



## Clark County Planning Commission

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

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### CLARK COUNTY PLANNING COMMISSION THURSDAY, DECEMBER 16, 2021

6:30 P.M. - PUBLIC HEARING

CC HEARING ROOM, 6<sup>TH</sup> FLOOR  
PUBLIC SERVICES BUILDING  
1300 FRANKLIN STREET  
VANCOUVER, WA

#### AGENDA

- I. CALL TO ORDER
- II. ROLL CALL & INTRODUCTION OF GUESTS
- III. GENERAL & NEW BUSINESS
  - A. Approval of Agenda for December 16, 2021
  - B. Approval of Minutes for November 18, 2021
  - C. Communications from the Public
  - D. Planning Commission Rules of Procedure

#### REMOTE MEETING DETAILS

There will be no in-person attendance at Planning Commission meetings until further notice due to the Covid-19 pandemic, but public participation for tonight's hearing, by one or more of the following ways, is encouraged:

#### How to testify:

1. To provide spoken testimony via computer access, use this link:  
<https://bit.ly/PCHrgDec16Attendees>  
  
Meeting ID: 2490 059 4128 Password: 1234
2. To provide spoken testimony via phone access, call 1-408-418-9388 and enter access code: 2490 059 4128
3. To submit written comments prior to the hearing: [Sonja.wiser@clark.wa.gov](mailto:Sonja.wiser@clark.wa.gov) or via US Postal Service to the Clark County Planning Commission, c/o Sonja Wiser, PO Box 9810, Vancouver, WA 98666-9810. Written comments should include full name, address, city, zip code, and phone number to be included as parties of record. Staff would

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

If you prefer to watch and listen only: Livestream from your personal computer at [www.cvttv.org](http://www.cvttv.org) or broadcast cable channel 23.

#### IV. PUBLIC HEARING ITEM

##### **2021 Annual Review amending the 20-Year Growth Management Comprehensive Plan Map and Zoning Map:**

**A. CPZ2021-0005 New Heights Central Church:** A proposal to *amend* the Comprehensive Plan and Zoning maps from Urban Low (R1-7.5) zoning to Commercial with Community Commercial (CC) zoning on eleven parcels (156281-001, 156281-000, 156265-000, 156273-000, 156253-000, 156249-000, 156257-000, 156252-000, 156272-000, 156282-000, 156294-000) and a portion of 156271-000, totaling 14 acres. The parcels are generally located on the north side of the intersection of NE 78th St. and NE 58th Ave.

**Staff Contact:** Jose Alvarez, [Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov) or (564) 397-4898

**B. CPZ2021-0006 Chelatchie Bluff Mineral Lands:** A proposal to amend the Comprehensive plan and Zoning maps to add a surface mining overlay with a current zoning designation of FR-80 and comprehensive plan designation of Forest Tier - 1 on four parcels (283420000, 283422000, 274346000, 283421000) totaling 330 acres. The parcels are located southeast of the intersection of NE Healy Rd and NE 424<sup>th</sup> St.

**Staff Contact:** Jose Alvarez, [Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov) or (564) 397-4898

#### V. OLD BUSINESS

#### VI. NEW BUSINESS

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

#### VIII. ADJOURNMENT

#### **STAFF REPORT AND RECOMMENDATIONS:**

The staff report, related materials, hearing agenda, and detailed instructions on how to provide testimony will be available 15 days prior to the hearing date on the county's web page at [www.clark.wa.gov/pc](http://www.clark.wa.gov/pc). If you are unable to access these documents, please contact the clerk of the commission, Sonja Wiser, at [Sonja.Wiser@clark.wa.gov](mailto:Sonja.Wiser@clark.wa.gov) or 564.397.4558.

**E-MAIL TESTIMONY:**

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

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

**ACCOMMODATION OF PHYSICAL IMPAIRMENTS:**

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

**HEARING COVERAGE:**

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

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