



## Clark County Planning Commission

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

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### CLARK COUNTY PLANNING COMMISSION THURSDAY, NOVEMBER 17, 2022

6:30 P.M. - PUBLIC HEARING

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

#### AGENDA

- I. CALL TO ORDER
- II. ROLL CALL & INTRODUCTION OF GUESTS
- III. GENERAL & NEW BUSINESS
  - A. Approval of Agenda for November 17, 2022
  - B. Approval of Minutes for October 20, 2022
  - C. Communications from the Public

#### MEETING DETAILS

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

1. **Attend in person in the 6<sup>th</sup> floor hearing room**, Public Service Center, 1300 Franklin St, Vancouver. If providing testimony, follow directions provided by staff and speak during the public comment portion of the hearing. At the hearing, you may also submit written comments, maps, photos, graphics, or other relevant evidence, for the record.
2. **Attend virtually via Webex (by phone or computer/mobile device)**. If providing spoken testimony, follow directions provided by staff and speak during the public comment portion of the hearing. The Webex link, phone number, and details on how to provide testimony via Webex will be posted to the Planning Commission meetings webpage at least one week prior to the meeting at [www.clark.wa.gov/pc](http://www.clark.wa.gov/pc)
3. **To submit written comments prior to the hearing**: [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. Submittals for the record may, however, be made up to and during the hearing.

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

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

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

#### IV. PUBLIC HEARING ITEMS

1. **OLR-2022-00147 Synchronous Covenant Release**  
A proposal to fully release a covenant on two parcels, (195971005 and 195971010) approximately 2 acres with a Rural Commercial Comp Plan Designation and CR-1 zoning.  
**Staff Contact:** Jose Alvarez, [Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov), 564-397-4898
2. **CPZ2022-00010 Critical Areas Ordinances updates for Wetland and Fish and Wildlife Habitat Conservation Areas**  
A proposal to amend Clark County Code Chapters 40.440 and 40.450 by combining the two chapters into a single ordinance for streamlined administration and which will include adding an administrative variance and updating "Best Available Science" consistent with current Washington Department of Fish and Wildlife Priority Habitat and Species Management Recommendations and Department of Ecology guidelines for wetlands.  
**Staff Contact:** Brent Davis, [Brent.Davis@clark.wa.gov](mailto:Brent.Davis@clark.wa.gov), 564-397-4152
3. **CPZ2022-00011 Floodplain Ordinance Update** – The update is a requirement of a Community Assistance Visit by the Department of Ecology in conjunction with the Federal Emergency Management Agency (FEMA) and is necessary for the county to retain its Community Rating and continue receiving current reductions in flood insurance policies.  
**Staff Contact:** Brian Apple, [brian.apple@clark.wa.gov](mailto:brian.apple@clark.wa.gov), 564-397-4061
4. **CPZ2022-00012 Shoreline Master Program Amendments (CCC 40.460)** - This is a proposal to amend the Shoreline Master Program (SMP) Chapter 40.460 Clark County Code. The proposed changes are recommended to 1) align with updates to the critical areas code in other chapters of Title 40, 2) address inconsistencies between the county shoreline code and Shoreline Management Act, and 3) incorporate updated information. Proposed changes would update code text related to the following topics: flood hazard areas; wetlands and habitat conservation areas; forest practices; substantial development dollar threshold; residential repair, maintenance or modification in floodway or channel migration zone; and exemption denial appeal process.  
**Staff Contact:** Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov), 564-397-4968.

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

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

**VIII. ADJOURNMENT**

**E-MAIL TESTIMONY:**

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