

**Planning
Commissioners**

Erik Paulsen, Chair

Mario Raia, Vice Chair

John S. Lee
Robert Haverkate
Dimitry Mishchuk
Richard Bailey
Steve Schulte

Sandra Towne, Planning
Manager,
Brent Boger, Assistant
City Attorney

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**PLANNING COMMISSION
Meeting Summary/Meeting Minutes**

October 25, 2016

5:00 p.m.

Council Chambers, City Hall

Staff Present: Brent Boger, Sandra Towne, Bryan Snodgrass, Rosemary Armour

REGULAR MEETING

CALL TO ORDER

The regular meeting of the Vancouver Planning Commission was called to order at 5:00 p.m. by Vice Chair Mario Raia in City Hall Council Chambers, 415 W 6th Street, Vancouver, Washington.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Steve Schulte, Richard Bailey, Dimitry Mishchuk, Mario Raia, Bob Haverkate,
John Lee

Absent: Erik Paulsen

APPROVAL OF MINUTES – September 27, 2016

Vice Chair Mario Raia called for approval of the minutes. Minutes were approved unanimously.

COMMUNICATIONS FROM PLANNING COMMISSIONERS

There were none.

COMMUNICATIONS FROM CITIZENS

There were none.

COMMUNICATIONS FROM STAFF

There were none.

UNFINISHED BUSINESS

No unfinished business to be addressed.

NEW BUSINESS

No new business to be addressed.

PUBLIC HEARING

Update Title 20 of the Vancouver Municipal Code

Bryan Snodgrass, Principal Planner, City, summarized the staff report for the following project. Please see “Fall 2016 Zoning Code Amendments Staff Report and Recommendations to the Planning Commission” dated October 11, 2016.

Summary

1. Amend VMC 20.160.020, to classify bounce houses and trampoline facilities as indoor entertainment.
2. Amend VMC 20.925 to require submittal of a certificate requiring verification of installation of landscaping indicated on final landscape plan.
3. Amend VMC 20.945.040D to remove prohibition on vehicles parked in front yard driveways to count toward parking requirements.
4. Amend VMC 20.410, 20.420, 20.430, 20.440 to fully clarify that marijuana uses prohibited in June 2016 are prohibited in specific zoning districts, and amend VMC 20.884 to explicitly list the number of plants Washington law allows individual medically authorized users to grow in their homes.

Staff Findings

Proposed zoning text changes are consistent with the Vancouver Comprehensive Plan and other applicable laws, and the public interest. The changes are consistent with Comprehensive Plan policies CD-9, Compatible Uses, EN-1 Environmental Protection, and IM-4 Internal Policy Consistency. The changes add clarity, ensure existing standards are met, and provide for efficient use of land and compatibility of uses.

Recommendation

Based on analysis and findings in this report, staff recommends that the Planning Commission forward a recommendation to the Vancouver City Council to approve proposed changes to VMC Title 20 described herein. Bryan suggested a correction to the proposed change to VMC 20.945.040D, noting that the hearing staff report indicated the words “in excess of required parking” mistakenly as underlined, when in fact they are intended to be stricken, as indicated in the worksession staff report, in order to remove the current prohibition of driveway parking not being able to count towards parking requirements.

Questions/Comments from Commission for Staff

Mario asked when in the process would the Certificate of Verification for landscape installation occur? Is there something that states that we have issued a permit for this and in return get a Certificate.

Bryan responded that his understanding is that it would be part of the final submittals that indicates where the landscaping would go and would also include this Certificate from a Landscape Architect certifying that it would be done.

Mario commented that certifying that it would be done puts it on the Architect if it doesn't happen. He stated he was looking at it differently and thought that after it was done the Architect would inspect it and then send in a statement saying it had been completed.

Bryan responded that he would verify this for City Council in terms of the exact timing and stated that if the Landscape Architect submits the certificate after the landscape is installed there probably should be a timeline, otherwise it is unclear when that would be due.

Mario stated that if he is not clear on the intent it may be unclear for others.

Commissioner Mishchuk stated he was under the same impression that it would be after the work is completed that the certificate would be issued by the Landscape Architect.

Mario responded that would make more sense.

Bryan responded that he would certainly clear this up for the City Council discussion.

Public Testimony

Vice Chair Mario Raia opened the floor for public testimony and, receiving no testimony, closed Public Testimony.

Commissioner Deliberations

Motion by Commissioner Bailey, seconded by Commissioner Haverkate, to forward a recommendation to the Vancouver City Council to approve the Fall 2016 Title 20 Zoning Code Updates as set forth in the Staff Report with the caveat that staff clarify that the Landscape Certificate is given after the landscaping is installed to confirm it has been installed pursuant to the plan. If the landscaping has not been installed then the recommendation is that City Council considers making it post installation verification.

Discussion on the Motion

Commissioner Haverkate asked whether the underlining of the parking section "in excess of required parking" should be struck through rather than underlined as staff had indicated.

Friendly Amendment to the Motion by Commissioner Haverkate, seconded by Commissioner Lee, the phrase "in excess of required parking" within VMC 20.945.040D is currently underlined and instead should be a strikeout.

Roll Call Vote:

Steve Schulte	Yes
Richard Bailey	Yes
Dimitry Mishchuk	Yes
Robert Haverkate	Yes
John Lee	Yes
Mario Raia	Yes

Motion passed unanimously.

There being no additional business, the meeting adjourned at 5:13 p.m.

Approved:

Erik Paulsen, Chair