



Agenda

Clark County Planning Commission

Public Hearing

Thursday, July 16, 2026, 6:30 P.M.

6th Floor Hearing Room, Public Service Center, 1300 Franklin Street, Vancouver, WA

Commissioners

Karl Johnson (Chair), Jack Harroun (Vice Chair), Ron Barca, Mark Bergthold, Kyle Fadness, Bryan Halbert, Alicia LeDuc Montgomery

Agenda

- I. Call to Order
- II. Roll Call
- III. General Business
 - a. Approval of Agenda for July 16, 2026
 - b. Approval of Minutes for May 21, 2026
 - c. Communications from the Public
- IV. Public Hearing Items
 1. **CPZ2025-00004 Evergreen School District Capital Facilities Plan:** A proposal to adopt the Evergreen School District Capital Facilities Plan 2026-2032 and recommended school impact fees.
Staff Contact: Amy Wooten – Planner III
amy.wooten@clark.wa.gov, 564-397-4913
 2. **CPZ2025-00005 Hockinson School District Capital Facilities Plan:** A proposal to adopt the Hockinson School District Capital Facilities Plan 2025-2031 and recommended school impact fees.
Staff Contact: Amy Wooten – Planner III
amy.wooten@clark.wa.gov, 564-397-4913
 3. **CPZ2025-00006 La Center School District Capital Facilities Plan:** A proposal to adopt the La Center School District Capital Facilities Plan 2026-2032 and recommended impact fees.
Staff Contact: Amy Wooten – Planner III
amy.wooten@clark.wa.gov, 564-397-4913
 4. **CPZ2025-00007 Washougal School District Capital Facilities Plan:** A proposal to adopt the Washougal School District Capital Facilities Plan 2022-2027 and recommended impact fees.
Staff Contact: Amy Wooten – Planner III
amy.wooten@clark.wa.gov, 564-397-4913
 5. **CPZ2025-00008 Woodland School District Capital Facilities Plan:** A proposal to adopt the Woodland School District Capital Facilities Plan 2025-2031 and recommended impact fees.

Staff Contact: Amy Wooten – Planner III
amy.wooten@clark.wa.gov, 564-397-4913

6. **CPZ2025-00010 Fire District No. 3 Capital Facilities Plan:** Fire District 3 requests approval of Fire Impact Fees consistent with its capital facilities plan (CFP). A fire district requesting impact fees must submit to the county, and update at least every five (5) years, a CFP adopted by the fire district that includes fire protection services and inventory, capital projects, forecast of future needs and a financing plan. The Planning Commission will review the district's CFP at a duly advertised public hearing and provide a recommendation to the County Council.

Staff Contact: Bart Catching – Planner III
bart.catching@clark.wa.gov, 564-397-4909

7. **CPZ2025-00011 Fire District No. 6 Capital Facilities Plan:** Fire District 6 requests approval of Fire Impact Fees consistent with its capital facilities plan (CFP). A fire district requesting impact fees must submit to the county, and update at least every five (5) years, a CFP adopted by the fire district that includes fire protection services and inventory, capital projects, forecast of future needs and a financing plan. The Planning Commission will review the district's CFP at a duly advertised public hearing and provide a recommendation to the County Council.

Staff Contact: Bart Catching – Planner III
bart.catching@clark.wa.gov, 564-397-4909

8. **CPZ2025-00012 Fire District No. 10 Capital Facilities Plan:** Fire District 10 requests approval of Fire Impact Fees consistent with its capital facilities plan (CFP). A fire district requesting impact fees must submit to the county, and update at least every five (5) years, a CFP adopted by the fire district that includes fire protection services and inventory, capital projects, forecast of future needs and a financing plan. The Planning Commission will review the district's CFP at a duly advertised public hearing and provide a recommendation to the County Council.

Staff Contact: Bart Catching – Planner III
bart.catching@clark.wa.gov, 564-397-4909

9. **CPZ2025-00013 Clark-Cowlitz Fire Rescue Capital Facilities Plan:** Clark-Cowlitz Fire Rescue requests approval of Fire Impact Fees consistent with its capital facilities plan (CFP). A fire district requesting impact fees must submit to the county, and update at least every five (5) years, a CFP adopted by the fire district that includes fire protection services and inventory, capital projects, forecast of future needs and a financing plan. The Planning Commission will review the district's CFP at a duly advertised public hearing and provide a recommendation to the County Council.

Staff Contact: Bart Catching – Planner III
bart.catching@clark.wa.gov, 564-397-4909

- V. **Unfinished Business**
- VI. **New Business**
- VII. **Comments from Members of the Planning Commission**
- VIII. **Adjourn**

Meeting Details

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

1. **Attend in person in the 6th floor hearing room**, Public Service Center, 1300 Franklin St, Vancouver. If providing testimony, follow directions provided by staff and speak during the public comment portion

of the hearing. At the hearing, you may also submit written comments, maps, photos, graphics, or other relevant evidence, for the record.

2. **Attend virtually via Webex (by phone or computer/mobile device).** If providing spoken testimony, follow directions provided by staff and speak during the public comment portion of the hearing. The Webex link, phone number, and details on how to provide testimony via Webex will be posted to the Planning Commission meetings webpage at least one week prior to the meeting at <http://www.clark.wa.gov/pc>
3. **Submit written comments to:** Jeffrey.delapena@clark.wa.gov or via US Postal Service to the Clark County Planning Commission, c/o Jeffrey Delapena, PO Box 9810, Vancouver, WA 98666-9810. Written comments should include full name, address, city, zip code, and phone number to be included as parties of record. Written comments may be submitted beginning on July 1, 2026, at 8 a.m. and must be received by the end of the hearing on July 16, 2026.
4. **You may submit items like maps, photos, graphics, articles, legal history, etc., to become part of the record of the county's decision. To do so, you must provide the item.** Hand it to staff at the meeting, attach it to your digital testimony, or physically send it via USPS or a delivery service that will get it to the county before the meeting. Referring to an item, sending a link to an item, or showing an item during testimony without giving it to staff, for example, would not enter an item into the record.
5. **If you prefer to watch and listen only:** Livestream from your personal computer at www.cvtv.org 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 <http://www.clark.wa.gov/pc>

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

E-MAIL TESTIMONY:

All e-mails need to include full name, address, city, zip code, and phone number to be included as parties of record. Testimony can be e-mailed to jeffrey.delapena@clark.wa.gov

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

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

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

HEARING COVERAGE:

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

Web Page at: <http://www.clark.wa.gov/pc>