



## Clark County Planning Commission

Karl Johnson, Chair  
Mark Bergthold  
Jeremy Baker  
Steve Morasch  
Bryan Halbert  
Eldon Wogen  
Jack Harroun

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### CLARK COUNTY PLANNING COMMISSION Thursday, November 21, 2024

6:30 P.M. - PUBLIC HEARING

CC HEARING ROOM, 6<sup>TH</sup> 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 November 21, 2024
  - B. 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 6<sup>th</sup> 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](http://www.clark.wa.gov/pc)
3. **To submit written comments prior to the hearing**: [Jeffrey.delapena@clark.wa.gov](mailto:Jeffrey.delapena@clark.wa.gov) or via US Postal Service to the Clark County Planning Commission, c/o Jeffrey Delapena, 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.

4. **You may submit items like maps, photos, graphics, articles, legal history, etc., to become part of the record of the county's decision. To do so, you must provide the item.** Hand it to staff at the meeting, attach it to your digital testimony, or physically send it via USPS or a delivery service that will get it to the county before the meeting. Referring to an item, sending a link to an item, or showing an item during testimony without giving it to staff, for example, would not enter an item into the record.
5. **If you prefer to watch and listen only:** Livestream from your personal computer at [www.cvtv.org](http://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](http://www.clark.wa.gov/pc).

If you are unable to access these documents, please contact the clerk of the commission, Jeffrey Delapena, at [jeffrey.delapena@clark.wa.gov](mailto:jeffrey.delapena@clark.wa.gov) or 564.397.4558.

#### IV. PUBLIC HEARING ITEMS

1. **Affordable housing code amendments:** Proposal to amend Clark County Code sections 40.230.010-Commercial Districts and 40.230.020-Mixed Use District. These proposed code amendments address short-term implementation strategy AH-1 detailed in the adopted Housing Options Study and Action Plan (HOSAP) to allow eligible affordable multi-family housing with no commercial component within the unincorporated Vancouver Urban Growth Area in the commercial and mixed-use zones.  
**Staff Contact: Susan Ellinger** [susan.ellinger@clark.wa.gov](mailto:susan.ellinger@clark.wa.gov) or (564) 397-4516
2. **CPZ-2024-00002 Resource and Rural Districts amendment:** Proposal to amend Clark County Code section 40.210.010 Forest, Agriculture and Agriculture-Wildlife Districts to allow new cemeteries as a conditional use accessory to an existing church in the AG-20 zone.  
**Staff Contact: Bart Catching** [bart.catching@clark.wa.gov](mailto:bart.catching@clark.wa.gov) or (564) 397-4909

#### V. OLD BUSINESS

#### VI. NEW BUSINESS

#### VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

#### VIII. ADJOURNMENT

**E-MAIL TESTIMONY:**

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 **jeffrey.delapena@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](mailto: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](http://www.cvtv.org).*

Web Page at: [www.clark.wa.gov/pc](http://www.clark.wa.gov/pc)