



## **Clark County Planning Commission**

Karl Johnson, Chair  
Jack Harroun, Vice Chair  
Jeremy Baker  
Mark Bergthold  
Kyle Fadness  
Bryan Halbert  
Eldon Wogen

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### **CLARK COUNTY PLANNING COMMISSION THURSDAY, AUGUST 21, 2025 MINUTES OF PUBLIC HEARING**

Public Service Center  
Council Hearing Room, 6<sup>th</sup> Floor  
1300 Franklin Street  
Vancouver, WA  
6:30 p.m.

#### **CALL TO ORDER**

#### **Planning Commission Rules of Procedure**

JOHNSON: Okay. I'd like to call this meeting to order for Thursday, August 21st, 2025. Good evening, Planning Commissioners and members of the public and staff members. This is a hybrid public meeting, for again Thursday the 21st of August 2025. My name is Karl Johnson. I'm the Chairman of the Clark County Planning Commission.

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 the Planning Commission is advisory. The County Council will hold separate hearings, consider our recommendations and they will make a final determination.

The Planning Commission will conduct a public hearing tonight and take testimony. All public comments received before tonight's hearing have been sent to the PC members and entered into the public record.

County staff will present first and then the Planning Commission can ask questions. Next, we will invite the applicant to speak, if there is one, then the members of the public who wish to provide testimony.

When we get to the public comment portion of our agenda, we will provide more information on how to participate both virtually and in person. However, if you are in person tonight and wish to provide comment on a hearing agenda item, please sign up via the sign-up sheets in the back of the room.

During the public testimony 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 the public testimony, staff and the applicant may respond to comments and the public portion of the hearing will then be closed. The Planning Commission will then deliberate and make recommendations to the County Council.

For both virtual and in-person members of the Planning Commission and staff, please ensure that your microphones are muted unless you are speaking. Planning Commission members, when you make a motion and/or a second to a motion, please state your name for the court reporter.

Do any members of the Planning Commission have any conflicts related to tonight's hearing? Excuse me. With that said, Jeff, can we get a roll call.

### **ROLL CALL VOTE**

HALBERT: AYE HERE

BERGTHOLD: HERE

FADNESS: HERE

WOGEN: HERE

HARROUN: HERE

BAKER: HERE

JOHNSON: HERE

Staff Present: Steve Gallup, Engineering Division Manager; Chris Carle, Capital Programming Manager; John McSherry, Capital Programs Specialist Senior; Jeff Schnabel, Stormwater Infrastructure Manager; David Stipe, Planning & Development Manager (Virtual); Jeffrey Delapena, Program Assistant; Larisa Sidorov, Office Assistant; and Cindy Holley, Court Reporter (Virtual).

### **GENERAL & NEW BUSINESS**

#### **A. Approval of Agenda for August 21, 2025**

JOHNSON: With that said, I'm looking for approval of agenda for August 21st, 2025. Can I get a motion and a second.

HALBERT: Commissioner Halbert. I **move** that we approve the agenda as presented.

BAKER: This is Commissioner Baker. I **second** that motion.

JOHNSON: Jeff, can we get a roll call, please.

**ROLL CALL VOTE**

HALBERT: AYE  
BERGTHOLD: AYE  
FADNESS: AYE  
WOGEN: AYE  
HARROUN: AYE  
BAKER: AYE  
JOHNSON: AYE

DELAPENA: 7/0.

**B. Approval of Minutes for May 15, 2025**

JOHNSON: With that said, can we get approval for the minutes of -- can I get a motion for the approval of the minutes from May 15th, 2025.

WOGEN: This is Eldon. I **move** that we approve the minutes for May 15th, 2025.

HARROUN: This is Jack Harroun. I **second**.

JOHNSON: Can we have a roll call on that, please.

**ROLL CALL VOTE**

HALBERT: AYE  
BERGTHOLD: AYE  
FADNESS: AYE  
WOGEN: AYE  
HARROUN: AYE  
BAKER: AYE  
JOHNSON: AYE

DELAPENA: 7/0.

**C. Communications from the Public**

JOHNSON: So, this time is communications from the public for items that are not listed on our agenda. So, again, if you are commenting on our agenda, please know that we'll give that time, but this is for separate, sometimes this gets confusing, so... The Planning Commission welcomes written comments and testimony from public items not listed on tonight's agenda. Your comments should be directed to the Planning Commission. Jeff, you want to give them instructions.

DELAPENA: For attendees using their computer or Webex application, if you would like to speak, please use the raised-hand icon. For attendees using the telephone audio only option, press star 3 on your phone's number panel to raise your hand.

For those in person that would like to provide comment, please raise your hand. Once acknowledged, you may come to the microphone towards the front of the room. Public comments are limited to three minutes per person in order to accommodate all speakers.

Again, this portion of tonight's hearing is only for items not listed on tonight's agenda. We will begin with those in the hearing room who would like to make a general comment. Please raise your hand and the Chair will call on you to come up front to the microphone. Please provide your first and last name for the court reporter.

We have no raised hands in the hearing room. We will now call on those people on Webex or the phone that have raised their hands. We have nobody online.

#### **PUBLIC HEARING ITEM**

**CPZ-2025-00001 2026-2031 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, Capital Programming Manager**  
**chris.carle@clark.wa.gov or (564) 397-4523**

JOHNSON: Okay. With that in mind, we will now move on to the meat and potatoes of our meeting. So public hearing items. If you are providing public testimony in person, once again, please sign the sheet in the back. If you are joining remotely, instructions will be provided at the appropriate time by staff.

So, we're going to start off with CPZ-2025-00001, 2026-2031 the Transportation Improvement Program, the TIP. So, we'll have staff presentation by Chris Carle, Capital Programming Manager. Chris.

CARLE: Thank you, Commissioner Johnson and Planning Commission. Before you tonight is our 2026-2031 Transportation Improvement Program, TIP update. The ask before you tonight will be for transparency through our, between our Capital Facility Plan and the transition of that 20-year plan to our 6-Year Transportation Improvement Program or TIP. Next slide, please.

Purpose as I stated was for approval for that transparency between the Capital Facility Plan and the transition to our TIP, our six-year plan. We'll go over the CFP and TIP mapping for projects, overlay between the CFP and also those TIP projects before I turn it over to John for the TIP construction schedule, as we review where we are along the lines of getting to eventually the Council work session

in late October and the TIP adoption in early to mid-November. And, again, the request for the transparency, or the, sorry, the concurrency between the Capital Facility Plan to the TIP. Next slide, please.

A little bit about the purpose and legalities and the type of process of which we are here today asking for your support before we turn it over to our Council process and hopefully the adoption in November. Next slide, please.

A little bit about the flowchart of how a project goes from the CFP to the TIP underneath the Growth Management Act and the Comprehensive Plan through the Arterial Atlas and subarea circulation plans.

A 20-Year CFP or Capital Facility Program Plan is put together largely through our planning group and coordination with other agencies such as Southwest Regional Transportation Council. And from there we take our program -- projects either directly from that CFP or through ongoing programs such as our sidewalk and ADA, bridges and culverts, safety, rural roads and from there our first year of the TIP is our annual construction program and then we spin off into individual projects assigning a capital road project number. Next slide, please.

Here is a list of our Capital Facility Plan. A little bit of summarized format. Some of these costs are a little bit outdated. As we bring those costs into our program, the realization of both the type of work and inflation are realized, and you'll see in John's summary that some of these costs might differ.

It's split here between two slides. You'll see these, some of these projects listed directly on our TIP; however, the ongoing programs are not listed individually here on the CFP, they are listed as ongoing programs in the CFP, not named here, but they are not detailed in terms of what type of project they are, where they are and such. Next slide, Jeff, please. And this is a second portion of that. And next slide.

Firstly, with our TIP map, the projects in both red and blue are what I'll refer to as our large capital projects. The projects in red letters, also letters, are the ones that we refer to as obligated projects that either were deemed important and obligated through our County Council, such as our 179th Street projects or projects that have realized 30 percent of their overall project budgets.

The number of projects in blue are those large capital projects that have not yet spent that 30 percent; otherwise, those are both lists of projects directly from the CFP and the next map.

The next slide is a map of the overlay with the CFP, and you'll see that in purple overlaid here with the blue and the red. The green projects are not on the CFP individually, so you won't see overlays with those; however, again, those programs are internal to that Capital Facility Plan. Next slide, please.

And here's the overlay between the currently the 2015-2035 CFP, they are currently in works to update this by the end of the year. We should then have an updated list of plans, projects, I apologize, and we will then score these into our program for consideration on what projects come in to our TIP, but that

will probably be in two years that they'll be seen for potentials of coming in. So, the list up here in purple overlays with again the red and blue projects and you can see where those projects have come into our program currently. Next slide, please.

And I'll turn it over here to John who's going to go over our six-year projects that are in our 6-Year TIP with the approximate years and budgets, including the budgets are all phase design, right-of-way and construction. John.

MCSHERRY: Thank you, Chris. My name is John McSherry, I'm a Senior Capital Programming Specialist with Public Works Transportation and I'm going to speak to these, the schedule of the projects in the TIP.

The schedules capture the six-year window of the TIP. On the projects names themselves there's a number and that number represents, it's in orange, it represents the total cost of the project which includes preliminary engineering, right-of-way phase and the construction phase.

The first slide we have here are the large capital projects that stretch essentially from Delfel to 50th Avenue along 179th Street. The first project on the list starting right now is on 179th at 29th, it's an intersection where we're putting a roundabout at that location. The rest of the projects on the list are, don't start until 2028 and they're going to be occurring in and around the same time that WSDOT's going to be redoing the interchange on I-5. Next slide, please.

These are two other large capital projects that are on the TIP including 179th Avenue, which is getting started this year, getting out to bid right now. Then we have N.E. 72nd Avenue which is not scheduled till the 2031 which is the outer edge of this TIP window. Next slide, please.

This slide starts to look at Ongoing Program Projects which are the ones that are on the map as green. The first, the grouping here that we have are the Bridge and Culvert Replacement Projects. Currently we have the Whipple, Knapps, Carson Bridge under construction, and then out to 2027 we have some other projects scheduled.

The next group is the Road Preservation Projects. We currently have our N.W. 78th Street project just wrapping up, that's been signed and striped and is open. And the Sunset Falls Road project which is --

CARLE: Chip seal.

MCSHERRY: -- chip seal, yeah, out to Sunset Campground. And then we have the St. Johns Road improvement project which is getting ready to go to bid this year and the Blair Road project scheduled the next year. Next slide, please.

The Rural Road Improvement Project we have the 182nd at Risto Road, that project has an overlay that goes from 167th to the JC Ward Bridge and also a roundabout that's at 182nd and Risto Road and we're working to try to get that out for bid right now. Fun times for bids.

The next group is the Sidewalk and ADA Compliance Projects. We have the 68th Street Sidewalk which is wrapping up this year and then the Highway 99 Sidewalk which is just starting right now. And then out in the future we've got the Truman School Sidewalk and Highway 99 from 110th to 117th. I think that's it. There may be one more slide on the schedule. Okay.

These are Transportation Safety Improvement Projects. The first one, which is also completed and signed and striped and open is the 119th/152nd Avenue project. And then the Ward/Davis is similar but out into 2027 at this juncture. I think that's all I've got. We did have some photographs that we decided to, that we presented at the workshop that we took out of the presentation for brevity.

HOLLEY: Can you spell your last name, please.

CARLE: The next slide, please. So, in wrapping up what John said in those costs part of what we do as programming, we refer to as we program our projects into the TIP, is seek funding through our granting agencies both Federal and State.

So, I do want to give a shout of thanks to Southwest Washington Regional Transportation Council, Washington State Department of Transportation, County Road Administration Board, amongst others who thankfully fund some, a lot of our projects and limit it, sorry, eliminate some of our cost to our county. So, we have received an additional 10.3 million this year in addition to some positive maximum grants that we had received previously, so we're very thankful for that.

So, where we are now, we're here tonight on August 21st at the hearing, Planning Commission hearing. We were here two weeks ago with a work session. Again, we're going to ask for your support in concurrency with the shift from the Capital Facility Plan to the TIP and we'll be presenting through to DEAB, Development Engineering Advisory Board, in a couple of weeks on September 4th, as well as the County Council work session on October 15th and then the Council hearing for adoption either November 4th or the 18th pending schedules. And the TIP ideal is to have that TIP adopted prior to the December County budget adoption. And next slide, please.

We'll ask for comments and questions, but the request before you is to seek the Planning Commission support of our 2026-2031 6-Year Transportation Improvement Program for consistency with the 20-Year Capital Facility Plan. Thank you for your time and we'll ask for comments and questions at this time.

JOHNSON: Thank you very much. Good presentation.

HOLLEY: Hold on. Can the other guy spell his last name, please.

JOHNSON: John?

HOLLEY: Yes.

MCSHERRY: Yes, it's McSherry, M-c-S-h-e-r-r-y.

JOHNSON: Did you get that, Cindy?

HOLLEY: Yes. Thank you. I appreciate it.

### **Questions from the Planning Commission**

JOHNSON: All right. Thank you. Okay. Questions of staff. Again, make sure you say your name.

WOGEN: This is Eldon. So 179th there's going to be projects on it for nine years, I don't commute on 179th but if I was, I'd be going, oh, my goodness, nine years of roadwork.

What is the driver? Why is it going to take nine years to get all that done, what is the drivers, when monies available or what? I guess what I'm leading up to, why can't it be done faster?

CARLE: I was looking to see if we had our 20- -- yeah, we do have our 29th to 50th projects slated. Steve, I don't know if you want to help out with this, but some of these projections have slid. The ideal is to stage them for funding. There are maximums by the region in terms of what they would fund.

So typically, we could only get one or two projects funded each call or each grant year, if you will, and that's part of it. But also, just the sheer magnitude of the cost of the projects, there would be no way that we could really, you know, A, afford it; B, build it. And it would nice to shut the area down for a year and get them done but just not feasible unfortunately. And I don't know if you want to add anything there, Steve.

JOHNSON: Go right there. And state your name, Steve, for the court reporter.

GALLUP: My name is Steve Gallup; I'm the Transportation Division Manager for Public Works. Yeah, we have several, as you know, we have several projects on 179th range up to almost \$100 million and a lot of them are done in phases because of certain requirements such as stormwater requirements, you know, we have to treat water quality, so we have we're kind of doing it in different phases and that's kind of why also it's kind of spread out too.

The schedule actually shows the last project kind of wrapping up in 2033, but that's a project that is way down on the east end near 50th Avenue, so... So actually, the majority of the projects should be wrapping up around 2031 hopefully so, is the plan, we'll see.

CARLE: We do also have a 179th at 50th Avenue intersection project on the Capital Facility Plan. Years ago, that was in our program but was turned into a temporary fix. The level-of-service and the capacity, volume capacity just did not show the need for it at this time, but that could be, will be a future project of consideration for a need for it and/or a roundabout as we are doing at 29th Avenue



and 179th Street.

WOGEN: All right. Thank you.

CARLE: I could add that 15th Avenue is a new roadway, so it goes from 179th up to 10th Avenue.

HARROUN: This is Commissioner Harroun. So is the biggest constraint that you guys have is it just financing or is it like a manpower and you've mentioned some, you know, kind of mentioned something about getting bids in, is it sometimes is there just constraints of like just lack of contractors or lack of manpower or is it primarily financial trying to get grant money and to having you can only get, go to the well so many times?

CARLE: I would answer that it's a mix. I come, previously come from projects that are in the many billions, so this isn't as big to me; however, internally here it's huge.

So, from what we do at the County level these projects are as big as we get and just based on the amount of inspectors that we have we could always go for a consultant for that, but there's just no way that we could physically build all these projects at once is what I've been told through the years, so...

There's many challenges besides the funding, but the funding is part of it, manpower is part of it, Steve mentioned stormwater concerns and permitting, there's a lot to control if you did it all at once.

HARROUN: Is there anything that you guys say if you had like a wish list of like if these elements could change or if the Council could push it in a certain direction, this would really greatly help us and then speed up some of these projects, is there anything like that that you guys have identified? Like, man, we could really knock 179th Street out if?

CARLE: Yeah, I could get a better answer from, you know, our County Engineer level and supply that at a later date, but I'm not in a position to answer that in terms of what my gut feel is, but, yeah, it is very challenging unfortunately.

GALLUP: I think our biggest restraints are the environmental permitting and so and there's not much you can do about that, I mean it's on kind of on its own schedule, but, you know, environmental permitting we only have so many months out of the year that we can work in water, so I mean that's kind of a constraint too, so it's kind of the biggest thing.

HARROUN: Thank you. Yeah. No. Please don't take it as a criticism, I'm just kind of trying to understand what you guys need and where we can potentially push and help you out, so...

HALBERT: No questions at this time.

JOHNSON: So, for me I'm a schoolteacher at the most southern school in the Battle Ground School District and so and the schools were built in 1970 and then they feed into Pleasant Valley and then you

have the Ridgefield.

So when we took the urban hold off all this we knew this was going to be this way, but it's just interesting that, and I don't know the answer to this, I just kind of want to put this out there that I say this to people, I go, you know, there's a big, I think the number was 6,000-units commercial and residential coming to that area and the schools aren't built and I'm glad to see that we're doing this in the most reasonable way we can because it is, it's just necessary obviously.

It's the one interchange if you just go down through north county, you know, you go all the way up to the casino and that's brand-new and you go back to 134th and Ridgefield and so we have this ugly thing there at the Fairground, and so I understand the challenges but I also understand that communicating this with school districts and - and I know you guys do - but I just -- there's got to be a better way that they start knowing how that's all going to change that whole area, and I think it's less than, I know you're going to build-out in nine, but I think that the lion's share of that is a six, seven year kind of deal and that's now to me in my head, you know, so...

Just really quickly, that just doesn't change for schools, that doesn't change two little schools, it changes Prairie High School, Ridgefield doesn't have enough room already, and so this whole thing I keep, I wish the school districts were in here right now to go you guys realize it's coming your way because I really don't think they do and that's just for the record. And I don't know if you want to talk to that.

GALLUP: Well, I was just going to say, I mean it puts a constraint on all of our resources when we have all the infrastructure, not only schools, but, you know, I mean that's kind of why we're doing these projects to be able to, you know, get more capacity on this road.

JOHNSON: You're going to have to.

GALLUP: Yeah. Yeah. And then also I just want to let you know that kind of down, down the road one of these projects is to extend 15th Avenue further north and up in that area is also the school district is planning on doing a middle and an elementary school brand-new one up there, I mean you probably heard of that.

JOHNSON: For us Battle Ground can't pass a levy, and you mentioned, I mean and I'm not, I'm just saying these are the facts and again I go how are we going to build the schools, schools. So, anyways, I'm venting probably more than I should, but I just they just don't know, like they don't know what's coming, so...

CARLE: I just want to add that coordination with the school districts is our priority in all of our projects and our PIR Public Information Office does a phenomenal job. I think this area didn't, maybe got a little bad rep with maybe some projects that were done by utilities and maybe they didn't coordinate, but we attempt to reach out to all our schools.

In fact, some of our other projects revolved around school schedules and we try to do it in the summertime, 152nd Avenue just north of Padden and between 99th Street has a school, I'm not sure of the name of that school, but that schedule is going to try to work in with the school calendar as best it can, but it's going to be a multiyear project I think for that reason to try to eliminate as much of that conflict with the school itself.

JOHNSON: Yeah. Yeah. It is what it is, I just appreciate it. It was great, so, you know. Okay. With that said, is there any more questions, gentlemen? Okay. We will now open the hearing for public testimony.

### **PUBLIC TESTIMONY**

JOHNSON: For tonight's hearing oral testimony should be directed to the Planning Commission. The Planning Commission will consider all public comments as they deliberate and vote on the recommendations to the Council. So, Jeff, you want to do your spiel.

DELAPENA: Please note to be a party of record you must submit written testimony before, during, or prior to the close of tonight's hearing, or provide oral testimony at the public hearing, or request in writing to be a party of record.

If written comments were received prior to August 21st, 2025, they were submitted to the Planning Commission members and posted on the Planning Commission website. Tonight's hearing is being transcribed by a court reporter, so please spell your first and last name and speak slowly. Public comment time is limited to three minutes.

We will now begin with those participants that have joined remotely by a computer or telephone. Please raise your virtual hand or press star 3 on your phone to let us know you'd like to provide comment. We have no one online at this time.

We will now begin with participants in the hearing room. When we call your name on the sign-up sheet, please come up to the front and provide your first and last name for the court reporter. If you do not wish to provide public testimony, please say so. We had no one signed up to for testimony at this time.

### **Return to Planning Commission**

JOHNSON: With that said, we will now close public testimony. And, staff, there is no response to no one that speaks unless you want to. Planning Commission, back to us again. Gentlemen, are there any comments regarding this? Wow.

Again, you know, our -- Christine's not here, she may be online, I don't know, but Christine, you know, I've been here since, oh, too long, but I remember us talking about this and we blew through this one time, you know, like way back when it was and she goes you guys need to ask more questions, and I'm

not saying we do now, but it's such a big thing and I know it's not a billion dollar program, but it is, it's just so many moving parts and, yeah, you're right, there will be upset people.

So I appreciate that you've done due diligence and putting up with questions that are just kind of, you know, for the record and I hope that the Council listens to this, I know they always don't or get a chance to because I think some of the questions and some of the things you tell us back are like just positive stuff because it is going to be a big, my word is headache, but, or maybe it's your word too, but it's just going to be a lot, you know.

And so, I want to tell you I appreciate it really, the work and how concise it is because we're starting to tighten up now, we are now at this big thing that came down, so thank you. With that I'd take a motion and a second or something like that if I could, please.

BAKER: So, this is Commissioner Baker. I **move** to approve the plan; I move to approve this plan as presented for the support of the 2026-2031 Transportation Improvement Program for consistency with the 20-Year Capital Facilities Plan.

HALBERT: Commissioner Halbert. I **second** that motion.

JOHNSON: Okay. Can we get a roll call, please.

#### **ROLL CALL VOTE**

HALBERT: AYE

BERGTHOLD: AYE

FADNESS: AYE

WOGEN: AYE

HARROUN: AYE

BAKER: AYE

JOHNSON: AYE

DELAPENA: 7/0.

JOHNSON: Okay. So, it passes. Gentlemen, thank you so much for giving your evening up and appreciate all the information.

#### **PUBLIC HEARING ITEM**

**CPZ-2025-00002 2026-2031 Stormwater Capital Program.** The program identifies stormwater capital project phases to be completed during the next six-year period within unincorporated Clark County. The purpose of this program is to prepare a comprehensive stormwater capital work schedule addressing Stormwater Management for Existing Development (SMED) requirements in the Phase 1 Municipal Stormwater Permit and county goals to protect and

enhance streams and wetlands and minimize the degradation of receiving waters caused by stormwater runoff. The update reflects changes in the overall program.

**Staff Contact: Jeff Schnabel, Stormwater Infrastructure Manager**  
**jeff.schnabel@clark.wa.gov or (564) 397-4583**

JOHNSON: Thank you. Okay. With that said, we are now moving on to CPZ-2025-00002, 2026-2031 Stormwater Capital Program. Staff presentation.

Jeff, are you here? Yes, there you are. Okay. Jeff Schnabel, Stormwater Infrastructure Manager. And with that said, Jeff, you have the floor when you're ready. Make sure you got it on, yeah.

SCHNABEL: Yeah, I think we're good. Yep.

JOHNSON: You might want to spell your last name for Cindy.

SCHNABEL: Will do. Good evening, Chair, and good evening, Commissioners. Yeah, for the record Jeff Schnabel, that's S-c-h-n-a-b-e-l, Infrastructure and Assessment Services Manager for Public Works Clean Water Division, so... Here tonight to share with you a little bit more again about the 2026-2031 Stormwater Capital Plan and Program Update. Next slide, please.

So, our goal tonight, Planning Commission recommendation to adopt this 2026-2031 Stormwater Capital Plan. Our agenda real quick, permit overview, our County policies/goals and regulatory requirements, a little recap of 2025 work and then for the 2026 to '31 share some priorities, project types and our funding sources. A little quick look ahead to the first year of the plan in 2026 and then a little similar to what Chris shared and public outreach and schedule. Next, please.

So, a quick, quick reminder, and this will be review for all of you I think from the work session a couple of years - or a couple of years ago - a couple of weeks ago, time flies, right.

So, reminder that the Stormwater Capital Program does not construct stormwater facilities that support new development. We do projects that address impacts from existing development. So very different I think from the TIP and other programs in that way.

However, with REET 2 beginning in 2025 Stormwater Capital Program we are now partially funded by real estate excise tax \$2 and that's really our primary nexus with the Comprehensive Plan and the Planning Commission I think is that, is that use of those dollars and we need to kind of make sure we're on par with the planning process, so we do appreciate your time. This is our first -- first year, actually I think at a hearing before this group so really appreciate the opportunity to kind of be part of it, so...

And then finally the Clark County Council we do a formal adoption every year, that is not required by statute, but we do find it helpful for grant applications and simply to bring kind of the stormwater capital planning process inline with the TIP and the parks processes and so we're kind of all on the same page as far as Public Works capital work go.

So, there's not a public hearing at Council, but we do adopt this plan annually via resolution typically during the separate business portion of a standard meeting, so we'll be doing that later this year. Next, please.

So, a little bit about our Local Framework Regulatory Requirements. The policy at the County is to meet our Phase 1 Municipal Stormwater Permit Requirements. As we're doing that our goals are to protect and enhance streams and wetlands, minimize stormwater impacts of our, to our receiving waters and when we can maximize the public benefits from our county owned lands which there are quite a few of out there.

Specific Regulatory Requirements. The Phase 1 Municipal Stormwater Permit is the primary driver of what we do in clean water. We are required to have a Stormwater Management for Existing Development or SMED Program that is designed to prevent or reduce impacts to waters of the state from previous development.

We do have requirements for stormwater management planning and also requirements to both inspect and maintain and operate our public stormwater infrastructure.

One other thing that does come into the plan occasionally is these underground injection control wells, so you would know those as classified injection wells or dry wells. There's a separate State program governing UICs and we do have a requirement to address any wells that we own as the County that pose direct threat to groundwater resources, so we do see some of those in this plan occasionally. Next, please.

A really quick summary of our 2025 year. It's been a really significant construction year for us, we had eight projects this year which I think is the most we've had for the stormwater plan in, you know, at least my memory. A lot of different types of projects.

We have one is a restoration/hydrology project, a big project going on at Heritage Farm right now. If you drive by there's lots of work going on there so that is a wetland restoration all through that county property.

We had several water quality projects down on 99th Street, Highway 99 corridors in there, and I'll show you a little map of that in a moment. Reforestation where we take County properties and we reforest with native vegetation; we have one of those ongoing that will be planted out at Schriber on the East Fork Lewis River later this year.

And then we also do major repair projects for existing facilities, we have three of those being constructed as we speak and a little bit of post-construction establishment work, so...

In addition, we had another eight projects that are in the design phase right now this year and our total budget was 5 and a half million for that work in 2025. That graphic at the bottom is actually a

schematic of the ongoing work there at Heritage Farm, so we're taking an old ditch line all the way across there, kind of a ditched wetland for the history of the site and we're turning it back into kind of a series of wetland cells to kind of help out the headwaters there of Cougar Creek, so... Next, please.

Okay. Priorities for the upcoming '26 to '31 plan. Typically are being required capital repair projects are at the top of the list, we can't really see our way to building new stuff if we aren't taking care of what we already have, so we really try to prioritize those more expensive repairs that kind of go beyond our regular maintenance program that we already do on all of our facilities, so we have that first up.

We're doing a lot of water quality treatment projects right now in lower Salmon Creek tributaries along the Cougar, Suds, Tenny, that area. Those are places that have been developed for so long that when they were put in there was really no requirements for water quality treatment of the stormwater so we're kind of starting from scratch there and trying to clean things up.

As I mentioned, reforestation of County lands. And then we also do contribute some dollars to property acquisition for stormwater benefit. Typically, that is in conjunction with our Legacy Lands Program where we will share some dollars with them and they will make the purchases for those properties that are high on their list.

You'll also see in 2026 we're ramping up a little bit with some major repairs and more asset management, kind of forward looking asset management, detention ponds that haven't been cleaned out for a very long time, aged out treatment structures that have been in place for a very long time, they're just kind of getting to the end of their lifespan, so we're turning those over now as we go forward. Next, please.

So, here's a map, this one's not updated for '26 to '31 yet; however, it is very similar to what you will see for the '26 to '31, this is last year's map. Many of the projects on this map are still on the capital plan except for the ones that we built this year so, but I show this to you basically just to kind of highlight that focus area down in the lower Salmon Creek watershed.

So, this is where we have, you know, an awful lot of our infrastructure and a lot of our older infrastructure or lacking areas. So, you can see where 205 and I-5 are there on the blown up inset and all along kind of Highway 99, 99th Street, Hazel Dell Avenue, 78th Street, some of those areas are really a focus for us right now. And next, please.

So, I mentioned that we have a number of different Project Types. So, there are 31 projects represented in this six-year plan, total of nearly \$20 million. You can see on the pie chart there that the two, the lion's share is split between capital repair projects, that's those asset management investments that we're starting to make, water quality projects are right there as well, trying to put treatment in place where it is lacking, but we also have some hydrology which would be flow control type projects, habitat projects, some reforestation work as I mentioned again, and then we do have two property acquisitions that we're contributing some dollars to Legacy Lands in the form of

\$600,000. And we'll go next.

So, our Funding for '26 to '31 we're looking at a little over 7 million from our clean water fund which is our enterprise fund that is funded through the clean water fee which is charged to properties within unincorporated Clark County annually, so we'll take about 7.2 million there.

As I mentioned we are now starting to use some REET money, a little bit this year, but in this next six-year period we're looking at almost the exact same amount there, 7.2 from REET, and then grants we are hoping to be at about \$5.2 million. Grants of course aren't for sure until we get them, but that's our hope right there.

And then we do have one active loan, we typically don't take a lot of loans out for our projects, but we do have a loan for that Heritage Farm project because it was a pretty, a pretty large project by our standards and so we do have an active loan that we took out this year for \$3.4 million, a very attractive interest rate though at 20 years at 0.4 percent so, yeah, and that's coming through the State Department of Ecology where that loan is originating.

And just overall just kind of the history of the program up at least through 2023 you can see, you know between State grants and provisos coming directly from the legislature, we've got about 28, so approaching 30 percent of our capital funding has come from either grants or provisos and the other 70 percent less from the clean water fund. Next, please.

Quick look ahead for 2026. We will have another seven projects in construction, kind of pivoting a little bit more towards some major repairs. Several of those more water quality projects along the Hazel Dell and Highway 99 corridors, more reforestation and as I mentioned some natural areas acquisition.

We're still, you know, cranking out new design projects as well so we're kind of on a roll of keeping things moving, we'd like to have that last now as we're constantly designing the next generation of projects, so our budget is a little smaller for '26 at about 3 million which is a little bit more average for us than the 5 million, it was again that Heritage Farm project that kind of bumped the total, so 3 to 4 million I think going forward is what we're hoping to shoot for. And next, please.

So, the other stuff planning-wise we'll be doing in 2026 our stormwater management for existing development. The way that program works through Ecology and the permit is we need to score points based on a fairly complex metric that they've developed and so every project that we do, we calculate out how it's worth, it's worth in points and we need to get to a certain point total within the permit term in order to stay on Ecology's good side.

So that's one of things we use in designing the six-year plan is making sure we have projects in there that can score enough points, but there are also projects that we want to do. We're really focused on making sure we're building projects that are useful and important for the county as opposed to just projects to get big points for the permit, so one of our major planning tenets there.



So, we're also going to continue some sub-basin retrofit planning. We're doing a lot of work in kind of lake specific watershed right now, so a lot of interest in Lacamas, a lot of interest in Vancouver Lake right now, and so one of the ways that the stormwater program can help is by, you know, putting a few of our dollars to work to kind of stop some of that pollution going into those water bodies and hopefully help the overall goal.

We're also looking at the urbanized areas of Mill Creek out south of Battle Ground, kind of coming down through WSU Campus there and hooks into Salmon Creek right there and then upper Curtin and Padden Creek so south of the Padden Parkway just to the east of 205.

We'll continue looking for places to reforest. We will continue our asset management work. So, we've got a couple of kind of large-scale pieces of that planning effort coming up, we're going to be developing a pipe inspection and maintenance program. We've got about 500 miles of buried stormwater pipe out there, historically that has not been systematically inspected, it's more of a reactionary thing when things go wrong, we go out and fix it, so hoping to get ahead of that a little bit.

We got Council support to go in that direction, which is really cool, so looking forward to developing that program in '26 as well as some updates to our street sweeping programs for our 2024 permit, so...

The other thing that has a little bit of a bearing on the comprehensive planning process, we are going to resume some long-term planning, we've never had a 20-year plan in the clean water program but we're looking to kind of move in that direction again to kind of square with the way some of the other capital programs within the county are working, so looking forward to kind of looking at that longer visioning process starting next year. Next, please.

All right. I think this looks almost exactly like what Chris shared for the TIP. We are on an identical time frame with the TIP and parks this year, so we'll be going to DEAB here shortly, then the County Council work session. We will go to our Clean Water Commission, our advisory group, on October 1st and then adoption either the 4th or the 18th whenever schedules allow, so... That's it for that one. One more slide, I think. Yep.

So just the request again, just looking for Planning Commission support for the 2026-2031 Stormwater Capital Plan and a recommendation that the Council adopt. Next, please. Yeah, so comments and questions.

### **Questions from the Planning Commission**

SCHNABEL: I do have a few questions or at least a couple of questions that Devan Rostorfer passed along, she was kind enough to fill in for me a couple of weeks ago at work session, but I do have a couple, unfortunately I'm sorry I don't know who asked the questions among you, but I did have one about kind of the number of acres of trees that we're planting for the dollars we're spending, that was Eldon, yeah. So, and I can just go ahead and answer those right now before we get to --

JOHNSON: Yeah, go ahead. That's fine.

SCHNABEL: Awesome. So, yeah, so it's about \$20,000 an acre that we're currently spending to do those reforestation projects, so for that 900,000 we're getting about 45,000 - 45,000 - 45 acres that we plan to plant within this six-year period.

So that's a little more than our goals of 30 acres in a six-year plan, so we're kind of shooting for like a six, six acres per year. It used to be a little cheaper, we were doing these a few years back for probably, you know, half, you know, 8, 9,000, but materials, staffing, everything has gone up a little bit, so we're at about 20,000, still a really good deal compared to, you know, hard stormwater infrastructure obviously, you know, you can spend several hundred thousand dollars to get an acre of treatment, so we do feel like the reforestation is a really good deal, along those line. But does that help, Commissioner Wogen?

WOGEN: (Inaudible.)

SCHNABEL: Okay. You betcha.

HARROUN: Just do you guys partner with like Friends of Trees or things like and volunteer like public groups if you need them?

SCHNABEL: Yeah, we've had some interaction with Friends of Trees. They're not necessarily set up for kind of this acreage based, so a lot of the work that Friends does is kind of community or like front yard trees, street trees type of work and so, but we are in contact with them and looking for ways to do more kind of jointly with them.

We do use some volunteers at times, we also use like Ecology crews and things like that that will help with the planting, so... Although, most of the planting is done internally by our noxious weeds group within parks. Yeah, thanks for the question.

So, the other question I had listed here was specific to the Heritage Farm project and it was having to do with possible mitigation that was -- all right. So, due to the funding sources both for the grant or both the loan that 3.4 million and then also we had a \$500,000 grant from Department of Ecology as well.

When you go those routes for funding, we are not allowed to utilize that project to be like an advanced mitigation site or things like that or sell mitigation credits from, it's not a bank, so it's just a separate deal.

Typically speaking we can't get any credit for clean water, stormwater retrofit projects for the points that I was mentioning for Ecology if we're using it for mitigation. So, if we were going to use something for mitigation, that zeroes us out for credit which is, it's tough to make those investments, so...

We are looking at potentially moving towards getting a, putting together another advanced mitigation site for clean water and those are sometimes used by the TIP and the parks projects as well. We have one out in Lower Salmon Creek right now that's been there for years, it's pretty much tapped out, we've got just a little bit of credit left there, so it's something that clean water and the other groups will be looking at in the next couple of years is helping to find another, you know, another spot to do that and they do come in handy when we have that kind of need, so I don't know if that helps.

FADNESS: No. No, that does help. I was just curious on that one because if that's at the Port that's what we have is an advanced wetland mitigation bank and we pull from that for any projects and seeing as many transmission or transportation projects coming up there will probably be a need at some point, you know, for those credits, so...

SCHNABEL: Yeah, thanks for the question.

HOLLEY: Who was talking? Which Commissioner was talking?

FADNESS: That was Commissioner Fadness.

JOHNSON: Any other questions?

HALBERT: Sure. Commissioner Halbert. So I just saw it in the Columbian, if I've got my facts right, that the County's acquiring some land by, in Daybreak, it sounded like at Daybreak on the East Fork of the Lewis River, it sounds like it was 90 acres or so out there for potential projects, land or restoration, and is that something that clean water would be involved with and do you have a vision for that area?

SCHNABEL: Yeah. That one's not, I'm not familiar, and I imagine David Stipe will be up next here talking about the parks plan may have some more information or at least able to get you closer to an answer on that.

That's not one that we're cooperating with parks on or Legacy Lands but it's those types of places, right, that we tend to focus on where there's going to be a value to the stormwater world as well, right, so, yep.

HALBERT: Thank you.

WOGEN: So, this is Eldon. I have one more question. So as you know climate element has been incorporated into the comp plan this time around, has there been any discussions with amongst the staff and the County about increasing the reforestation in the 20 years that this comp plan is going to be coming out because you know trees absorb CO2 and that is one of the main requirements? So, I was just curious, I mean I would expect there to be the County owns a lot of land, let's plant trees on them.

SCHNABEL: Yeah. Yeah, I wouldn't say that we're necessarily planning to say double it or any particular number, but we definitely are wanting to expand our footprint a little bit there. I think there's quite a few, we've done a bunch of the sort of easy ones and the low hanging fruits and we're looking for, you know, additional spots and we're kind of trying out some new ways of doing the plantings, some seedlings.

WOGEN: And, again, are you coordinating then with the climate aspects of the comp plan to put this into the plan?

SCHNABEL: Not specifically this, no, we do have folks from clean water who are sitting in on the climate discussion that Community Development is leading and we are looking at climate related impacts and climate issues when we talk about projects overall for our capital plan, right, so Ecology's been really moving in that direction for grant points and we've been looking at that particularly as we look at our asset management stuff.

So that's one element, right, of going in and looking at our pipes and looking at our capacities to make sure that we are actually if we're going to go in and fix something we also want to make sure that we're fixing it so it's going to be able to deal with last year's situations or a, you know, a more high-intensity rainfall and those type of things.

So not specifically, Commissioner, that on the plantings yet, but definitely something that we want to look into, and we'll certainly take that to heart going forward, yeah.

WOGEN: I'll be bringing it up with Community Planning then to see because to me that's a critical aspect of fighting CO<sub>2</sub>, build-up is to have more trees as part of the solution, so I'd like to see a more robust growth in reforestation.

SCHNABEL: Well, appreciate your support on that, yeah.

BAKER: This is Commissioner Baker. I'd like to follow-up on Eldon's line of questioning. I thought that was insightful and I think it's proactive, those type of questions are proactive in coming up with this challenge that the County has when it comes with the climate agenda.

So could you speak to a little bit about the potential acreage that could be available to the County to meet these requirements, like what, like is there, like is it possible that you guys in your department be able to have a proposal if we use this X amount of acres we can get this many trees on there so they could have a better idea of on the potential because it's going to be a huge need.

We have to reduce our carbon emissions in 25 years while growing 20 percent and so it seems like we're getting pulled in both directions, so I'd be interested in what your thoughts are on the potential of Eldon's line of questioning there.

SCHNABEL: Yeah. I don't have specific numbers, the County owns a fair amount of land, much of it is

already forested, and so that's where the, you know, when we're looking at areas to do our replanting projects or reforestation projects we're kind of looking for those, you know, close to the stream, kind of reed canary grass, marshes that are, you know, not providing much in the way of shade or anything like that, typically southern exposure if we can get on that southern side we can get a little better shade generation, that kind of stuff. Most of our projects are out kind of in the rural areas.

Something I think that we could be looking at a little bit more is, you know, the potential one of you mentioned the Friends of Trees, you know, they work a lot more in the urban areas, I think it would be great to kind of figure out some ways to get at that urban heat sink, you know, that kind of thing, try to start increasing our urban trees.

We do have some requirements in our current permit that just came out this last year to be mapping tree cover within the county, I think that will give us a really good starting place to, or not a starting place, but an updated starting place to know where those opportunities are and where we might be able to expand, so I think there's some things there in the next year or so that we should be able to start, you know, putting some numbers to some of that and see what we can do.

BAKER: Does the Heritage Farm, that project, is there quite a few trees going in on that property, in that area there?

SCHNABEL: There are not a lot of the really big trees. There's an existing long-term weather station there that's been on-site for something in the neighborhood of 100 years, right, and it's a very long-term record that we don't want to mess with and so there are some limitations to the height of the vegetation that we can plant within certain distances from that location, right, but where we are free of that we do have some full sized, you know, fir trees and things like that that are going in and a lot of, you know, lower growing shrubs and wetland plants too, so, yeah.

BAKER: Okay. I had one follow up question. I was intrigued in listening to you talking about the pipe, the pipe inspection, I was wondering what kind of technology the County was thinking about using to facilitate that?

SCHNABEL: Yeah, that's a great question. So we did even last year or it was the year before, so we have purchased for the first time a pipe crawler unit which is a little small wheeled camera that will go into pipes down to eight inches and then has a, you know, rotating camera head on it and a few other whiz bang things that are pretty cool.

BAKER: And it's submersible, like water resistant?

SCHNABEL: Yeah. It will, you know, you just, you get it into the manhole, and it will go down and show you what's there and then of course this one has a reversible, so we don't actually have to have an out manhole the way the old pull ones used to have, so...

BAKER: So, is it on a cable or is it remote control?

SCHNABEL: Yep. Yep. So we are, we are outfitting ourselves with a little bit better vehicle, you know, and actually even some staff to kind of staff up that program that will, and those folks would be working the Operations Division of Public Works, so that's the main technology will be that camera signal.

BAKER: And did you say you already had it purchased? It hasn't been deployed so much, you've taken a trial run and now you've decided to purchase it, is that where we are?

SCHNABEL: Yeah, we've owned it for almost two years now.

BAKER: Okay. And then so in those two years what has, what benefit has it shown to the department?

SCHNABEL: Yeah. So we're using it kind of on an on-call basis right now and so because we don't have dedicated staff necessarily who will be doing it all the time as we develop the program, but as-needed when we have issues, complaint calls, when we have, you know, concerns based on what we're seeing on the surface we can take that out and get it in the ground and, you know, find out what's going on much, much more easily.

So, we're using it at a number of places for some stormwater repair projects, we're using it in even in our planning work as we're doing design work in some of these really densely developed areas down in the, you know, Highway 99 region, so...

BAKER: Does it allow you to pinpoint, okay, it's 50 meters this way and then so we'll dig a hole here and we'll fix the pipe?

SCHNABEL: Yep. Show you where the pothole, that kind of thing, yep. Yeah, it's pretty slick. I mean, we're just kind of scratching the surface right now with what we're doing but I think it will be really a powerful tool to have going forward.

BAKER: Okay. Thank you.

BERGTHOLD: This is Commissioner Bergthold. Jeff, I'm intrigued, the reforestation as I'm listening is more than just planting trees, you're doing bushes, we have property on the north county five acres that all my neighbors have, you know, like fir or, you know, nice groves, I think I got all that was left they threw it in, I've got a mix of stuff not enough to log any of them, how do you determine that on this acre or this piece you're going to put a certain type of tree or when you have something that's like a mix, do you try to replicate what was there before or what?

SCHNABEL: Yeah, essentially. And that is not my area of expertise, but we do have folks on staff who are experts at, you know, wetland and restoration work and so we design most of those planting plans in-house and they, yeah, they're made, you know, made to order to kind of match what would have historically been in an area.

BERGTHOLD: Okay. It sounds cool.

SCHNABEL: Yeah. Thank you.

HARROUN: This is Commissioner Harroun. I had a question on the Heritage Farm. I was looking at the map that you guys have, is there access being provided to all of the land and the kind of development because it looked like they said it's a proposed gravel road or something on the little thing that we saw, but what thought was given to all of the acreage behind that for future use, future development because it looked like you went from tip to tip on the property line?

SCHNABEL: Yeah. So, there's, that's a great question. There are two access roads right now or were pre-project, right, that have historically been used to get back to the rest of the property, community gardens, all kinds of stuff goes on back there, those two roads will remain and be part of the landscape after the project, and in fact, I had they're being widened just slightly, so they will be adequate for all future uses that is projected out there, so...

Yeah, we were just able to design that so that where we have kind of splits between the cells of the wetland, we're going to keep those roadways going because there's a ton of use out there at the Heritage Farm that is, you know, not just this wetland, right, so... I mean is that what you were getting at?

HARROUN: Right. Yeah. No. I was thinking because there's been a lot of conversation over the years of what the County could use that property for, you know, from school extension programs to housing to, you know, and then I look at it and I'm like did we just build this really expensive, you know, oh, well, now we got to -- and now it's a wetland so now we have a 200-foot setback and now we have, you know. So, was there any kind of really developmental like what we're doing is good but are we creating a problem for the future type stuff in that planning process?

SCHNABEL: Yeah, that's a great question. And, yes, we are aware that, you know, that well and that's there that's almost nonexistent at the moment, right, where that ditch is. There's a little bit of wetland there, but of course it's pretty degraded and it's not really terrific.

Over time what we are putting in place is, you know, likely going to raise the wetland rating for that property, so when you talk about like setbacks and things like that, that is a thing; however, we did work closely with parks in the design process to make sure we weren't overstepping by widening so far that we were going to, you know, take this huge chunk of usable property away.

There's, you know, there's the area up along 178th Street in the northeast corner, all of that area that we think it will be, you know, it could potentially impact some of the mitigation needs when that's developed, but we don't know for sure and not to the extent that it would be, you know, a fatal flaw for future development out there, so, yeah.

HARROUN: Thank you.

BAKER: I had one more question, Karl. This is Commissioner Baker. So I notice that so now that you have the REET money coming in and sort of the you said that typically your budget is about 3 million per year and it's looking closer to, is it you're going to be closer to 4 or 5, what is your projection for what your budget's going to be in the future? Because, I mean, you had it at like 20 million as your estimate, do you see that going up or down?

SCHNABEL: I think that's kind of going to be the new normal.

BAKER: What has it been in the past?

SCHNABEL: It's been in the range 13 to 15 prior up until 2025 we bumped up to about 18 and we'd like to see it in that range because we have more, you know, more projects to do than we've had the resources to perform.

BAKER: That was my next question in regards to some of the questions that Commissioner Eldon was speaking to, is it like what is the potential budget that to maximize the department's usage and to get the best bang for the county, what would the potential budget be you would think?

SCHNABEL: Well, I think there's, you know, there's almost an inexhaustible, you know, potential to what you could do, right. I think --

BAKER: I was trying, not like pie in the sky thing, but if you had 5 million every year you could really make an impact, that you're not just spending money to spend it but you're actually doing the projects that need to be done that the county would be greatly improved for?

SCHNABEL: Yeah. No, that's a really good question. I think that \$20 million figure is probably a good benchmark as far as a realistic target, right, with our resources and our, you know, you can't just spend the money, you got to actually design the stuff, you got to build the stuff, you have people inspecting the stuff, you got to have, you know, so there's a lot that goes into kind of like what Chris was talking about, right, there's some limiting factors to be able to say, well, we're going to deliver \$40 million, you know, this year, but I think we can sustain that level.

If we were to increase that dollar figure, you know, consistently to something, you know, 5 million more, I think the thing that we would probably look to do or at least one thing that we would consider doing would be some of the larger kind of, you know, drainage related issues that are more neighborhood wide, right.

There's a number of places in the county that just don't have stormwater drainage in these areas and they're kind of prone to long-term flooding and they're, you know, people have been dealing with them for years, so that's something that if we did have, you know, another notch above maybe you start thinking about some stuff like that and, you know, going in and retrofitting an entire, you know,



subdivision instead of just a little bit where there's no curb and gutter for instance and no piping, those are very, very expensive, right, so we'd have to kind of ramp it well beyond what we have now, so... I don't know if that helps at all.

BAKER: No. No. No, that was kind of, no, I kind of, that's what I was looking for so, thank you, Jeff.

SCHNABEL: Thanks.

### **PUBLIC TESTIMONY**

JOHNSON: Okay. Is there any more questions? Hearing none, we will now bring it for any public testimony. For tonight's hearing, oral testimony should be directed to the Planning Commission. The Planning Commission will consider all public comments as they deliberate and vote on the recommendation to Council. Jeff.

DELAPENA: Please note to be a party of record you must submit written testimony before, during, or prior to the close of tonight's hearing, or provide oral testimony at the public hearing, or request in writing to be a party of record.

If written comments were received prior to August 21st, 2025, they were submitted to the PC members and posted on the Planning Commission website. Tonight's hearing is being transcribed by a court reporter, so please spell your first and last name and speak slowly. Public comment time is limited to three minutes.

We will now begin with those participants that have joined remotely by a computer or telephone. Please raise your virtual hand or press star 3 on your phone to let us know you would like to provide comment. There is no one online at this time. We will now begin with participants in the hearing room. There's no one in the hearing room at this time.

### **Return to Planning Commission**

JOHNSON: Okay. We will now close the public testimony portion. Again, back to the Planning Commission now. Are there any Planning Commission comments regarding staff's presentation?

WOGEN: I just had one. I want to commend you, Jeff, and what was it, what was her name, Devan?

SCHNABEL: Devan, yeah.

WOGEN: Devan. I want to commend Devan for writing down those questions, and you prepared to answer them, I was really impressed with that, I was not expecting it, so bravo.

SCHNABEL: Thank you.

WOGEN: You're welcome.

FADNESS: This is Commissioner Fadness. I want to echo thanks. I know, Jeff, that stormwater can be a complex and very time consuming thing in Washington State especially complying with Department of Ecology's rules and all the different permits and everything, so I know we kind of, you give us a quick presentation and that's how we see the stormwater, but there's a lot that goes into all this and I'm sure you guys are all aware of that.

JOHNSON: Any more comments? Bravo, really. I mean, it's one of these things that you're doing a little bit of education here for me too, we're like, okay, what are we doing here, but I really like that we're trying to get ahead of some of this, you know, you can hear it in your presentation. You know, we're not there yet but at the same time, you know, there's this will to go, hey, let's step forward, I think you said that at the very beginning.

So, with that said, I would entertain a motion and a second if that's someone willing.

FADNESS: This is Commissioner Fadness. I make a **motion** to approve CPZ-2025-00002, the 2026-2030 Stormwater Capital Program.

BERGTHOLD: This is Commissioner Bergthold. I would **second** that.

JOHNSON: We have a motion and a second. Can we get a roll call, please.

#### **ROLL CALL VOTE**

HALBERT: AYE

BERGTHOLD: AYE

FADNESS: AYE

WOGEN: AYE

HARROUN: AYE

BAKER: AYE

JOHNSON: AYE

DELAPENA: 7/0.

JOHNSON: Excuse me, motion passes. And, once again, thank you very much, we appreciate your time.

SCHNABEL: Thanks, Commissioners, and, yeah, I appreciate the discussion tonight.

#### **PUBLIC HEARING ITEM**

**CPZ-2025-00003 2026-2031 Parks and Nature Capital Improvement Plan.** The Parks and Nature

CIP identifies public works capital projects including acquisition, new construction, reconstruction, and major maintenance to maintain and enhance Clark County's parks, recreation and open space system in unincorporated Clark County.

**Staff Contact: David Stipe, Planning & Development Manager**  
**david.stipe@clark.wa.gov or (564) 397-5881**

JOHNSON: Okay. Great. Thanks. With that said, we move on to our final deal on the docket tonight, CPZ-2025-00003, 2026-2031 Parks and Nature Capital Improvement Plan. Tonight, our staff presenter will be David Stipe, the Planning and Development Manager. David, are you hearing us?

STIPE: I am with you virtually this evening.

JOHNSON: Okay. That's great. Go ahead.

STIPE: Chair Johnson, members of the Planning Commission, I wish I could be there in person, but I was unexpectedly called out of the town, so I'll be presenting the capital plan to you remotely. For the record my name is David Stipe, and my last name is spelled S as in Sam, t-i-p as in Paul, e.

I'm presenting this evening on behalf of Justin Morgan our Capital Program Specialist and Ross Hoover our Division Manager, and as previously mentioned will be running through the '26 to '31 Parks and Lands Capital Improvement Plan. It actually has both parks and nature funding in it and the Lands Division funding as well. Next slide, please.

So, we'll just go through a quick introduction of the topic. We'll talk a little bit about what parks and nature is, what the division is. We'll talk about the PROS Plan and the need for the PROS Plan and how the capital plan spins off of that Parks and Recreation and Open Space Plan. Talk a little bit about our planning process, how we engaged the public through the Parks Advisory Board. Our timeline, not dissimilar to the Transportation Improvement Plan and the Stormwater Capital Plan timeline, and then I'll take any questions and also entertain a motion for support. Next item, next slide, please.

As we mentioned a couple of weeks ago, not a couple of years ago as Jeff mentioned, it does seem like it was a while ago, the Parks and Nature Division is sort of a hybrid park system. We have both community and neighborhood parks within the urban growth boundary of the City of Vancouver as I mentioned previously, but outside of the current city limits, and then we have rural open space, rural natural areas and regional parks that are in the unincorporated part of the county.

This map shows a pretty, well, it's a pretty complete, it is a complete representation of the system as it relates to the properties that we currently manage. The orange parcels that you see are sort of undeveloped natural areas, primarily sort of greenway corridors, and then the sort of lime green color out in the county are our regional parks.

And then the next slide, have it zoomed in so you can look at the neighborhood community parks in the Greater Clark Parks District. So, we manage all of those parks. We acquire property in those park

improvement fee districts for development of neighborhood and community parks. The neighborhood parks are just the numbered parcels and then the labeled parcels are our larger community parks. Next slide, please.

So, our system by the numbers, we have 74 developed properties and of those 74 properties, 750 acres is developed, and they are large portions of our regional parks that are undeveloped either forested or open ground, but the total acreage of our sort of developed properties or partially developed properties is 2600 acres.

We have 16 undeveloped sites in the Greater Clark Park District, two of them are slated for community park development and 14 are slated for a neighborhood park development. Our community parks are typically 15 plus acres, and they have facilities that serve a radius of approximately three miles, and we typically have things like programmed ball fields whether they're soccer fields or little league fields or softball fields, sport courts and along with that come parking lots and restrooms and those sorts of things and reservable picnic shelters.

Our neighborhood parks are generally half to five acres in size, and they serve a radius of about a half a mile, so the idea with the neighborhood park sites is that they're developed as walkable park facilities, so they don't have parking typically.

Of late in our current park planning on two different properties we've been planning to include some accessible parking stalls because not everybody can walk a half a mile to a park and so we're going to be, we're planning to accommodate folks with mobility issues in our future neighborhood park development. Next slide, please.

So why do we have a Parks and Recreation Division? Well, the Growth Management Act says we need to, besides it seemed like a really good idea to have a Parks and Recreation Division, and that RCW that establishes the rules for municipalities of our size states that we need to develop parks and recreation facilities, it's stated in the Planning Goal Number 9 there that I have an excerpt of for your reference. And it also requires that we develop a Parks and Recreation and Open Space Plan. Next slide.

The Parks and Recreation Open Space Plan establishes the goals and objectives and established priorities for development based on a level-of-service analysis of the Greater Clark Park District as well as the regional park system that we currently manage and it's based on those service radiuses and it's also based on population, certain number of acres per thousand residents is one measure.

And the adopted plan which is '22 to '27 Parks Recreation and Open Space Plan it sets those level-of-service goals and then we do that analysis and then we develop a prioritized plan for development of park and recreation facilities based on that PROS Plan and that analysis, and then that gets updated, the Parks and Recreation Open Space Plan gets updated on a six-year cycle and we'll be starting an update to our current adopted plan in 2026 and it will fall sort of in line with the new comprehensive plan that is currently being developed. So, it would be nice that they're, sorry, in alignment this time around, so... Next slide, please.

Just a quick reminder that about those PIF Districts, when we talk a little bit about how we fund our capital program, our capital program is funded through Park Improvement Fees and so those fees are collected from developers when they build subdivisions in the five PIF Districts that we manage, so PIF District 5 through PIF District 10 are our park improvement fee areas.

We collect those fees, and they can be used for either acquisition or development of new recreation facilities. So that's just a reminder of the Greater Clark Park District. Next slide.

So, like clean water we don't currently have a Capital Facilities Plan, we will be developing that when we adopt, after we adopt the new Parks and Recreation Open Space Plan, so we will have a 20-Year Capital Facilities Plan that would inform the Capital Improvement Plan. So, we are starting to do sort of a major maintenance assessment, a deferred maintenance list to help us inform a 20-Year Capital Plan. We do have a long-range plan for development of new facilities, but we don't have 20-years' worth of property to develop currently and we're regularly looking for opportunities in those PIF Districts to acquire property from a willing seller. Next slide, please.

So, our capital plan has a number of different categories as I call them, I've listed them here for your reference, Major Maintenance, Stewardship Capital Improvements which are, which is the development of new recreation facilities at existing parks. PIF dollars can't be used for replacement of a shelter or replacement of a parking lot surface, but it can be used for adding pickleball courts to an existing park like Pacific Park which we're going to be doing in I believe 2028 or constructing the other softball or soccer field at Pacific Park.

So, we're looking for opportunities to improve our recreation amenity offerings to the residents of the county on existing properties as well as developing new properties which is the next category, New Capital, New Park Capital Development. Both of those categories are eligible for PIF, PIF usage and REET 2 usage and we pursue grants regularly for those two programs, but we do not use REET 2 for those capital improvement programs, we primarily use REET 2 for major maintenance or that's been the direction we've been heading of late.

Park Acquisition, again it's a PIF eligible capital element and frequently we'll pursue grant money to buy additional property. I mentioned earlier that the lands program is included in our capital plan and that's because the Legacy Lands acquisition dollars are listed in our capital plan as early as a year and a half ago.

We were Parks and Lands, but the Lands Division was created and spun off from Parks and Lands, but we've kept that capital, the Legacy Lands Program, which is Conservation Futures Funds in our plan, so they have yet to develop their own capital plan. It's a coordinated effort regardless because frequently those conservation futures property acquisitions might have a minor recreation element to them.

And then you'll see in our capital plan Park System Planning things like the PROS Plan as I mentioned earlier, Parks Recreation and Open Space Plan, that the DEI Plan and the ADA Transition Plan and those

are, we use the GCPD Levy to develop those plans, levy funds, excuse me. So next slide.

This is just a year over year comparison of our annually adjusted capital plan for reference, and so you can see how the fund usage has fluctuated from year to year and how the plan has grown over time and then sort of settled in to that 75 to \$80 million six-year plan, and then the breakdown of the different funds that we, that we use.

You will see on there 1014 Timber, that is Camp Bonneville, those dollars are used for improvements out at Camp Bonneville. As I mentioned earlier, the Lands Division was spun off from Parks and Lands and Camp Bonneville is currently a lands property until the cleanup of the property is finished but we do coordinate some of the maintenance work out there with our planning and project management staff. Next slide.

And then here's the breakdown of the '26 to '31 capital plan by category and you see we maintain about a 3.5 on average million-dollar Major Maintenance Program which is all REET 2 funded. We sometimes go up and down in the REET 2, in our REET 2 usage, it's closely coordinated with the clean water folks and with the transportation folks and we, our goal is to hit about three and a half million-dollar average over actually a seven-year period because of the current budget year, so... And then there's that Stewardship Capital category, New Park Development and so forth, so... Next slide.

After our work session last two weeks ago, I went ahead and created a little bit more of a graphic representation of the two different capital programs instead of trying to rattle them off and having it have little or no value as I'm rattling them off, and so I've broke them out in Design Planning and Construction, obviously Planning would come first, and so here's a breakdown.

As you see Luke Jensen Sports Complex on this, again a chart for lack of a better term, we'll be doing some recreation field improvements there, doing the Design work in '26 and the Construction in '27 and we'll be pursuing a youth athletic field grant with the State's Recreation and Conservation Office for that project, and then a host of additional stewardship capital projects that have been either in the planning stages or will become, getting into the Planning stages and Construction projected out into 2029 at this point. Next slide.

And then here's the New Capital Project Schedule. So, these are actually undeveloped sites that we will be planning and constructing that include those community and neighborhood parks within the Greater Clark Park District.

And you'll also notice on here some natural area master planning that we are doing coordination with the Lands Management Division, so Green Mountain Natural Area which is out toward Camas and the Lewis River Greenway planning, and the Lake Rosannah Natural Area planning are in here along with the various neighborhood and community parks that we'll be planning for future construction.

And this is just a partial list. As I mentioned earlier, we do have a long-range plan for planning, design and construction of all of our undeveloped sites along with the goal to acquire properties to over the

long-term meet those level-of-service goals that are identified in the Parks Recreation and Open Space Plan.

The new plan will undoubtedly represent different areas of need and so when we finish that plan, the list of projects may shuffle, unless the project already is in design. We may plan a project and not go into design just to have that plan completed, but if it's in design we would not reshuffle it from a priority standpoint, it would continue through the design and construction process. Next slide.

So we've been at this since March or April of this year and our first meeting was with the Parks Advisory Board in May and then we had a public comment period of our own from sort of mid-May to the first part of June, back to the Parks Advisory Board with a slightly modified version of the plan we first presented to them.

We came to you a couple of weeks ago and we're here back this evening for the, of the hearing and then we go to Council along the same schedule, we have our work session scheduled for October 15th and the hearing will either be November 4th or November 18th for ultimately and hopefully adoption of our capital plan before the budget adoption. Next slide.

And that's the extent of my presentation this evening. If you have any questions, I'm happy to answer them.

### **Questions from the Planning Commission**

JOHNSON: Okay. Are there any questions from the Planning Commission? Eldon.

WOGEN: This is Eldon. So, thanks for the presentation. So, on the new parks that you've identified on the New Park Capital Project Schedule they came from your gap analysis?

STIPE: They come, yeah, they get prioritized based on that level-of-service analysis and then five other sort of prioritization metrics that we use to prioritize that list. And then again that gets updated whenever we have a New Parks Recreation and Open Space Plan.

WOGEN: So, in the way you answered the second part of my other question was how did you prioritize it and you said you have some kind of matrix that you use.

STIPE: Yeah. Yeah.

WOGEN: And then this is just a partial list, I think you mentioned that there's a longer list that would go out for many years, so...

STIPE: Yeah.

WOGEN: All right. That's all I had.

FADNESS: This is Commissioner Fadness. Could you speak on where some of the funds come from for the Legacy Lands acquisition. Is one of the funding sources for that, you know, the PIF funds and the REET or is that all mostly from grants?

STIPE: Actually, Kevin Tyler would be better to answer that question, and I don't see him on the call tonight, but it's Conservation Futures Funding which is a separate funding program.

It's not entirely dissimilar to our Park and Impact Fee Program, it's an ongoing fund that, that is populated with dollars, and I don't know the exact method that those, those dollars flow into the system, but they, they have a really good track record of acquiring property by subareas for sort of in the different water bodies.

And if you look at the specifics in the plan you might see specific properties and those are properties that have already either been presented to Council in a work session and are under consideration for acquisition, but if there, if there's a like a lower Lewis River subarea with some dollar figures associated with it there haven't been properties identified, just funds available to look for properties in those subarea plans.

FADNESS: Okay. Thank you.

STIPE: But it is not, but we do not use PIF dollars to acquire property exclusively for conservation.

BAKER: For conservation. Okay. Thank you.

HARROUN: This is Commissioner Harroun. Just is there a concurrent maintenance plan or funding plan as we develop and continue to build-out the, build-out our parks facilities?

STIPE: We talked a little bit about this at the work session, we do have the GCPD Levy which is a mill levy that's collected from homeowners and that levy was based on 27 cents per \$1,000 value and it has, that rate has reduced over time because the budget is fixed by dollar, not by the ratio.

So it's gone down now, but I believe it's 13 percent, 12 and a half to 13 and a half percent per \$1,000 value on a home, and so we're currently working on that and a rate increase on parking potentially and shelters that was discussed with Council over a year ago to try and shore up some operations and maintenance budget issues that we're currently experiencing.

Part of the reason that we had that Stewardship Capital Program is because we, if we develop recreation facilities within, new recreation facilities within existing properties it does create additional maintenance burden, but it's at a far less FTE rate than an entirely new site because you're reducing the drive time.

So if you had a soccer/softball field at Pacific Park as opposed to one of the new property, you don't



have to get in a truck and drive to a new site to do maintenance on that facility, so we're looking for efficiencies in that way while at the same time trying to continue to meet the level-of-service demands that have been identified in the Park Recreation and Open Space Plan.

BAKER: Thanks. This is Commissioner Baker. So, I just had some questions on Slide 12 where there's a bunch of zeros where there's money in previous years, is this something that you expect money to come into this plan or is this literally like after 2026 we're not buying any more parks or in 2028 we're not doing any more system planning? I may have missed that explanation, but if you could help me just explain that a little bit to me that would be wonderful.

STIPE: If you could back up to the slide so I can look at the specific slide. So part of the, if you looked at the sort of year over year comparison, you know, we start out, you know, sort of hovering around 20 to \$15 million a year and then that out in 2031 it drops below 10, that's partially because we're going to be doing what we're calling sort of a deliberate slow down on development until we can address the operations and maintenance funding challenge, and so if you look at the dollar slide, if you go back to --

BAKER: Page 12, please. Yeah.

STIPE: Yeah. So, we haven't identified any other properties with regards to the Stewardship Capital Program where we would have room to develop any more facilities like ball fields or pickleball courts at this point.

North Fairgrounds is a possibility or North Fairgrounds Community Park, it's possible for us to do some development improvements there, so we'll do some exploration there. The beauty of this plan and the challenge of this plan at the exact same time is that we update it annually.

So it does allow us to be somewhat flexible and nimble in our planning, but you do recognize there that the parks and, you did recognize obviously that in Parks and Lands Acquisition there's sort of a hard stop in acquiring property, that's partially because of if we're not going to be in a position to be able to develop and maintain parks, we probably shouldn't be doing that, but it's also partially because we are going to wait for our updated Parks Recreation and Open Space Plan to start prioritizing which PIF Districts we might start looking for property in.

BAKER: Okay. Thank you. That was helpful. The explanation that this is a rolling five-year plan in which as opportunities may arise you will update accordingly?

STIPE: Yeah. It's an interesting point and it's the same for each, each of the capital plans that you've reviewed this evening, we update them annually and it's been helpful for us because as we've developed a more clear understanding of our major maintenance, our deferred maintenance needs, we're able to be quite a bit more strategic in that category and with park acquisition it changes every year.

If you looked at the 2025 budget there's a couple million dollars I believe in the 2025 budget to acquire property, and if we don't close on that property, it will probably roll over into this budget cycle into 2026 through the fall supplement. So, we actually update the, annually updated six-year plan midyear, so we actually do this every six months

BAKER: Oh, okay. Thank you, David.

STIPE: Yeah.

HALBERT: Hey, David, Commissioner Halbert here. In your level-of-service analysis are you seeing that the level-of-service is keeping up with the population growth of Clark County or do you see that we're behind in this level-of-service?

I'm just curious what your analysis is showing, and I know you need to plan for future acquisition of parks, but are you seeing that we're behind in getting parks or are we at a good spot?

STIPE: We're behind. Like most park and recreation districts if I had a copy of the Park Recreation and Open Place Plan to throw up on the screen, we give ourselves a letter grade by PIF District and in some of the PIF Districts we're getting good grades and then in others we're getting really bad grades, and so that's part of that prioritization process, but unfortunately you might have several million dollars in a, in the PIF District 10 account, but in the PIF District 5 account where you might have a really low grade, you might not have any money and you can't buy PIF 5 property with PIF 10 money and so that can be part of the challenge.

And it makes sense when you think about the neighborhood, if you're a developer and you make a PIF contribution, you don't want somebody to build a neighborhood park, you don't want us to build a neighborhood park six miles away from the neighborhood that you just developed because you want that park to serve your new neighbors.

So, there is some methodology to the PIF District structure, but I would say that, like again like most park and recreation districts, we're behind the curve in some areas and we're more behind in others and we do okay in others.

One area that we are behind in significantly is regional parks. Camp Bonneville was intended to be a way for us to bring sort of our acres per thousand of regional parks up to a better more satisfactory level-of-service to meet those level-of-service needs, but the clean-up is lingering and getting to the point where we can do an actual parks and, you know, parks plan for the property, just it hasn't come to fruition yet.

And then the other challenge is is we don't, the funding vehicle for regional park development, we can't use PIF fund to develop regional parks because they're typically outside the urban growth boundary.

HALBERT: Great. Thanks, David.

JOHNSON: Any other comments or questions? Okay. With that said, we'll now open the hearing for public testimony.

### **PUBLIC TESTIMONY**

JOHNSON: For tonight's hearing, oral testimony should be directed to the Planning Commission. The Planning Commission will consider all public comments as they deliberate and vote on the recommendation to the Council. Jeff. Anybody?

DELAPENA: Please note to be a party of record you must submit written testimony before, during, or prior to the close of tonight's hearing, or provide oral testimony at the public hearing, or request in writing to be a party of record.

If written comments were received prior to August 21st, 2025, they were submitted to the PC members and posted on the Planning Commission website. Tonight's hearing is being transcribed by a court reporter, so please spell your first and last name and speak slowly.

We will now begin with those participants that have joined remotely via computer or telephone. We do not have anybody online right now. We will move on to those participants in the hearing room. We do not have anybody in the hearing room right now.

### **Return to Planning Commission**

JOHNSON: All right. We will now close the public testimony and bring it back to the Planning Commission. Is there any comments? Questions? Great. Moving forward I would entertain a motion and a second if somebody wanted to do that.

BAKER: This is Commissioner Baker. I make a **motion** to approve plan CPZ-2025-00003, 2026-2031 Parks and Nature Capital Improvement Plan as presented by David.

BERGTHOLD: This is Commissioner Bergthold and I'll **second** that.

JOHNSON: We have a motion and a second. Clerk, could you please provide a roll call.

### **ROLL CALL VOTE**

HALBERT: AYE

BERGTHOLD: AYE

FADNESS: AYE

WOGEN: AYE

HARROUN: AYE

BAKER: AYE

JOHNSON: AYE

DELAPENA: 7/0.

JOHNSON: The motion passes. This now concludes our public hearing. With that said, before we get out of here, is there any old business? Any new business?

**OLD BUSINESS**

None.

**NEW BUSINESS**

None.

**COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION**

JOHNSON: Any comments from members of the Planning Commission? Yes, Kyle.

FADNESS: This is Commissioner Fadness. I just have one question, I know I'm the new guy here, is there a reason that when we don't have a work session why these hearings are scheduled for 6:30 instead of our typical meeting time of 5:30?

JOHNSON: Well, there is, I'm looking at, since I've been here which was back when the dinosaurs were here, we've always just done it that way. We would probably check with somebody official on why that is, but I know that, I've always wondered like, because I always forget, wait, is this 5:30 or 6:30 and then coming from work, so... Let me investigate that or maybe staff can, Christine's not here so heaven forbid if we try to do something.

DELAPENA: We can ask Oliver for an official reason. As far as I know I think it may just be to allow times for everybody to get food before the hearing, but I don't know if that's the official reason, but we'll confirm.

JOHNSON: That's interesting. Because maybe it's because people out there in the hinterland want to be able to make it here.

FADNESS: That was my assumption.

JOHNSON: We just, I guess --

DELAPENA: I guess I wasn't thinking about in the food context, I was thinking of like you get off work and drive over and it kind of makes it weird.

JOHNSON: Commissioner Fadness, that's not the thing we talk about. All right. Gentlemen, it's been fun. Oh, sorry, excuse me.

HALBERT: Hey, Jeff, what does September look like for us?

DELAPENA: So, we are going to have a work session on September 4th. I just actually sent out invitations just today. I know one of the topics will be the ADA Transition Plan, there might be another topic, I'm waiting to confirm that with Jose.

As far as September 18th goes, we may be having either a work session or a hearing, I'm waiting on confirmation on that, I will let you all know once I know for sure, but we should be having a meeting either way on September 18th.

HALBERT: So, you're saying keep those dates blocked out.

JOHNSON: So, two meetings; right?

DELAPENA: Yeah, that's correct.

JOHNSON: Okay. With that said, is there anything else? Sorry, I keep turning this way. All right. We're adjourned. Thanks.

### **ADJOURNMENT**

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 CVTV on the following Web Page at:

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

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