



Clark County Planning Commission

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

CLARK COUNTY PLANNING COMMISSION THURSDAY, OCTOBER 20, 2022

6:30 P.M. - PUBLIC HEARING

COUNCIL HEARING ROOM, 6TH FLOOR
PUBLIC SERVICES BUILDING
1300 FRANKLIN STREET
VANCOUVER, WA

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL & INTRODUCTION OF GUESTS
- III. GENERAL & NEW BUSINESS
 - A. Approval of Agenda for October 20, 2022
 - B. Approval of Minutes for September 15, 2022
 - C. Communications from the Public

MEETING DETAILS

Planning Commission meetings will be held in a hybrid format and the public is encouraged to participate in the following ways:

1. **Attend in person in the 6th floor hearing room**, Public Service Center, 1300 Franklin St, Vancouver. If providing testimony, follow directions provided by staff and speak during the public comment portion of the hearing. At the hearing, you may also submit written comments, maps, photos, graphics, or other relevant evidence, for the record.
2. **Attend virtually via Webex (by phone or computer/mobile device)**. If providing spoken testimony, follow directions provided by staff and speak during the public comment portion of the hearing. The Webex link, phone number, and details on how to provide testimony via Webex will be posted to the Planning Commission meetings webpage at least one week prior to the meeting at www.clark.wa.gov/pc
3. **To submit written comments prior to the hearing**: Sonja.wiser@clark.wa.gov or via US Postal Service to the Clark County Planning Commission, c/o Sonja Wiser, PO Box 9810, Vancouver, WA 98666-9810. Written comments should include full name, address, city, zip code, and phone number to be included as parties of record. Staff would

appreciate receiving comments at least 24 hours before the hearing to ensure that it is forwarded to the Planning Commissioners by the hearing. Submittals for the record may, however, be made up to and during the hearing.

- If you prefer to watch and listen only:** Livestream from your personal computer at www.cvtv.org or broadcast cable channel 23.

The staff report, related materials, hearing agenda, and detailed instructions on how to provide testimony will be available 15 days prior to the hearing date on the county’s webpage at www.clark.wa.gov/pc.

If you are unable to access these documents, please contact the clerk of the commission, Sonja Wiser, at sonja.wiser@clark.wa.gov or 564.397.4558.

IV. PUBLIC HEARING ITEMS

1. CPZ2022-00008 2023-2028 Transportation Improvement Program (TIP).

The TIP identifies public works capital projects including new construction, reconstruction, bridges, bicycle and pedestrian, safety, hot mix preservation improvements, signalization construction to maintain and enhance Clark County’s transportation system in unincorporated Clark County.

Staff Contact: Chris Carle, Chris.Carle@clark.wa.gov or (564)397-4523

2. CPZ2022-00007 TIF Update & Capital Facility Plan Update

Traffic Impact Fee (TIF) rate adjustment to reflect changes in costs of land acquisition and construction, facility plan projects and anticipated growth. Apply proposed TIF rates to the adopted 2020 Transportation Capital Facilities Plan.

Staff Contact: Gary Albrecht, Gary.Albrecht@clark.wa.gov or 564-397-4318

3. BIENNIAL CODE AMENDMENTS

Biannual-Annual Code Change Items – Fall, 2022

Staff Contact: Ted Vanegas, Ted.Vanegas@clark.wa.gov or (564) 397-5122

BI-ANNUAL CODE CHANGE ITEMS – FALL 2022			
No.		Title/Chapter/Section	Description
Scrivener’s Errors & Minor Changes			
1		Title 40 Appendix F, Chapter 10, Definitions - Cottage Housing	The code currently references an incorrect section. Amend the language to reference the correct section.
2		40.200.040.C.1.b	The RC-1 and RC-2.5 zones were inadvertently left out of this section, which includes all the other rural zones. This correction provides consistency for this section of the code by including all rural zones.

3		40.320.010.B.4.b	This amendment provides clarification that a wall is required, and that references to the F2 standards are only in relation to site obscuring standards, and that a fence cannot be substituted for the wall.
4		Table 40.210.030-3. Setbacks, Lot Coverage and Building Height	This amendment corrects an error in the referenced note that currently shows a setback distance that is inconsistent with the setback distance listed in the table. The note will be changed to match the table.
Reference Updates			
5		40.350.030.B.5.a	Remove redundant information within the street and road standards.
Clarifications			
6		40.220.020.C	Clarify that the required Recreation Space for multi-family developments may be calculated toward the minimum landscaping requirements.
7		40.100.070 Definitions	Create separate definition for Public and Private Alleys.
8		40.350.030.B.4	Clarify that driveway pave back is a requirement for access to public roads.
9		40.350.030.B.4.b.1	Clarify that only existing flag lots are exempt from Section 40.350.030.B.4.b.1, Driveway Spacing.
10		40.350.030.B.4.b.3	Clarify that the driveway length standard applies to modified and extended driveways as well.
11		40.550.010.B.1.b	Clarify that an alternative pavement designs for any road classification requires a technical road modification and that alternative turnaround designs on private driveways and road require a minor deviation
12		40.620.010	Clarify references to where trip generation or pass-by information is found when determining Traffic Impact Fees.
Minor Policy Changes			
13		40.350.030.B.4.b	Remove references to parked cars, sight distance triangles, and traffic control devices within corner clearance requirements and revert to pervious code language.

V. OLD BUSINESS

VI. NEW BUSINESS

VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

VIII. ADJOURNMENT

E-MAIL TESTIMONY:

PLEASE NOTE: All e-mails need to include full name, address, city, zip code, and phone number to be included as parties of record. Testimony can be e-mailed to the above-listed planners or to sonja.wiser@clark.wa.gov

Staff would appreciate receiving comments at least 24 hours before the hearing to ensure that it is forwarded to the Planning Commissioners by the hearing. Written testimony may also be submitted for the record during the hearing.

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

For other formats, contact the Clark County ADA Office 72 hours prior to the meeting so that reasonable accommodations for accessibility can be made at ADA@clark.wa.gov, voice 564.397.2322, TTY Relay Service 711 or 800.833.6388, or Fax 564.397.6165. (28 CFR 35.102-35.104 ADA Title 1.)

HEARING COVERAGE:

Coverage of this evening's hearing may be cable cast live on Clark/Vancouver television channel 23 or 21, on cable television systems. For replay dates and times, please check your local television guide or www.cvtv.org.

Web Page at: www.clark.wa.gov/pc