks may warrant reevaluation to ensure parity with Green Meadows. Redevelopment feasibility and HOA constraints will also be factored in.

Q: Does the preferred alternative still meet the required housing capacity once the new deductions are applied? Staff will rerun the land-capacity model. Housing capacity is expected to decrease because refined assumptions replace earlier high estimates, especially in master-planned areas. This is normal as alternatives progress from broad DEIS ranges to more realistic estimates.

Q: Can staff restate the state law requirements driving many of these changes for public clarity? Staff mentioned recent legislation requires significant shifts in local planning, including:

- HB 1110 (2023): Eliminates exclusive single-family zoning; requires 4–6 units per lot.
- HB 1337: Requires allowance of two ADUs per lot, minimum 1,000 sq ft each.
- HB 1220: Assigns housing targets by income band and requires analysis of disparate racial impacts and real-world development feasibility.
- Additional bills address single-stair buildings, transit-oriented development, and middle-housing lot splits.
- Staff emphasized that these laws set the baseline requirements the City must meet.

Commissioner Beck: Noted that including state-law context is especially helpful during controversial items.

Staff & Commissioner Communications

- There will be a Commission meeting in January, on the 8th.
- No February retreat unless directed; workshop time will instead be prioritized.
- Workshops may begin at 4:30 p.m. due to Comprehensive Plan workload.
- Some months may require two meetings to stay on schedule through June.
- December 9th will be Commissioner Ledell’s final meeting after nine years of service.
- A new commissioner will be appointed at the December 15th City Council meeting.
- Meeting location will shift to the Aspen Conference Room beginning in early 2026 as Council Chambers will be under renovation. December meetings remain in the current room.
- The next Commission meeting scheduled for November 25th is cancelled
- Commissioners will receive updated calendar invitations for 2026 meetings.
- Future discussions may include reviewing the bylaws, OPMA, and conflict-of-interest rules.

Adjournment

With no further business, the November 18, 2025, meeting of the Vancouver Planning Commission was adjourned at 8:12 pm

Patrick Adigweme, Chair

Date

OUR VANCOUVER

OUR FUTURE 2045

Comprehensive Plan Update Planning Commission Workshop

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

December 9, 2025

Agenda

- Review
 - ➔ Comprehensive Plan Overview
 - ➔ State Laws and Key Priorities
 - ➔ Getting to a Preferred Alternative
 - ➔ Council Direction at 12/1 Workshop
- Preferred Alternative – Second Draft
 - ➔ Changes from First Draft
 - ➔ Map and example areas
 - ➔ 12/1 Council Direction
- What's Coming in 2026
- Questions



OUR VANCOUVER Comprehensive Plan

- A guide for the city’s growth and development over the next **20 years** (2025-2045).
- Last updated in 2011
 - Changes in demographics, climate change, remote work, housing affordability, equity

	2024	Growth	2045 Targets
Population	~200,000	+ 81,000	~281,000
Housing Units	~86,000	+ 38,000	~124,000
Jobs	~100,000	+ 43,100	~143,100

Vancouver is an equitable and prosperous community, which ensures that all residents, businesses and organizations benefit from the growth and advancement we make together.

Vancouver will be recognized for our quality of life, as evidenced by affordable housing in vibrant, safe and walkable neighborhoods, access to jobs and economic opportunity for all, and leading-edge efforts to address climate change.



New State Laws

- At a minimum, allow up to 4 units per residential lot and up to 6 units per residential lot if near transit or if at least 2 units are affordable.
 - ➔ Standards for middle housing cannot be more restrictive than those for detached single-family homes
- Make room for set numbers of housing units in all income levels – over 38,000 total new units citywide
 - ➔ Includes permanently supportive housing
- Account for racially disparate impacts
- At a minimum, allow 2 ADUs per residential lot
- No parking minimums for affordable housing and no more than 0.5 per unit for all other housing
- Only one stairwell required for residential buildings 6-stories or less
- Align impact fees to size of housing
- Allow for permanently supportive housing
- Climate chapter and analysis



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.



The Process



Learn about our community

- History
- Existing conditions
- Visioning



Develop alternatives

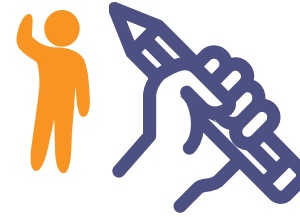
- Analyze data
- New zoning districts
- Community mapping activities



Understand potential impacts

- Draft EIS
- Public comment period

We are here.



Refine map, policies, & code

- Preferred alternative
- Share drafts of plan and code



Adopt plan and code

- Final EIS
- City Council adoption of plan, map, and code



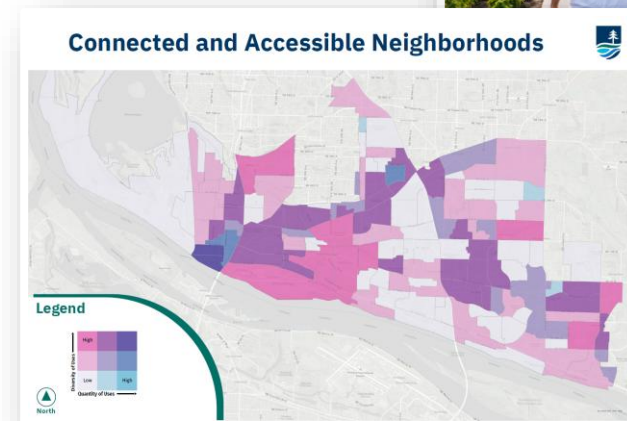
Preferred Alternative Engagement

- Community Partners, Community Working Groups, and internal teams throughout
- Developed Alternatives
 - Visioning engagement (20+ tabling events, Pin Map, Community Survey, Housing Forum, plus previous citywide vision statement engagement)
 - Community Mapping Activities in Spring 2024
- Sharing Alternatives, Prepping for Comment Period
 - 30+ meetings, events, workshops, and tabling events to community groups, neighborhood associations, student groups, boards and commissions
- Draft EIS Public Comment Period
 - About 400 comments received
 - Two in-person events, two virtual sessions
 - Four tabling events
 - Emails via Our Vancouver, Vancouver Connects, Office of Neighborhoods, and direct emails to neighborhoods and partners. Social media, The Columbian, and more.



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.



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



Changes / Clarifications Since Nov. 10 Draft

- Southern portion of Section 30 changed to Institutional Campus to reflect new district most closely aligned with large site master plans and/or development agreements in place (HP, Pac Trust)
- Columbia Tech Center changed to Institutional Campus
- Columbia Business Center changed to Regional Activity Center (with heavy industrial overlay)
- Historic Reserve still Institutional Campus, adding historic overlay that includes existing Historic Reserve, Officers Row and Education/Recreation conservation districts
- Fruit Valley- recommend very little change; zoning updates will follow action planning process that is underway as part of holistic / coordinated implementation
- Major corridors Medium Scale Neighborhood or higher
- Areas with concentrations of parks and schools increased to Medium Scale
- Existing OCI zoned areas with existing development more compatible with housing than industrial uses changed from Industrial/Employment to Mixed Use
- Royal Oaks changed from LSN to MSN



New Zoning Districts

Low-Scale Neighborhood



Mixed-Use Neighborhood



Institutional/Campus



Medium-Scale Neighborhood



Regional Activity Center



Industrial/Employment



Manufactured Home



Parks

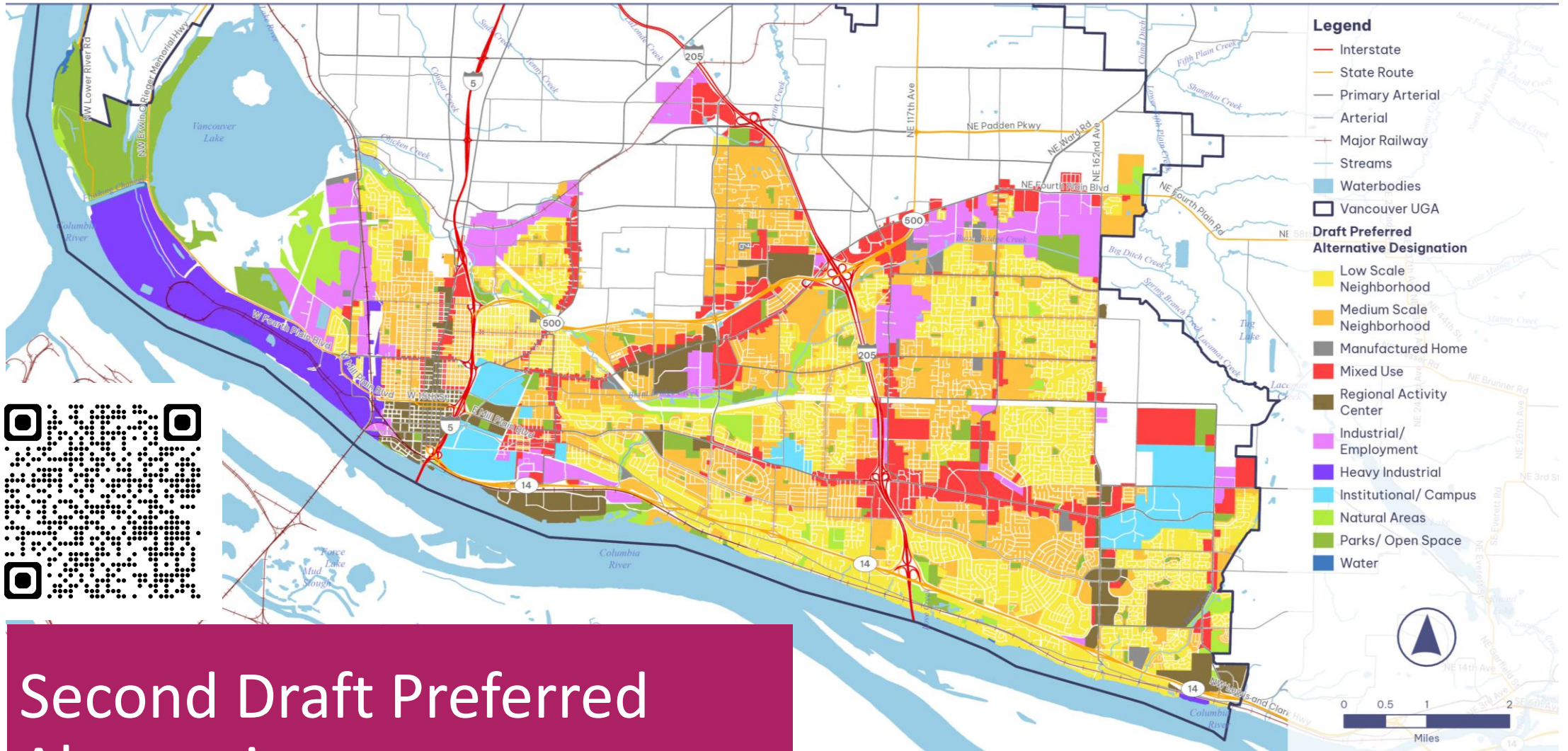


Natural Areas



Heavy Industrial



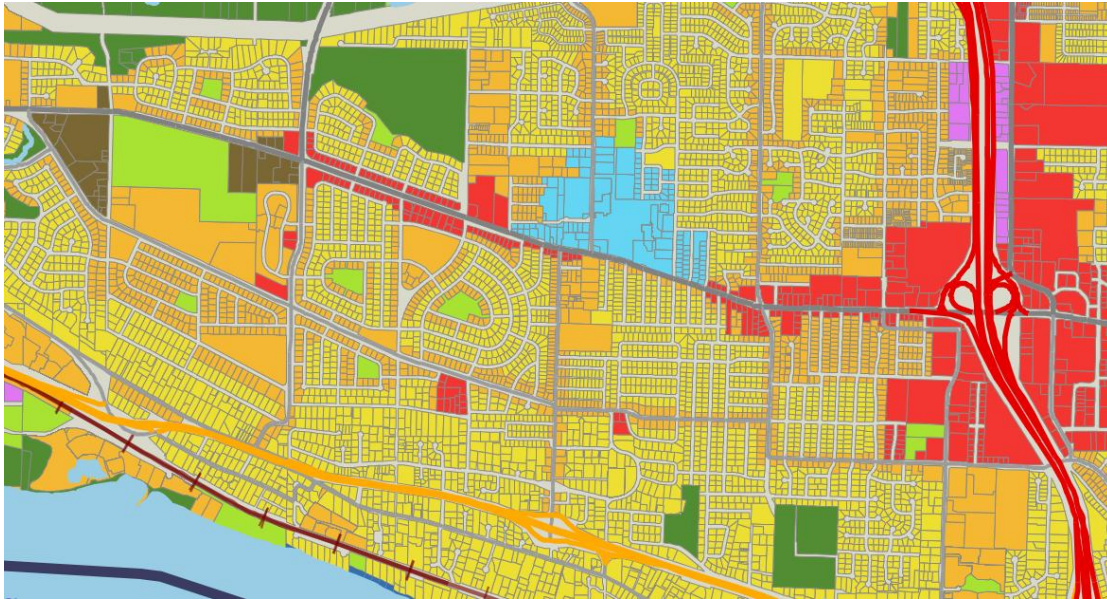


Second Draft Preferred Alternative

www.beheardvancouver.org/plan2045



MacArthur / Mill Plain



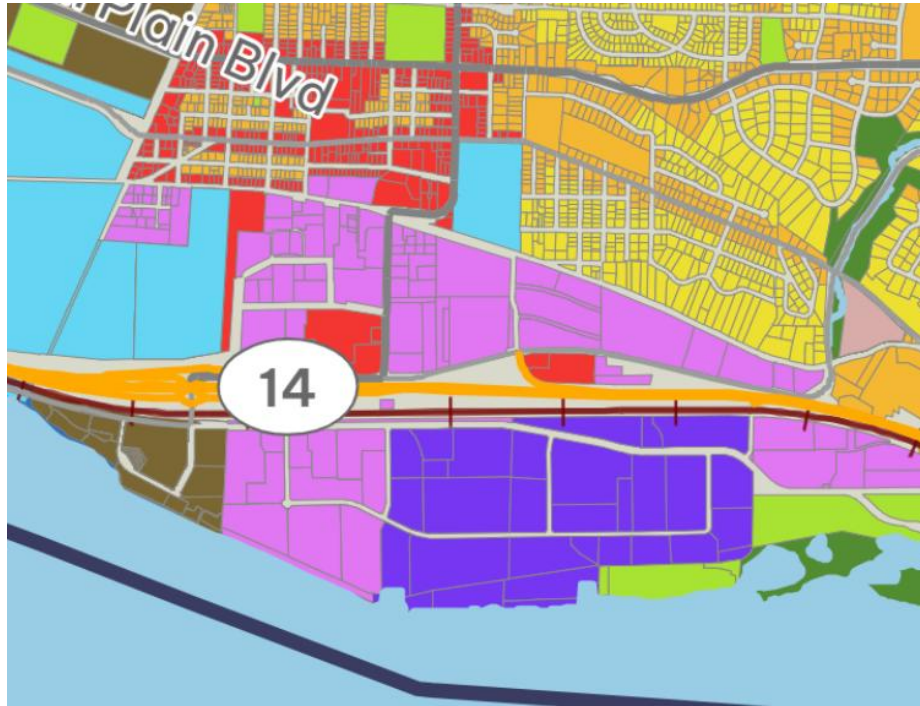
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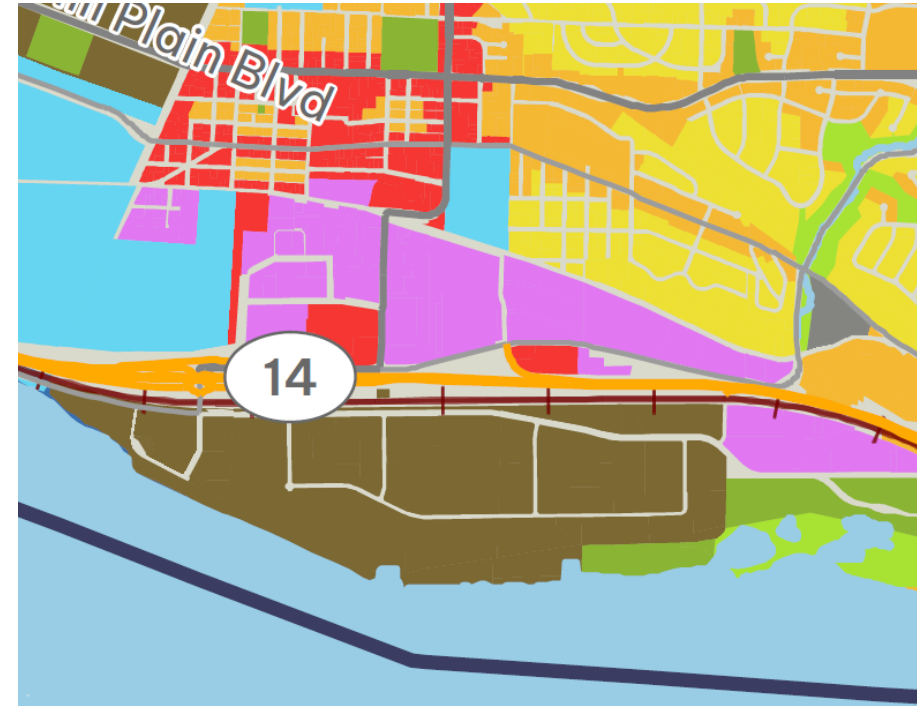
Second Draft



Columbia Business Center



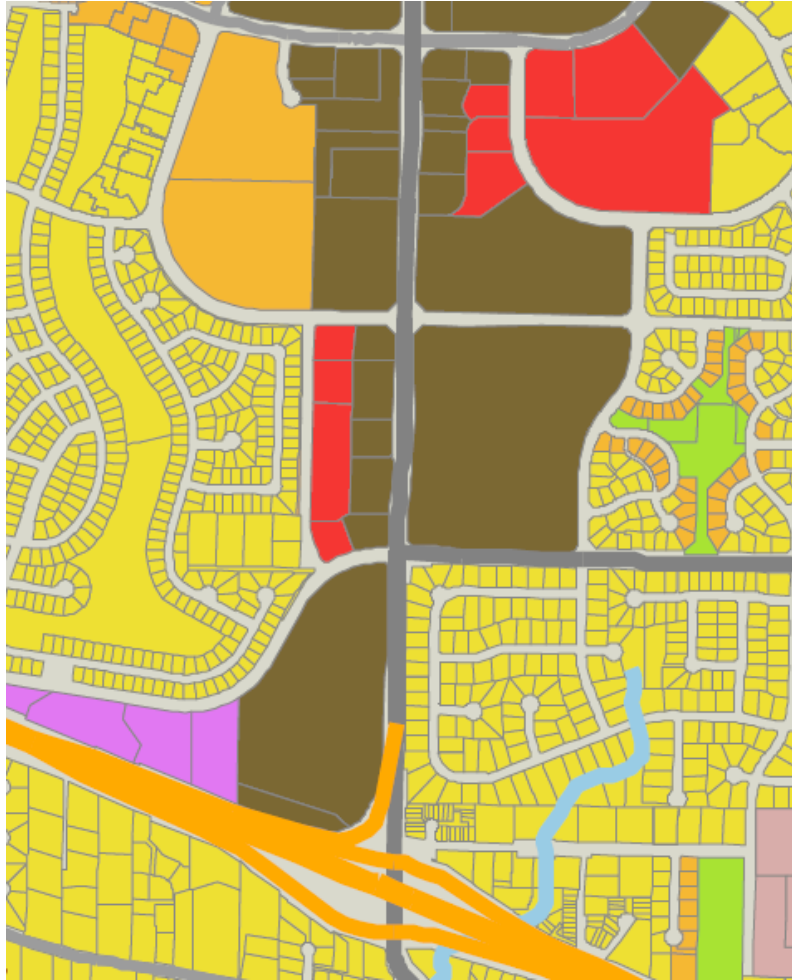
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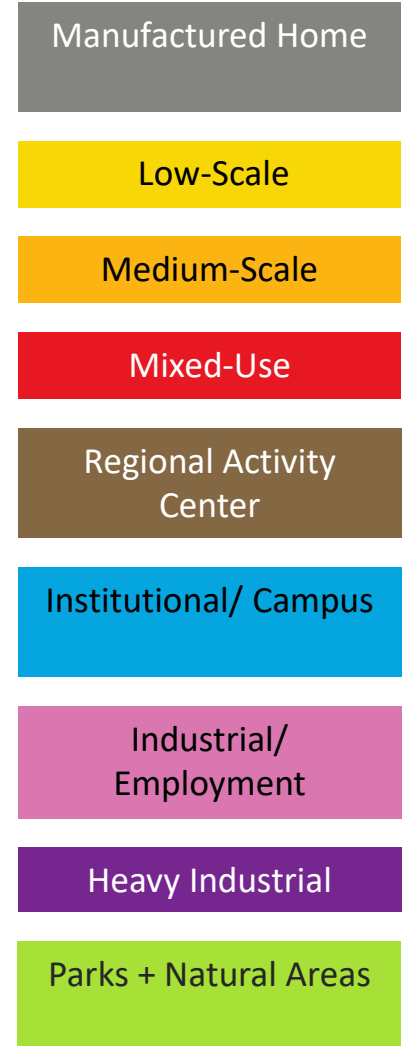
Fishers Landing



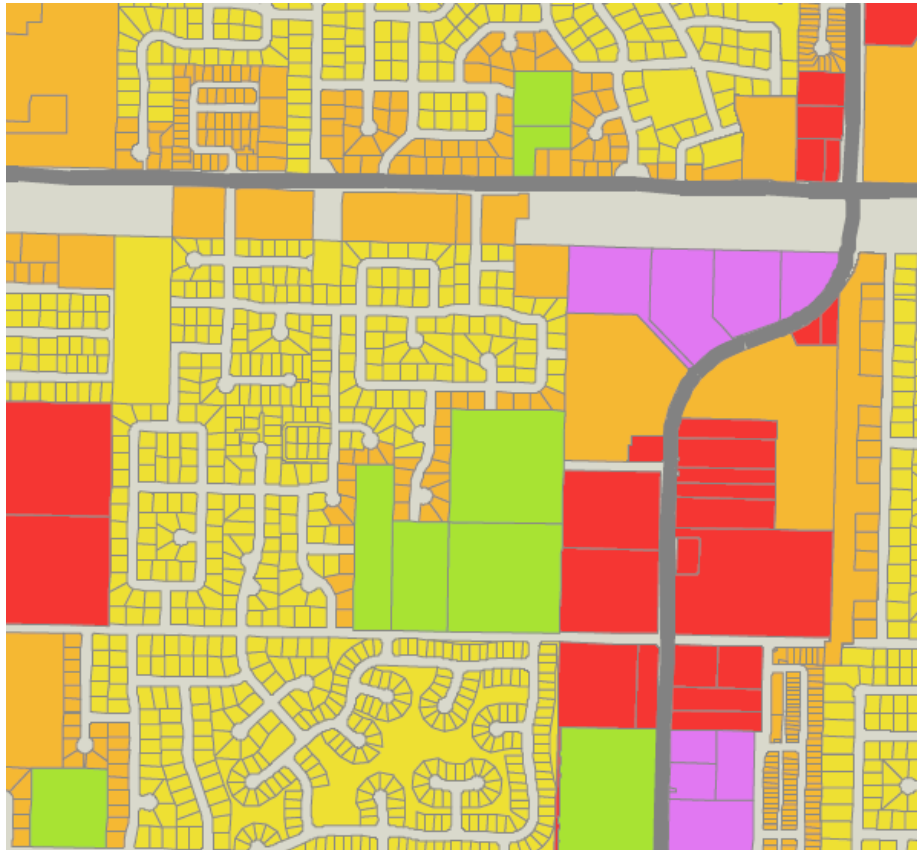
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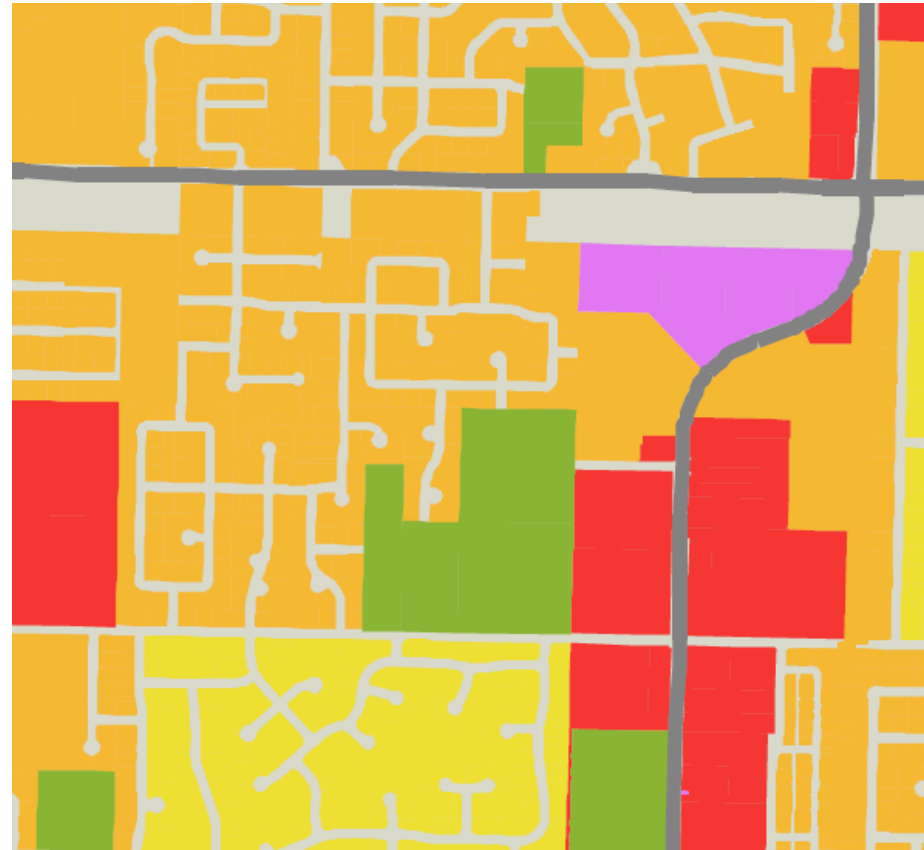
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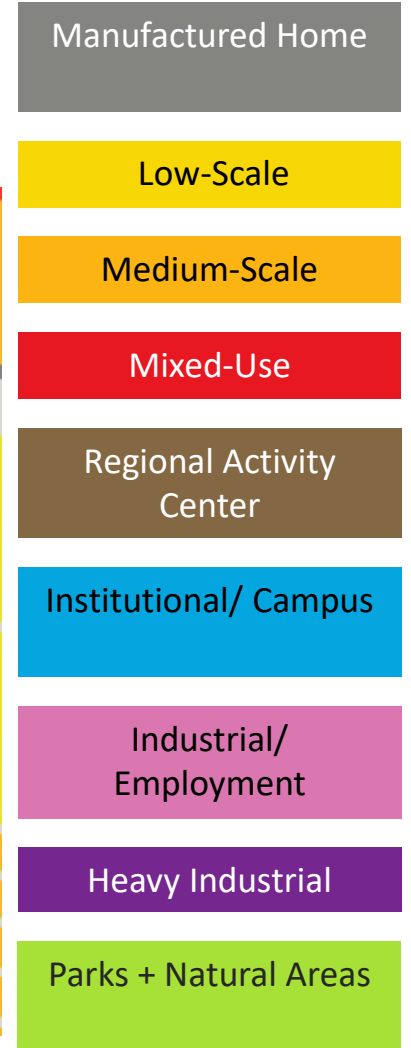
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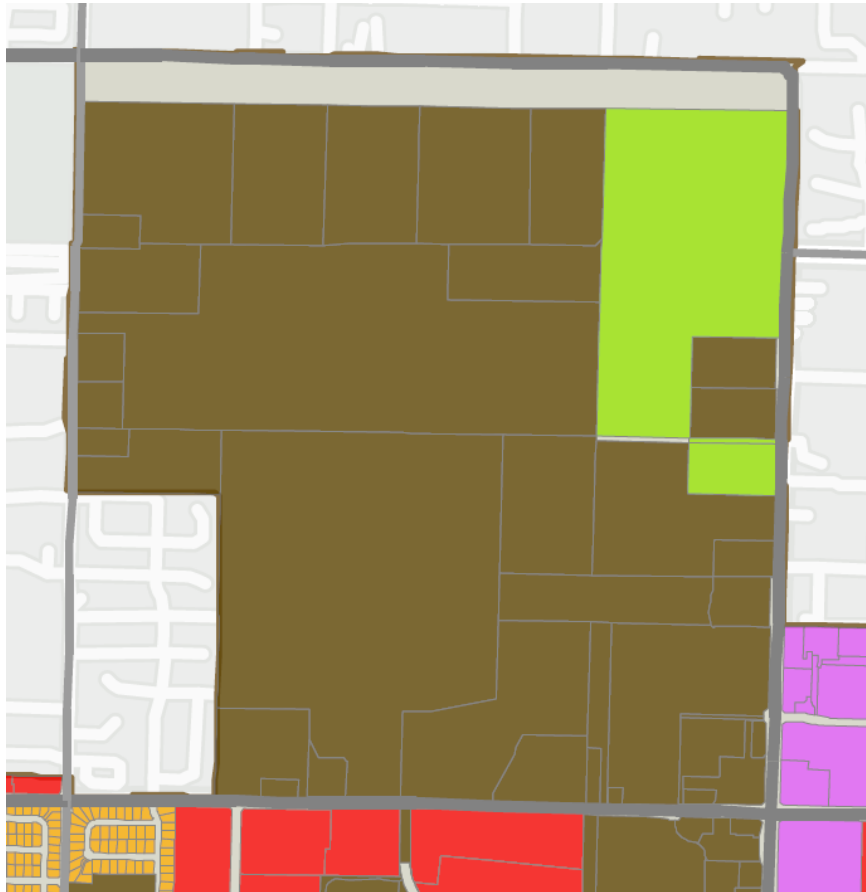
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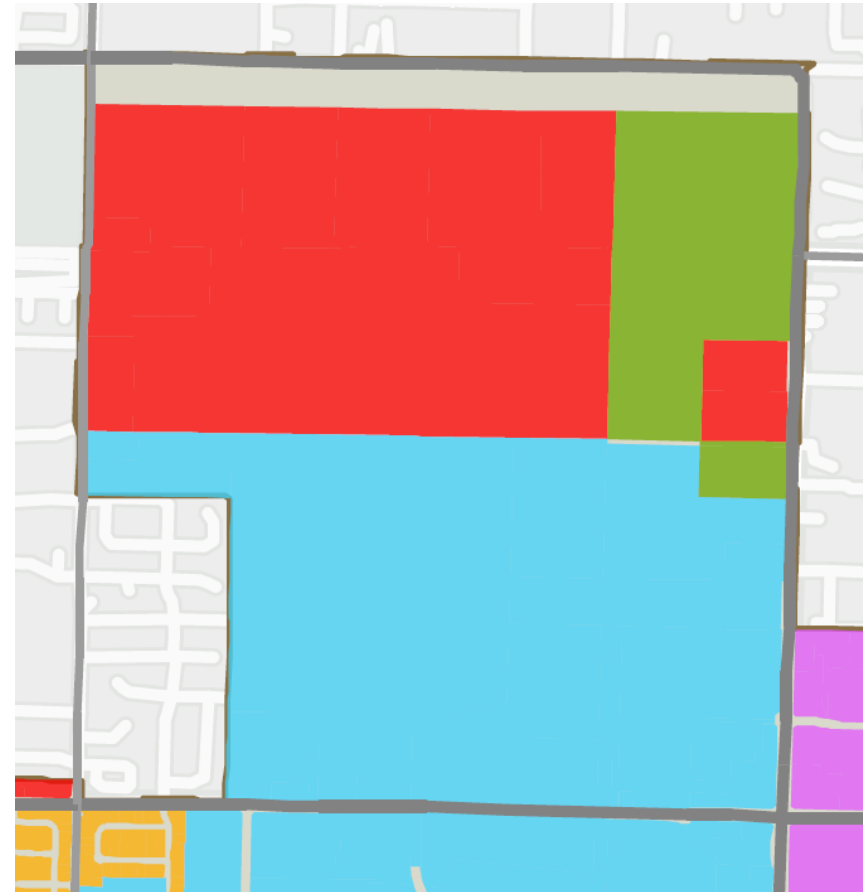
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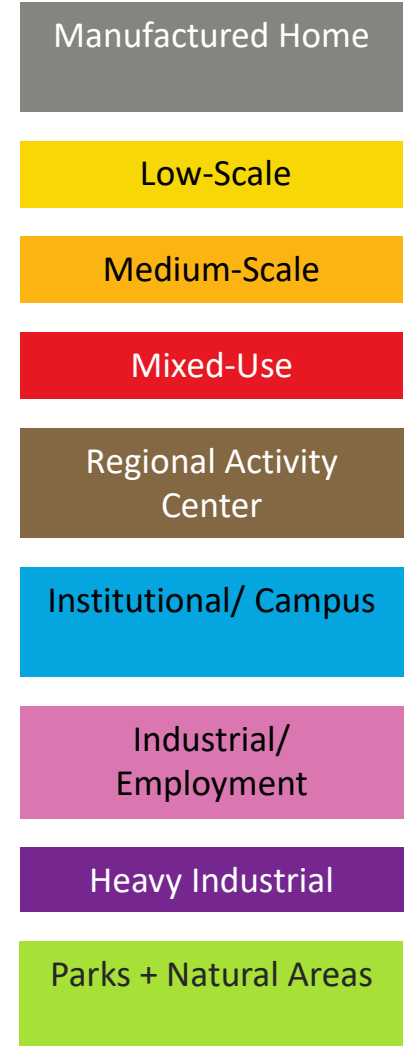
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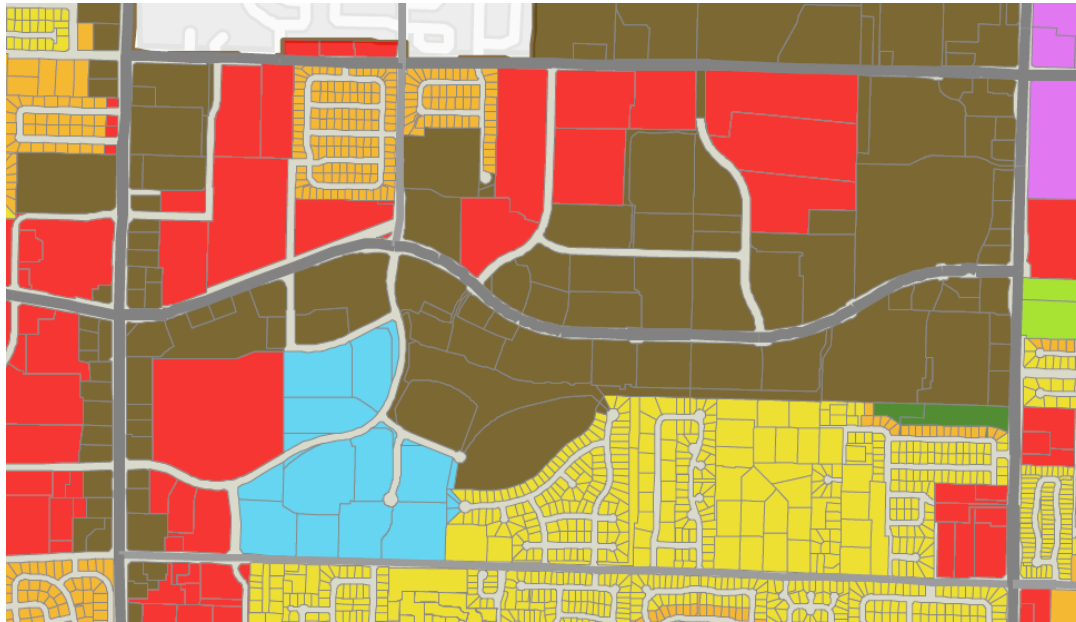
First Draft



Second Draft



Columbia Tech Center



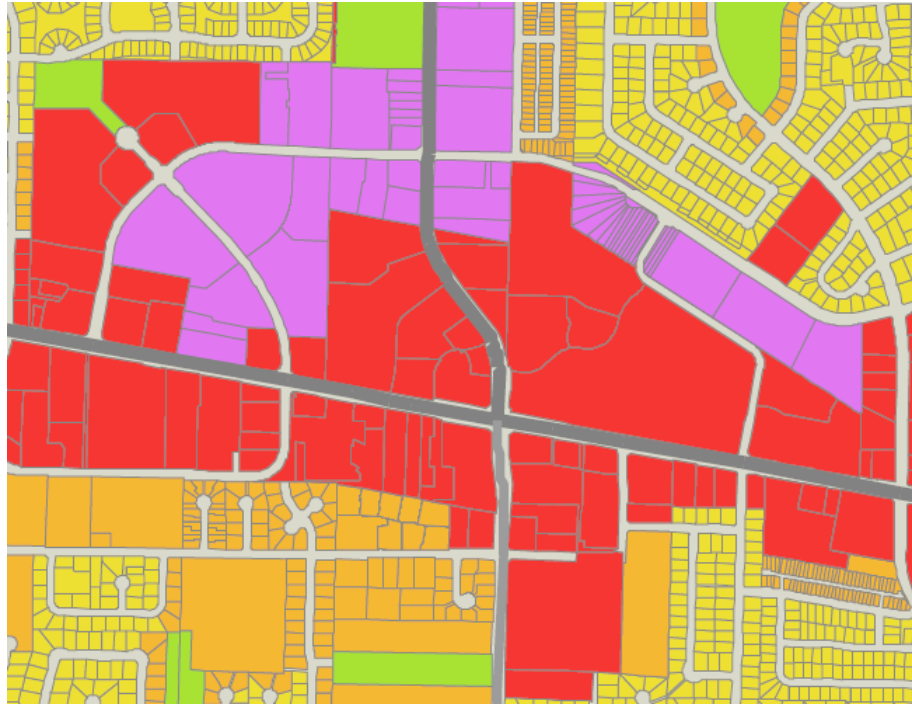
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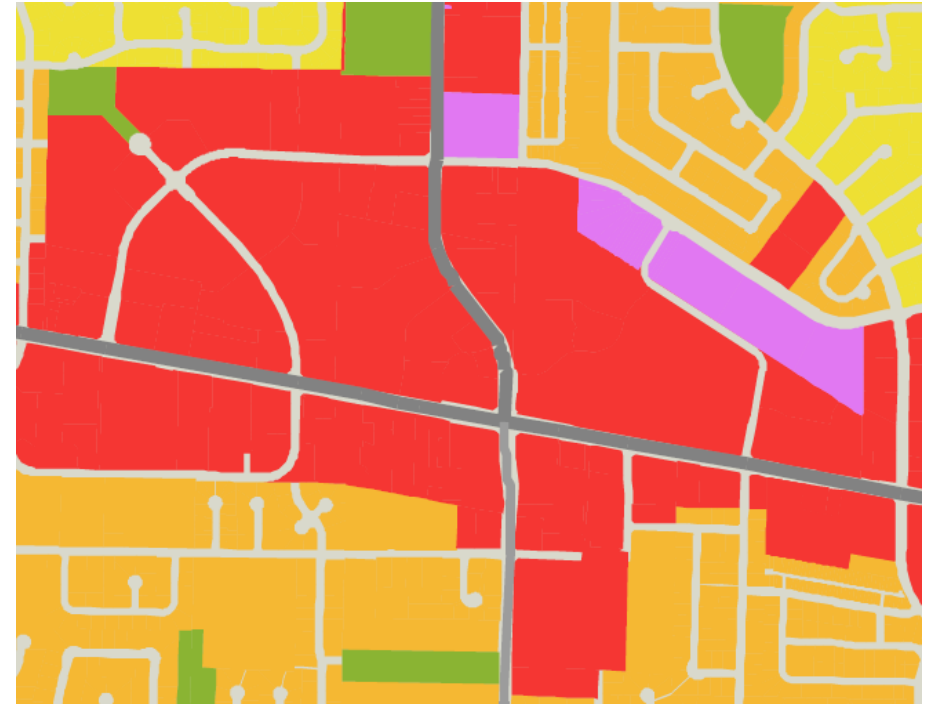
Second Draft



136th and Mill Plain



First Draft



Second Draft



12/1 Council Feedback

- Supported second draft of Preferred Alternative
 - Considered if further revisions might be needed to create a third draft between the first and second, but ultimately decided no.
- Supported the increase in housing allowed generally, and specifically housing near amenities and services for access, climate and health reasons.
- Highlighted that changing zoning results in incremental change over time; neighborhoods will not experience change overnight.
- Emphasized that some applications of higher intensity zoning is aspirational in the short and medium term but does reduce barriers for people that can make new development work.
- Directed staff to bring forward the second draft for Council endorsement on Dec. 15, 2025.



Next Steps

- Preferred Alternative
 - ➔ Council endorsement of Preferred Land Use Alternative via resolution scheduled for Dec. 15, 2025
- Draft Plan
 - ➔ January 2026: Review of Land Use, Housing and Economic Opportunity Elements
 - ➔ February 2026: Review of Parks Transportation and Climate Chapters
 - ➔ March 2026: Review of Community Experience, Equity & Inclusion, Infrastructure and Public Services and Implementation
- Development Code- review various sections January – April 2026



Learn More

- Explore preferred alternative on updated online map.
- Sign-up for emails to be notified of plan and code comment period.



Next Steps

- Publish Draft of Plan & Code
 - ➔ Anticipated to publish in February 2026
 - ➔ Simultaneous Department of Commerce 60-day review
- Adoption Process
 - ➔ Initiate Planning Commission recommendation process in April 2026
 - ➔ Initiate Council adoption process May 2026
 - ➔ Supported by Final Environmental Impact Statement (Final EIS)
- Planning Commission schedule
 - ➔ Work to limit to one meeting a month with multiple Comprehensive Plan workshops
 - ➔ May need more than one meeting per month occasionally



Learn More

- Explore preferred alternative on updated online map.
- Sign-up for emails to be notified of plan and code comment period.



Thank you & Questions

www.behardvancouver.org/plan2045

OurVancouver2045@cityofvancouver.us



Proposed New Zoning Districts



Manufactured Home

- Applied to existing manufactured home parks to retain long-term affordability and prevent displacement of existing residents; no other uses allowed unless ongoing use as manufactured home parks demonstrably unfeasible.



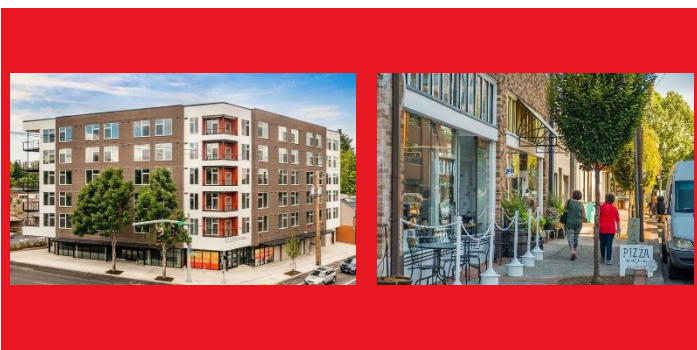
Low-Scale Neighborhood

- Allows up to 6 housing units per parcel and building heights of up to 3 stories (maximum of 45 feet tall) and a limited range of neighborhood commercial uses.



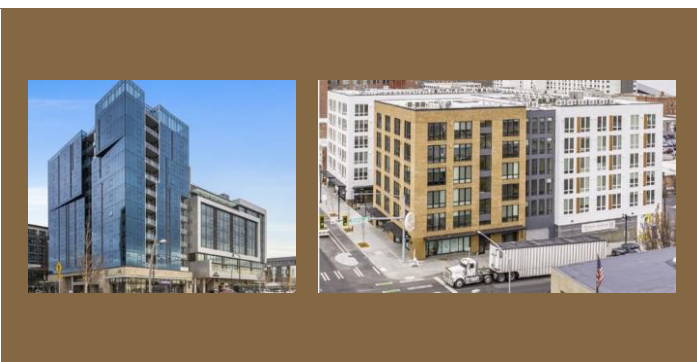
Medium-Scale Neighborhood

- Allows a broad range of housing types and building heights of 2 to 5 stories (maximum of 75 feet tall) and more neighborhood commercial uses.



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 for a range of commercial, employment, civic and entertainment uses and amenities; facilitates dense housing and mixed-use buildings and has no maximum building heights. Intended to provide activated public spaces that draw people from around the community.



Institutional / Campus

- Includes lands that support academic, civic and medical buildings; a broad range of commercial uses; dense housing types, large campus employment and phased master-planned developments.



Industrial / Employment

- Includes lands with large-scale, single-tenant industrial, warehouse and flex space buildings, and smaller, multi-tenant industrial buildings. No maximum building heights and no new residential uses allowed.



Heavy Industrial

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



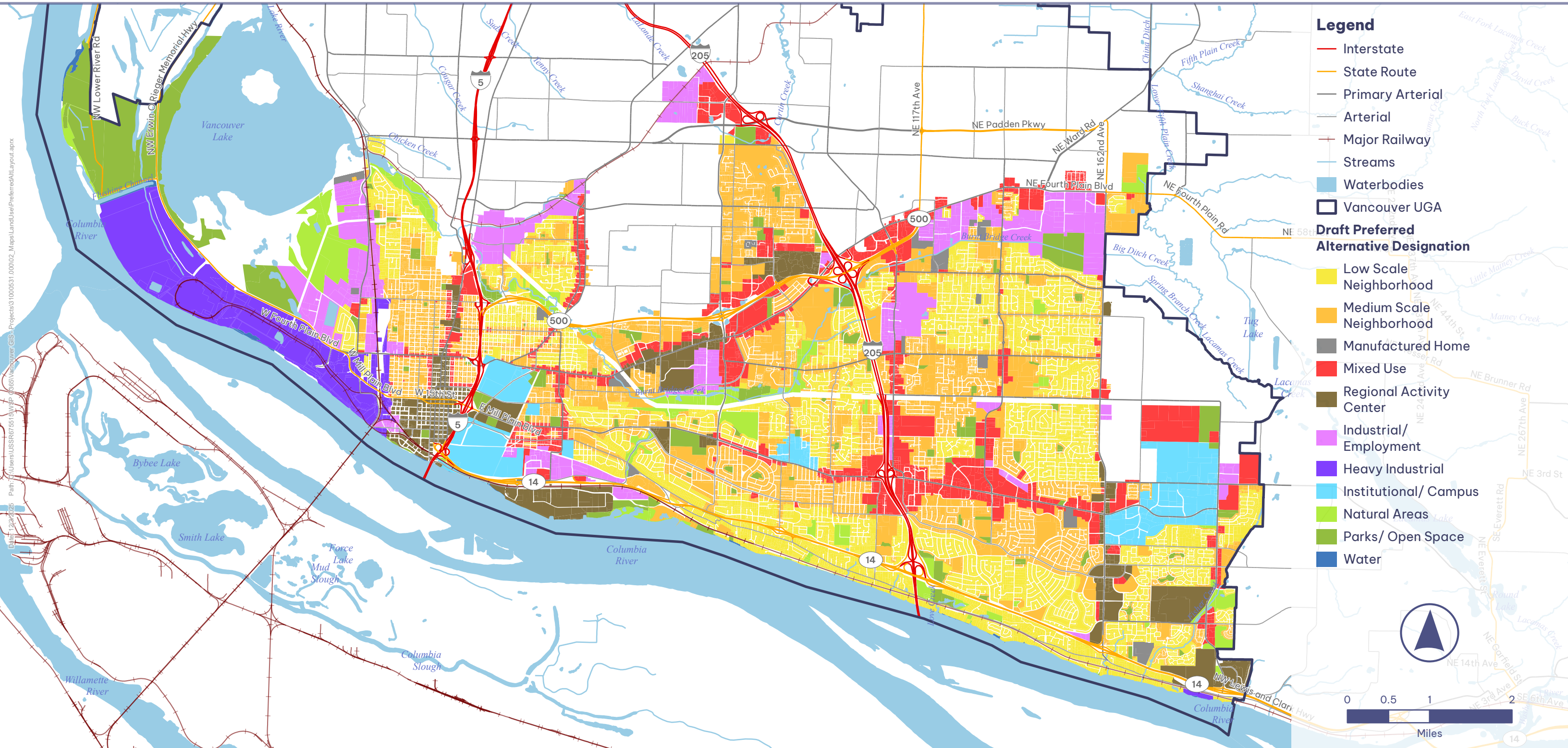
Parks

- Lands currently zoned as public community and neighborhood parks.



Natural Areas

- Includes lands currently zoned for greenways and natural areas.



- Legend**
- Interstate
 - State Route
 - Primary Arterial
 - Arterial
 - Major Railway
 - Streams
 - Waterbodies
 - Vancouver UGA
- Draft Preferred Alternative Designation**
- Low Scale Neighborhood
 - Medium Scale Neighborhood
 - Manufactured Home
 - Mixed Use
 - Regional Activity Center
 - Industrial/ Employment
 - Heavy Industrial
 - Institutional/ Campus
 - Natural Areas
 - Parks/ Open Space
 - Water



Source: City of Vancouver, Clark County