



Clark County Planning Commission

Karl Johnson, Chair
Ron Barca, Vice Chair
Aldo Lampson Veranzo
Steve Morasch
Bryan Halbert
Matt Swindell
Bryant Enge

PLANNING COMMISSION MINUTES THURSDAY, SEPTEMBER 16, 2021

Public Service Center
Council Hearing Room, 6th Floor
1300 Franklin Street
Vancouver, Washington

6:30 p.m.

I. CALL TO ORDER

WISER: Karl, we're ready to start the hearing.

JOHNSON: Good evening, gentlemen, members of the public and staff members. I would like to call this online public hearing to order for Thursday, September 16th, 2021. My name is Karl Johnson and I'm the chair of the Clark County Planning Commission.

Planning Commission Rules of Procedure

The role of the Planning Commission is to review and analyze comprehensive plan amendments, zoning changes and other land use related issues. We follow a public process including holding hearings during which the public has an opportunity to provide additional perspective and information. In legislative matters, the role of this Planning Commission is advisory. The County Council will hold separate hearings, consider our recommendations, and make a final determination.

The Planning Commission will conduct a public hearing tonight and take testimony regarding the matters being considered tonight. If any public comments were received before tonight's hearing, they have been sent to the PC members and entered into the public record.

Our staff will go first tonight and present the information on the agenda item to the Planning Commission. The Planning Commission can then ask questions of staff. Next, we will invite the applicant to speak. Then members of the public who wish to provide comment.

When we get to the public comment portion of our agenda, we will provide a more detailed information to you at that time. You will have three minutes to speak, and remarks should be directed to the Planning Commission only. Please do not repeat testimony that has already been provided.

At the conclusion of public testimony, the applicant may take up to three minutes to respond and the public portion of the hearing will then be closed. Staff may respond to testimony from the applicant

and the public. The Planning Commission will then deliberate and make a recommendation to the County Councilors.

Before we begin tonight's hearing, for virtual members of the Planning Commission and staff, please ensure that your microphones are turned off or muted unless you are speaking. Also remember to turn your video camera on throughout tonight's hearing.

For virtual audience members, you are all muted. You will only be unmuted if you wish to speak during the public comment period. Please show respect for the people testifying tonight whether or not you agree with their comments.

We have a court reporter, Cindy Holley, who deals with WebEx and sound issues while transcribing verbatim minutes. If any PC members have questions, I will call upon each of you individually stating your first and last name and you can respond with your questions. I will do the same during the discussion time. When you make a motion, please state your first and last name and then make your motion. Also, when you second a motion, again please state your first and last name and then second the motion.

Conflicts of interest, would anybody on the Planning Commission like to disclose any conflicts of interest before we begin tonight's hearing? Okay. We will begin with roll call of the Planning Commission members. Please say I'm here after Sonja calls your name. Sonja, can you please take the role.

II. ROLL CALL

BARCA: I am here.
ENGE: I am here.
HALBERT: I am here.
VERANZO: I am here.
MORASCH: I am here.
SWINDELL: Here.
JOHNSON: I am here.

Staff Present

Christine Cook, Sr. Deputy Prosecuting Attorney; Oliver Orjiako, Clark County Planning Director; Jacqui Kamp, Program Manager; Jose Alvarez, Planner III; Michael Sallis, Planner III; Sonja Wisner, Program Assistant; Larisa Sidorov, Office Assistant; and Cindy Holley, Court Reporter.

III. GENERAL & NEW BUSINESS

A. Approval of Agenda for September 16, 2021

JOHNSON: Can I have a motion for the approval of the agenda for September 16th, 2021. Please raise your hand and state your first and last name.

HALBERT: Bryan Halbert here, and I'd like to make a motion to approve the agenda for September 16th.

JOHNSON: Please do the same for a second.

SWINDELL: Matt Swindell. I'll second it.

JOHNSON: We have heard a motion and a second. Sonja, can you please take the roll call on the motion.

ROLL CALL VOTE

BARCA: AYE
ENGE: AYE
HALBERT: AYE
VERANZO: AYE
MORASCH: AYE
JOHNSON: AYE
SWINDELL: AYE

JOHNSON: Motion passes.

B. Approval of Minutes for August 19, 2021

JOHNSON: Next, we'll take a motion on approval of minutes for August 19, 2021. Again, please raise your hand and state your first or last name if you'd like to make a motion.

ENGE: Bryant Enge. I'd like to make a motion to approve the minutes for August 19th, 2021.

BARCA: Ron Barca. I'll second that motion.

JOHNSON: We have heard a motion and a second. Sonja, can you please take role call on the motion.

ROLL CALL VOTE

BARCA: AYE
ENGE: AYE
HALBERT: AYE
VERANZO: AYE
MORASCH: AYE
SWINDELL: AYE
JOHNSON: Being that I was not at the last meeting I will ABSTAIN.

JOHNSON: And with that, with all voting yes and one abstention, the motion passes.

C. Communications from the Public

JOHNSON: We're now going to take communications from the public. This is for communications for those items that are not, I repeat, that are not on tonight's hearing agenda. Sonja, I believe this is for you.

WISER: Good evening members of the public. For attendees using their computer or WebEx application, if you would like to speak, please utilize the raised-hand icon. You can do this by opening the participant window which is the round participant icon at the bottom of the screen and selecting the hand icon in the lower right-hand portion of the screen.

You have the PowerPoint on that? Staff will only acknowledge those attendees during the public comment period who have raised their hand by selecting the hand icon. When you are acknowledged, you will be unmuted.

If you wish to retain the ability to be a party of record on this matter or to challenge or defend any decision made on this matter, please state and spell your name and provide your address for the record.

For attendees using the telephone, which is audio only option, you need to press star 3 on your phone's number pound to raise your hand. You will hear a message that says you have raised your hand to ask a question. Please wait to speak until the host calls on you.

When you are acknowledged, you will be unmuted and you will hear a message that says you have been unmuted. When you have finished your comments, please press star 3 to lower your hand. You will hear a message that says you have lowered your hand.

Please note that public comments are limited to three minutes per person to accommodate all speakers. Again, this is the public comment portion of tonight's hearing and is intended for items which are not listed on tonight's hearing agenda.

Larisa, are there any callers?

SIDOROV: There are no callers.

WISER: Okay. Karl, there are no callers. We can go to the public hearing item.

IV. PUBLIC HEARING ITEM

CPZ2021-0008 Coordinated Water System Plan

CPZ2021-0008 Coordinated Water System Plan Update: A proposal to add an interlocal agreement to the Coordinated Water System Plan appendix. The interlocal agreement adjusts the water utility service boundaries, and water service shut off between the City of Vancouver and the City of Camas.

Staff Contact: Michael Sallis, Michael.sallis@clark.wa.gov or (564) 397-4544

JOHNSON: We will now close public comment and go to the hearing item. The hearing item on tonight's agenda is CPZ2021-00008, Coordinated Water System Plan and our planner is Michael Sallis. Michael, are you ready?

SALLIS: Yes. Oliver, did you want to open it up?

JOHNSON: Oliver, did you hear that?

ORJIAKO: Yes. Good evening, Planning Commission members. For the record, Oliver Orjiako, Community Planning Director.

Mike Sallis will be giving the staff presentation this evening, but quickly what Community Planning is requesting is to add the 2017 Interlocal Agreement between the cities of Vancouver and Camas addressing their water system boundary and our request is that that Interlocal Agreement be added as an addendum to the Coordinated Water System Plan.

Now, the attached agreement, Interlocal Agreement, was provided to the Planning Commission. You are not taking any review of that Interlocal Agreement or adopting it, our request is that it be added as an addendum to the Coordinated Water System Plan, and Mike will go over the system, what the Coordinated Water System Plan is and then go into details a little bit about the Interlocal Agreement and the maps identify what boundaries and so forth.

So, I will turn it over to Mike. Thank you, Planning Commission members.

SALLIS: Good evening, Planning Commission members. I'm Mike Sallis and I work in the Community Planning office.

And before we start, just to reiterate what we're asking is a recommendation, not for the approval of the plan or the Interlocal Agreement, but to amend the plan by adding the Interlocal Agreement to the appendix of the plan. Next slide.

JOHNSON: Next slide.

SALLIS: So next we'll just kind of go through the agenda, we'll talk about the proposed action, the

project background, 2017 boundary adjustment and then the staff recommendation and then if you have any questions or comments at the end. Next slide.

So, the proposed action is to add the addendum to the Coordinated Water System Plan regarding the 2017 Interlocal Agreement adjusting the water services boundaries and the water service shut off between the cities of Vancouver and Camas. Next slide.

A little bit of the background. Coordinated Water System Plan is a coordination and collaboration of water systems to cover growth management and identify water service providers, including water service areas, levels of service needed and local agent, sorry, local policies and provides water for Clark County.

In 2017 an Interlocal Agreement was entered into both the cities of Vancouver and Camas and approved by County Council to adjust service boundaries and water service shut offs. The Coordinated Water System Plan Public Utility Coordinating Committee determined that an update is not necessary with the exception of including the 2017 Interlocal Agreement to the appendix. Next slide.

This gives you a little bit of background of the 2017 Interlocal Agreement. And the water service boundaries were recently established in 2012 Clark County, and this is in the Clark County Coordinated Water System Plan which acknowledged that boundaries can be and should be adjusted to meet the needs of the county water utilities.

It was determined in 2017 that the portion of the land within the current City of Vancouver water service boundaries can -- can be more reliably serviced by the City of Camas with the current facilities without additional pumps or storage tanks. Next slide.

So, this map with the circle down below identifies the area that the boundary was referring to. Next slide. And so, this is the area blown up. It's hard to read the legend so I went ahead and put in a couple of identifiers.

The blue line is the old line that shows between the City of Vancouver and Camas, and then the red line is the new boundary line that was done back in 2017 to adjust it. So, the yellow area now is in the -- in the City of Camas service area and it's been there since 2017. Next slide.

So, just give you a little bit more of a background and also some criteria that we used to evaluate. Coordinated Water System Plans are reviewed by Public Utility Coordinating committees every five to -- every five years or sooner if the committee feels that it's necessary as part of the Coordinated Water System Plan process. The process is identified in WAC 246-293-210 and 280.

The County may approve a plan text or policy change only when the amendment complies and is consistent with the applicable requirements under GMA and the WAC. Next slide.

Our findings are that the Public Utility Coordinating Committee determined an update of the plan is not necessary and exempt from, or sorry, exempt (sic) of including, other than including the 2017

Interlocal Agreement between the cities and placing this in the appendix of the plan itself.

The Interlocal Agreement is consistent with the procedures outlined in the Coordinated Water System Plan and the proposed addendum, the agreement, is consistent with the goals and policies of the Comprehensive Growth Management Plan as well. Next slide.

Staff recommendation is that based on the information presented in the report, staff recommends that the Planning Commission forward a recommendation of approval to the Clark County Council. Next slide.

This one gives you more of a timeline on where we're at and where we're at with this hearing and then where it goes next. So, we'll have a work session in early 2022 with the County Council followed by scheduling a hearing to -- to get approval from -- from that part on. Next slide.

And that concludes my presentation. Do you guys have any questions or comments that you'd like to make?

JOHNSON: Thank you, Michael. Does the Planning Commission have any questions of staff? I will call each member one at a time to ask if any of you have questions. Ron Barca.

BARCA: I think our questions were answered quite well at the work session. A clear understanding that all we are doing is amending to include the 2017 Interlocal Agreement seems to be pretty obvious based on the presentation. I have no other questions.

JOHNSON: Thank you, Ron. Bryant Enge.

ENGE: So, this is or has been vetted by the Public Utility Committee that is specific or closely related to this matter, so I don't have any further questions.

JOHNSON: Bryan Halbert.

HALBERT: I have no questions at this time.

JOHNSON: Aldo Lampson Veranzo.

VERANZO: No questions.

JOHNSON: Steve Morasch.

MORASCH: No questions for me either. Thank you.

JOHNSON: Matt Swindell.

SWINDELL: Nope, no questions. Just a comment that it's very well done. Very, very nice. Very

precise. It's very well put together, so thank you for doing it that way.

JOHNSON: Thank you. I'm in agreeance with the rest of the Planning Commissioners.

Public Testimony

JOHNSON: We will now open the hearing for public testimony. I will begin with a summary of the public participation process in order for the public to understand how to participate in tonight's hearing.

To be a party of record, you must submit written testimony before, during or prior to the close of tonight's hearing, provide oral testimony at the public hearing, request in writing to be a party of record. And no person shall be a party of record who has not furnished their full name, e-mail address or Post Office Box. If -- check that, Post Office mailing address, excuse me.

If written comments were received prior to September 16th, 2021, they were submitted to the PC members and posted on the Planning Commission website. We will now take oral public testimony as we did earlier this evening. Sonja, once again it is your turn to speak.

WISER: Larisa, are there any members of the public wishing to speak tonight on the Coordinated Water System Plan?

SIDOROV: It looks like there's no one from the public wishing to speak.

WISER: No members of the public. Okay. There are no attendees shown as present at this virtual hearing, Karl.

JOHNSON: Thank you. Are there any more public comments? If not, we will close public testimony portion of the hearing and return to the Planning Commission. Staff may now respond to the public testimony. Seeing none.

Return to Planning Commission

The Planning Commission will now deliberate and make recommendations to the County Council. At this time if there are no comments or I will entertain a motion, either way. Please state your first and last name.

ENGE: Bryant Enge. I make a **MOTION** to approve recommendation to Clark County Council to approve the Water System Plan addendum.

JOHNSON: Thank you, Bryant. We have a motion. Is there a second?

VERANZO: Aldo Veranzo. I **second** that motion.

JOHNSON: We have a motion and a second. Roll call, Sonja, please.

ROLL CALL VOTE

BARCA: AYE
ENGE: AYE
HALBERT: AYE
VERANZO: AYE
MORASCH: AYE
SWINDELL: AYE
JOHNSON: AYE

WISER: 7 to 0.

JOHNSON: The motion passes. That will conclude the public portion of the hearing for tonight's agenda.

OLD BUSINESS

Johnson: Is there any old business? Please raise your hand and state your first and last name if you would like to make any comments. Hearing none.

NEW BUSINESS

Johnson: Is there any new business? Please raise your hand and state your first and last name if you'd like to make comments. Hearing none.

COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

Johnson: Are there any comments from the Planning Commission? Please raise your hand and state your first or last name.

Sonja, each time as we're doing these virtual hearings, will you give us our next meeting time whether it's a meeting and/or hearing.

WISER: The recap for October?

JOHNSON: Yes, please.

WISER: On Thursday, October 7th, there will be a Planning Commission work session at 5:30 p.m. There will be three topics that evening, the Transportation Improvement Program with two employees of Public Works; the Parks Plan Update with a staff member from Public Works; and the Columbia River Gorge Scenic Area with Michael Sallis, and that's all for October 7th.

On October 21st, we'll have a public hearing and it will be the same three topics; the Transportation Improvement Program; the Parks Plan Update; and the Columbia River Gorge Scenic Area. And you should be receiving information on that in the next week and a half.

JOHNSON: At the same time, Vice Chair Barca, I'm coming from coaching middle school football and it's always a challenge to just get me right on the -- for that meeting on October 7th, if I could just once again beg of your time to cover for me on that one meeting time, it would be appreciated.

BARCA: No problem, Karl, I plan on being there.

ADJOURNMENT

JOHNSON: Okay. Thank you. All right. With that, thank you, gentlemen. Special thanks to our staff for keeping me organized and all the good things and special, special thanks to Cindy Holley. Our hearing is now adjourned.

The record of tonight's hearing, as well as the supporting documents and presentations can be viewed on the Clark County Web Page at:

<https://clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>

Television proceedings can be viewed on CTVV on the following Web Page at:

<https://www.cvtv.org/program/clark-county-planning-commission>

Minutes Transcribed by:

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