



Clark County Planning Commission

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

CLARK COUNTY PLANNING COMMISSION THURSDAY, FEBRUARY 29, 2024 MINUTES OF PUBLIC HEARING

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

CALL TO ORDER

Planning Commission Rules of Procedure

CALL TO ORDER

JOHNSON: We're live. Okay. Good evening, Planning Commissioners, members of the public and staff members. I would like to call this hybrid public hearing to order for Thursday, February 29th, 2024. My name is Karl Johnson and I'm the Chairman of the Clark County Planning Commission.

Before we start, I'd like to introduce some guests, I know we haven't had this, but I have my son and daughter-in-law and another son and another son, so part of the Johnson clan is here so as honored guests, I had to throw that in for the record, if I may.

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 the opportunity to provide additional perspectives 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 the final decision.

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

County staff will first present the Planning Commission -- excuse me -- 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 public who wish to provide testimony.

When we get to the public comment portions 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 the hearing agenda item, please sign up via the sheets in the back.

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

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

Do any members of the Planning Commission have any conflicts of interest related to tonight's hearing items? Sonja, may we get a roll call, please.

ROLL CALL VOTE

HALBERT:	ABSENT
BERGTHOLD:	HERE
MORASCH:	HERE
WOGEN:	HERE
HARROUN:	ABSENT
BAKER:	HERE
JOHNSON:	HERE

Staff Present: Oliver Orjiako, Community Planning Director; Christine Cook, Prosecuting Attorney; Jose Alvarez, Program Manager II; Sonja Wisner, Program Assistant; Larisa Sidorov, Office Assistant; and Cindy Holley, Court Reporter.

GENERAL & NEW BUSINESS

A. Approval of Agenda for February 29, 2024

JOHNSON: So now if I could get a motion for approval of the agenda for February 29th, 2024. May I get a motion, please.

BERGTHOLD: I make a **Motion** to approve the agenda.

JOHNSON: State your name.

BERGTHOLD: Oh, Mark Bergthold. I make a **Motion** to approve the agenda for February 29th, 2024.

JOHNSON: May I get a second.

BAKER: This is Jeremy Baker. I move or **second** that motion.

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

ROLL CALL VOTE

BERGTHOLD:	YES
MORASCH:	ABSTAIN
WOGEN:	AYE
BAKER:	AYE
JOHNSON:	AYE

WISER: 4 yes, 1 abstention.

JOHNSON: The motion passes. There are no minutes, Sonja, is that correct, for, what am I looking at on the next one, it says no minutes, is there nothing there?

WISER: There are no minutes.

JOHNSON: Okay. So, moving on. Okay.

B. Communications from the Public

JOHNSON: At this time is there any communication from the public for items that are not listed on the agenda, not listed on the agenda? Sonja, can you please give instructions to comment.

WISER: I'll have Larisa pull up the comment instructions on the screen. For attendees using their computer or Webex application, if you'd like to speak, please use the raised-hand icon.

For attendees using the telephone 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 in the front of the room.

Public comments are limited to three minutes per person. Again, this portion of tonight's hearing is only for items not listed on the agenda. So, we'll begin with those in the hearing room who would like to make a general comment. You can please raise your hand if you'd like to comment on a non-hearing item and we'll call you to come up front to the microphone. Is there anybody? Okay.

So, Larisa, we will call on the people on Webex or the phone that have raised their hand, has anyone raised their hand for non-hearing items?

SIDOROV: I do not see any raised hands.

WISER: Okay. Then we can go to the public hearing.

PUBLIC HEARING ITEMS

Population, Housing and Employment allocation for Clark County's 2025 Comprehensive Plan update:

The purpose of the hearing is for the Planning Commission to take public testimony and recommend to Council the population, housing and employment allocation for the 2025 Comprehensive Plan update.

Staff Contact: Jose Alvarez, Program Manager, jose.alvarez@clark.wa.gov, 564-397-4898

JOHNSON: Okay. Excuse me. Okay. We'll move on to the public hearing items. Some reminders to the public, if you are providing public testimony in person, please sign up on the sign-in sheet in the back of the room. If you are joining remotely, instructions will be provided once again by staff.

So, tonight we're talking, we have on the docket Population, Housing and Employment Allocation for Clark County's 2025 Comprehensive Plan Update. Staff presentation tonight is Jose Alvarez, Program Director. Jose, you're on.

ALVAREZ: Good evening, Chair and Council members. I'm going to turn it over to Oliver.

ORJIAKO: Good evening, Planning Commission members and Chair, Karl Johnson. For the record Oliver Orjiako, Community Planning Director. Mr. Chair and members of the Planning Commission, I would like to ask in the interest of fairness and courtesy to our newly appointed PC members that you consider continuing this hearing to a date certain.

And the reason for that is to provide our newly appointed Planning Commission members to have sufficient time to review the material. I know you got it when it was posted on February 14th. I know Jeremy reached out to me and asked some questions which I responded to, but I would like to give them the opportunity to have more time to review this.

I know it's very complex and they're new, so it would not be fair to them to not have sufficient time to review the material. And, like I said, they were not present at the February 1st Planning Commission work session.

I know this is a heavy lift, but I apologize for the inconvenience to those who have taken their time to be here tonight to give testimony, but I will say if the Planning Commission decide to continue the hearing, again I would suggest that it be to a date certain like March, I would suggest March 21st.

And in the interim I will ask that Planning Commission members have the opportunity to reach out to me or to reach out to Jose who's our Land Use Program Manager to ask us questions that you may have, so that is my ask this evening.

JOHNSON: As I look back on my time as a Planning Commissioner, I remember my first day, and it was awesome and overwhelming and I had prepared in the context of reading everything and I was, I felt like I was prepared but I still I don't think I was even ready for what was coming my way.

So, I am in total agreement as the Chair and as a senior plan- -- I mean I've been here besides Steve the longest that I would encourage us to do the same.

Chris, is it, and please I'm not trying to rehash our luncheon today, Chris, what I am trying to ask is in the bylaws it is in my right, I'm going to ask, this is a question, as the Chair to just say I'm pushing this forward, is that correct or not?

COOK: I don't read it that way, no.

JOHNSON: Can you give me some direction here.

COOK: So, staff is suggesting that another hearing or a continuation of this hearing be held. I think that getting the vote of the Commissioners present on that is a good idea and, for example, there might be some discussion like, oh, I can't attend that day and if four of you can't that might -- that might change the calculus.

JOHNSON: With that said, gentlemen, would you like to make some comments or does anybody have any feelings on this? Just remember to state your name.

WOGEN: This is Eldon. I also agree with Oliver. In fact, I commented to him before the hearing that this is very complex, this is something new for the county to evaluate and we've had a lot of comments come in in the last few days that I've only had a chance to review cursively, I'd like to look in a little more detail, so I'm kind of in agreement with Oliver on that to continue to March 21st.

JOHNSON: Jeremy or Mark, do you have any feelings on this or not?

BERGTHOLD: This is Mark Bergthold and I agree. Thank you, Oliver. Do we have a date when we would propose to reschedule another hearing?

ORJIAKO: Yes, I'm suggesting March 21st.

BERGTHOLD: 21st. Okay. I didn't catch that. Thank you.

BAKER: Oh, I'm definitely in favor --

JOHNSON: State your name.

BAKER: Oh, excuse me. This is Jeremy Baker. And so, I appreciate the opportunity to give us a little bit more time so and I am available March 21st, we can make that work, but in the near term, like, it's

hard to know what you don't know and to get the all the information because I'm diligently trying to go through all the information and trying to squeeze out what I'm supposed to know.

But would there be an opportunity in the time between maybe we, maybe you two could sit down with me and just kind of, we can just kind of go back and forth, is that something that would be available to you? So, when we get to the next point of the hearing we'll be ready because I don't want to just waste three weeks and not move the ball.

ORJIAKO: Yes, I welcome that, and you can give me a call, e-mail me and I will work with whatever your schedule permits. And, as I said, I am available and Jose Alvarez is also available to meet. Planning Commissioner Mark, if you also want to be part of that conversation, I welcome that.

JOHNSON: So could we get a motion maybe.

WOGEN: This is Eldon. I **MOVE** that we continue the meeting on this subject to March 21st.

BAKER: This is Jeremy Baker. I **Second** that motion.

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

ROLL CALL VOTE

BERGTHOLD: AYE
MORASCH: AYE
WOGEN: AYE
BAKER: AYE
JOHNSON: AYE

WISER: 5/0.

JOHNSON: Motion passes. Just to the public, those of you that traveled, a, thank you and, b, it is my job to always, well, fall on the sword I guess, that will move this forward.

JOHNSON: And again, what I want to make sure that you understand is that we have almost a brand-new Planning Commission all there is except for Steve, and I and so just giving the time and having the Councilors give us the seven that we need, so if we can be patient and those of you that are looking for a resolution to this we'll get there, so thank you and most important sorry. So, what do we do, so it is what it is. So that said moving forward really quickly, that's all we have on our docket; correct?

WISER: Correct.

OLD BUSINESS

None.

NEW BUSINESS

ORJIAKO: Yes, Planning Commissioners, I again want to thank all of you that showed up today at the Council and Planning Commission luncheon, I cannot thank you enough for showing and expressing and discussing with the Councilors that we are available sharing some issues with them. I hope to see if I can continue to do that in the future, so thank you for doing so.

And, Karl, this is the first time I'm meeting your family, so --

JOHNSON: Oh, thank you.

ORJIAKO: -- it's unfortunate that we have a short hearing, but I wish they can come back at a later time and observe this type of volunteer work that you do. Thank you.

JOHNSON: Yeah. I'm hoping that the boys take something back to their classes and maybe we get a class in here or something, I think it's a great civic lesson, and it is sometimes tough to sit through the grind, but I think that's important.

So, thank you, and by the way, thank you, Sonja, on the record and all you, that was wonderful, that was, I know I have too much fun at these things, and it was just that I get to talk, so look at me. Okay.

COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

JOHNSON: With that said, I do have one more thing and this is just to make sure we understand something. When we communicate, if you're new, and I'm sure Chris is going to either check me on this or correct me or pat me on the back, it's real important that we do not e-mail all of us at once and there is a law that says that we cannot be in a quorum like even in the elevator and talk, you know.

I'm very careful when I go downstairs because I'm like, ah, there's four of us in here and we want to talk about something or so we have to be very careful, and so if we e-mail, I just quit e-mailing, I just e-mail somebody there and if we want to say something collectively we just have to be very, very careful, so I learned that I think the hard way.

And so, Chris, if you've got anything really quick to say about it just a general statement, that was all I was putting out.

COOK: Yeah, I think you put it very well. Don't e-mail a quorum of Commissioners about county business, period. Don't talk in the elevator with a quorum about county business. You can talk in the elevator with a quorum about fly fishing in Montana or whatever, but not about county business.

JOHNSON: Not fly fishing in Clark County. No, I'm just kidding.

WOGEN: Well, we can talk about that if you want.

COOK: Thank you. But I think you said it very well, Mr. Chair.

JOHNSON: Okay. Thank you. With that said and, gentlemen, do you have anything else? And believe it or not that may be one of the quickest we had.

ADJOURNMENT

JOHNSON: With that said, we are adjourned

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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