

Tuesday, July 14, 2026

4:30 p.m.

Various Locations- see below

AGENDA

2026 Planning Commission Retreat (4:30 p.m. – 6:30 p.m.)

Planning Commission retreats are open to the public. Members of the public that would like to attend the site tour can register [here](#). Note that this is an active construction site. See registration for requirements.

4:30pm-5:30pm:

Development Review Process Training, Pt. 2 | Rebecca Kennedy, Deputy Community Development Director | Mark Person, Senior Planner

- Location: West 12th Street and Main Street, Downtown Vancouver
- Site Tour - 12th & Main Project Multifamily Development
- Discussion of how project moved through the site plan / development review process

5:30pm: Travel to City Hall

5:45pm-6:30pm:

Dinner & Commission Discussion | Rebecca Kennedy, Deputy Community Development Director | Patrick Adigweme, Planning Commission Chair

- Location: City Hall, 415 W. 6th Street, Aspen Conference Room
- Workplan priorities
- Commission process

Regular Commission Meeting (6:30 p.m. – Adjournment)

Location: City Hall, 415 W. 6th Street, Aspen Conference Room

[Join Teams Meeting](#)

Dial: +1 347-941-5324

Meeting ID: 257 335 320 116

Members

Patrick Adigweme
Chair

Zach Pyle
Vice Chair

Sandra Beck

Kate Castenson

Nena Cavel

John Jay

Alyssa Wheeler

**Community
Development
Department**

415 W. 6th Street
P.O. Box 1995
Vancouver, WA 98668
cityofvancouver.us

To request accommodation or other formats, please contact:

Community Development Department | 360-487-7813 | Relay: 711 | PlanningCommission@cityofvancouver.us

6:30pm:

1. Call to Order and Roll Call
 2. Adoption of Minutes – April 28, 2026
 3. Recap of site tour and workplan discussion (for the record)
 4. Community Forum
 5. Workshop: Evergreen Public Schools Capital Facilities Plan | Bryan Snodgress, Principal Planner Community Development Department
 6. Staff and Commission Communications
 - Orientation to Renovated Council Chambers (in Council Chambers)
 7. Adjournment approx. 8:00pm
-

Community Forum

The public is invited to speak regarding any issue. Members of the public testifying are asked to limit testimony to three minutes. There are three ways to provide comments:

1. In Writing: Public comments can be submitted in writing (name, address, contact information and comments) via email to PlanningCommission@cityofvancouver.us by noon on the day of the meeting.
2. Remotely: Complete the [online form](#) before noon the day of the meeting and join via phone or Teams (details on each agenda). Staff will call on you to speak when it's your turn.
3. In Person: Complete the [online form](#) before noon the day of the meeting or a speaker request form in person prior to the start of the Community Forum portion of the meeting.

To request accommodation or other formats, please contact:

Community Development Department | 360-487-7813 | Relay: 711 | PlanningCommission@cityofvancouver.us



Development Process Overview

Planning Commission Workshop
January 27, 2026

Greg Turner, Land Use Manager,
Community Development Department

Agenda

- Development Review
- Development Codes
- Applications/Review Stages
- Land Use Application Types
- Site Plan Review Process

Development Review

Development Review is made up of land use planning, engineering and building. The goal of development review is to:

- Facilitate development
- Ensure proposed land uses, infrastructure and building structures meet community standards, minimize impacts
- Coordinate requirements between disciplines and other agencies
- Provide for public notice and input as required by City Council
- Ensure project is built as approved



Development Codes

The following are the development codes used when reviewing development projects

- City of Vancouver Land Use and Development Code (VMC Title 20)
- Engineering
 - Transportation (VMC Title 11)
 - Water (VMC Title 14.04)
 - Sewer (VMC Title 14.06)
 - Stormwater (VMC Title 14.25)
- Fire (VMC Title 16)
- Building (VMC Title 17)



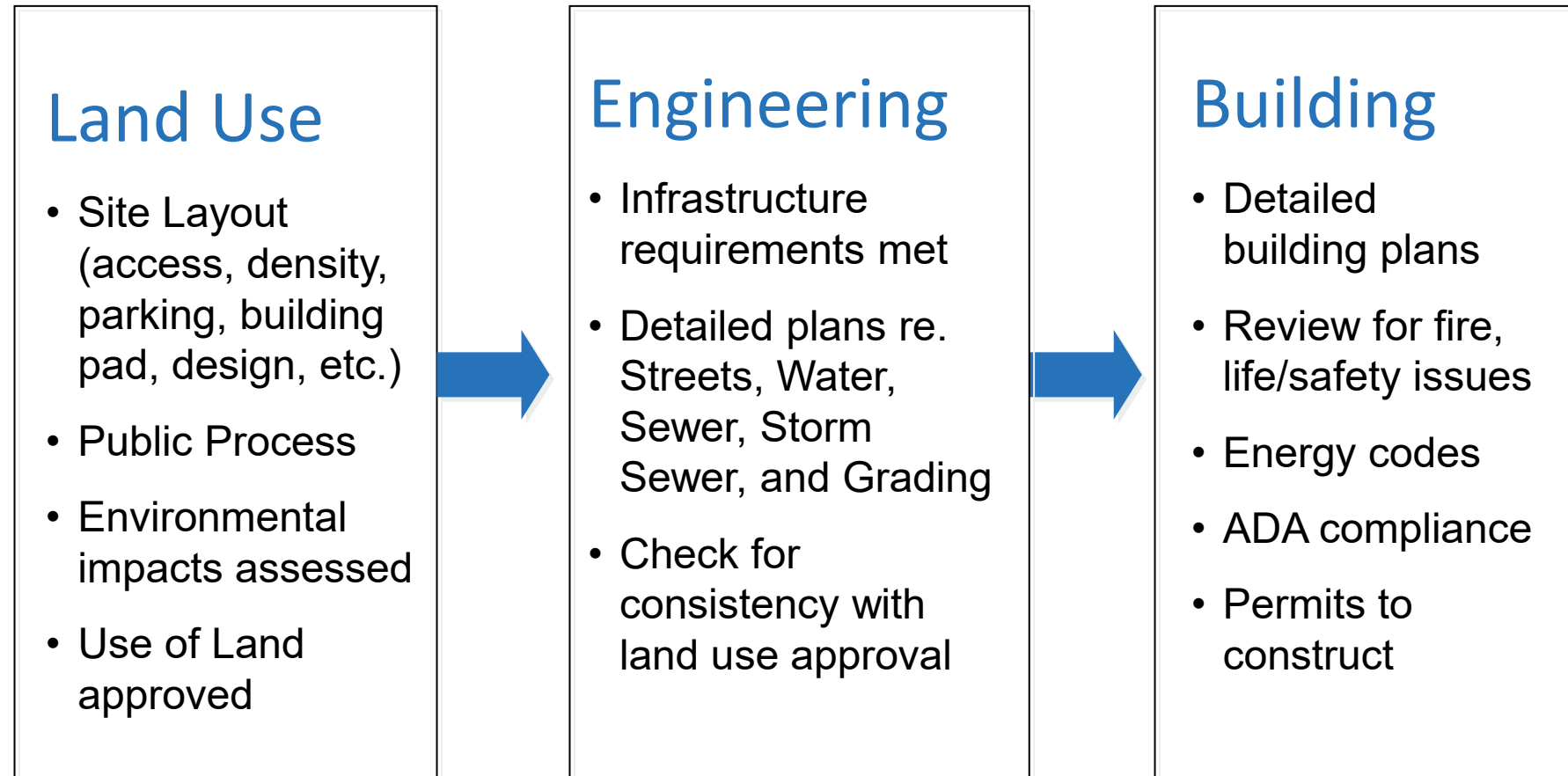
Review Procedures

The review procedures for development projects is contained in VMC 20.210

- Classifies various land use applications (Exempt, Type I, Type II, Type III and Type IV)
- Outlines the public notification and comment period requirements
- Minimum and maximum timelines for review
- Hearing and appeal procedures



Three main stages of review



Types of Development Applications

VMC 20.225 contains a listing of development review applications:

- Site Plan Reviews
- Conditional Use Permits
- Subdivisions and Short Plats
- Planned Developments
- Shoreline Permits
- Design Review (Downtown only)
- Critical Areas Permits
- Public facility master plans
- Mixed Use Master Plans
- Variances
- Tree removal permits
- Rezones or Zoning Code Text Amendments
- Minor land use permits (decks, sheds, pools, etc.)

*Note that the Comprehensive Plan 2045 update process will refine/update some of these



Procedural Classification of Applications

VMC 20.210 contains five types of development applications

Exempt Actions

- Minimal discretion, staff decision
- No public notice or comment period; No “completeness” step, no time limits
- Examples: minor building improvements, tenant improvements, single family residences, sign permits, sheds/decks/fences, parking lots < 10 spaces

Type 1 Actions

- Minimal discretion, staff decision, no public notice or comment
- Staff checks for completeness, decision issued 28 days from completeness
- Examples: Less than 20 multi-family units, commercial/industrial less than 12,000 s.f., minor additions, parking lots 10-39 spaces, changes in use without significant traffic, accessory dwelling units, espresso stands

Note: Upcoming code changes will revise what is currently a Type I process; i.e. align Type I with SEPA exemptions (up to 200 units/commercial and industrial less than 30,000 s.f. become Type I)



Types of Development Applications (cont.)

Type 2 Actions

- Some discretion in determining compliance - staff level decision
- Check for completeness
- Public notice and 14-day public comment period, no public hearing
- Staff makes the decision; appeals heard by Hearing Examiner
- Maximum 100-day review (90-day for short subdivisions); goal is 78 days
- Examples: site plan reviews for larger projects, subdivisions of fewer than 10 lots, minor variances

Type 3 Actions

- More discretion in determining compliance; public hearing
- Hearing Examiner is decision-maker; appeals heard by City Council
- Check for completeness
- Public notice and 30-day comment period, public hearing



Types of Development Applications (cont.)

- Max. 170-day review (90-day for subdivisions per state law); Internal goal is 90 days
- Examples: conditional use permits, subdivisions, master plans, major variances, shoreline permits; human service facility siting applications

Type 4 Actions

- Quasi-judicial and/or legislative in nature, involve more discretion in determining compliance
- Staff makes recommendation to Hearings Examiner or Planning Commission who makes a recommendation to City Council (two hearings)
- Public notice, 30-day comment period and public hearings
- Examples: planned developments, rezones, code amendments



Example: Type II Site Plan review process

- Applicant submits a preapplication request; development review staff reviews and prepares a preapp report; report contains code requirements for the development, application submittal requirements, process and fees. Applicant can then submit their site plan application
- Applicant submits the site plan application, plans and documents for review and development review staff (planning, public works, building, fire, urban forestry, etc) check the application for completeness
- Once the application is complete, a public notice including the initial SEPA determination is sent out for a 14 day comment period to agencies and the public about the proposed project



Example: Type II Site Plan review process

- Planner reviews the development for compliance with the zoning code and the city engineers review the plans to ensure adequacy of infrastructure to serve the project
- City review team drafts staff report which shows how the project meets the code requirements and places conditions on the development to ensure the project is built in accordance with the codes; staff also addresses any comments received during the comment period
- Staff report issued approving, approving with conditions or denying the application including issuing a final SEPA determination
- Decision may be appealed
- If not appealed, public process ends and final building plans submitted to show compliance with conditions
- Building/site work permits may then be issued



Thank You





2026-2027 Planning Commission Work Plan

Rebecca Kennedy
Deputy Director
Community Development Department
June 14, 2026



Agenda Title

- 2026 items
- Anticipated 2027 items
- Discussion on work plan and how we work together



Items Anticipated for Planning Commission Review in 2026 and 2027



Anticipated 2026 Work

- Evergreen Public Schools 2026-2032 Capital Facilities Plan and updated school impact fee (SIF) rates
- Proportional Impact Fees- Transportation, Parks and Schools
- First round of new code clean up



Anticipated 2027 Work Plan

Based on current information, dependent on 27/28 biennial budget

- 2027 Annual Review Program (expecting to have increased number of applicants)
- Middle Housing Production and Homeownership Strategy
- City Strategic Plan Update (to align with Comp Plan)
- Marijuana standards update for social equity
- Potential code updates to support pollinator species
- HB 1491 / TOD Bill compliance
- Fruit Valley for All action plan
- Subarea Planning (areas TBD)
- Citywide Equitable Development Strategy Implementation (specifics TBD)
- Updates: Housing Action Plan & Development Pipeline, Childcare Strategy



How we work together



Reminders

- OPMA
- Appearance of Fairness
- Public Records Act
- Code of Ethics

* If you ever think you may have a conflict, best course is to talk to staff and assigned attorney



Working Together

Commission and staff work as partners in delivering well reasoned recommendations to the City Council

- Staff post materials in advance to allow plenty of review time
- Staff are available in advance to provide detailed information as needed
- Staff manage schedule to most efficiently use Commissioner time
- Commissioners prepare in advance: materials, site visits, communicate with staff about additional information that may be needed
- Commissioners coordinate with staff if they have questions prior to meeting / want more details that can fit into workshop time
- Commissioners notify staff when they will be late or absent to the extent possible (we know life happens!); also notify if they need to be virtual
- Workshops are intended to familiarize Commissioners with project/issue and provide time for feedback/questions/discussion
- Public Hearings are intended for final review and decision making



Reflection (if time)

- How did the Comprehensive Plan and code update process go?
 - Are there things you wish had been done differently?
 - Where can we improve?
 - Are there things that went especially well that we should consider incorporating into future work?
- How is the Commission working together?
 - Considering other viewpoints?
 - Ensuring community feels heard (whether or not they agree with the outcome)?
 - Applying applicable decision-making criteria?



Discussion/Questions



Meeting Minutes

Tuesday, April 28, 2026

5:00 p.m.

City Hall Council Chambers

415 W. 6th Street | Vancouver, WA

The meeting was called to order at 6:32 pm

Commission Members Present: Patrick Adigweme, Zach Pyle, Sandra Beck, Kate Castenson, Nena Cavel, John Jay, Alyssa Wheeler

Staff Present: Rebecca Kennedy, Deputy Community Development Director and Planning Commission staff liaison; Becky Rude, Deputy City Attorney and Planning Commission staff attorney; Maricsa Acosta, Support Staff, Community Development Department

Approval of the Minutes: Motion by Vice Chair Pyle, seconded by Commissioner Cavel to approve the April 14th meeting minutes. Motion carried unanimously.

Community Forum Testimony

No speakers appeared for Community Forum. Community Forum was closed.

Public Hearing: Our Vancouver 2026–2045 Comprehensive Plan & Title 20 Development Code Update

Presenters: Rebecca Kennedy, Deputy Director | Mark Person, Senior Planner, Community Development Department

Staff presented the final draft of the Our Vancouver 2026–2045 Comprehensive Plan and Vancouver Municipal Code Title 20 Development Code Update, providing an overview of the planning process, public engagement, proposed revisions, zoning code updates, and the Final Environmental Impact Statement (FEIS). Staff also reviewed changes made since the previous draft and concluded with a recommendation to forward the Comprehensive Plan and Development Code to City Council for adoption.

Comprehensive Plan Updates - Staff highlighted revisions made since the previous draft, including:

- Clarified equity terminology and community engagement language.
- Updated housing capacity analysis, zoning maps, and ADU calculations.
- Revised climate and transportation policies.
- Corrected technical data, maps, glossary, formatting, and accessibility improvements.

Members

Patrick Adigweme
Chair

Zach Pyle
Vice Chair

Sandra Beck

Kate Castenson

Nena Cavel

John Jay

Alyssa Wheeler

**Community
Development
Department**

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Draft Title 20 Development Code

Staff reviewed the proposed Title 20 Development Code and highlighted several significant changes from the existing code:

- Transitioning many development standards from zoning districts to building types.
- Expanding mixed-use opportunities throughout most zoning districts.
- Eliminating minimum parking requirements for most uses.
- Introducing build-to lines to encourage pedestrian-oriented development.
- Adding new overlay districts and eliminating those that are no longer needed.
- Enhanced protections for manufactured home parks while allowing redevelopment for permanently affordable housing within them under specific conditions.

Preferred Alternative

Staff explained the planning framework used to develop the Preferred Alternative, noting it was informed by community feedback and City Council policy direction; an analysis of infrastructure capacity; environmental review of potential impacts and mitigations; the existing and planned transportation network; housing needs at all income levels; the location of parks, schools and other community services and amenities; and protection and enhancement of tree canopy. Staff also reviewed the proposed zoning districts, residential density ranges, and building height standards associated with the updated land use designations.

Final Code Revisions

Staff highlighted additional refinements since the last draft of the code, made in response to community and stakeholder feedback, including:

- Extending the single-family replacement exemption on medium-scale properties from one year to three years, with an optional one-year administrative extension.
- Adding active ground floor and frontage exemptions for emergency service facilities.
- Exempting certain industrial properties from site-posting requirements where no public street frontage exists.

Final Environmental Impact Statement (FEIS)

Staff explained that the Final Environmental Impact Statement confirmed the Preferred Alternative falls within the range of impacts previously analyzed in the Draft EIS and supports the City's planned housing, employment, and growth objectives.

Recommendation & Next Steps

Staff recommended forwarding the Comprehensive Plan and Title 20 Development Code to City Council for adoption. Staff noted the code would become effective 60 days after adoption to allow for the state mandated appeal period, establishment of new development review processes and programming, staff training, and public education.

Commissioner Discussion & Staff Responses

Commissioner Beck expressed appreciation for staff's extensive work throughout the Comprehensive Plan update, commending the depth of research, public engagement, and thoughtful planning process. She noted that comprehensive planning requires balancing diverse community perspectives and praised the final draft as both aspirational and grounded in the community's long-term vision.

Q: Does the three-year exemption for rebuilding a single-family home in a medium-scale district apply only to the original property owner, or could a subsequent owner also utilize the exemption? Staff clarified that the exemption is tied to the property rather than ownership, with the timeframe measured from the date of demolition or catastrophic loss to building permit issuance. Staff further noted that emergency events, such as large-scale natural disasters, would be addressed through separate emergency actions by City Council rather than standard zoning regulations.

Q: How would a middle housing project proceed if a site cannot meet the proposed minimum density requirements due to physical constraints? Staff explained that minimum density is calculated using net site area after accounting for factors such as critical areas, right-of-way dedication, and the critical root zones of protected trees. Staff noted that some sites may not be appropriate for middle housing because they are intended to accommodate higher-density development, particularly near transit investments. Staff also clarified that density requirements are not eligible for administrative variances under the proposed code.

Commissioner Beck shared additional observations for future consideration, including bicycle parking alignment with transportation planning, transitions between low- and medium-scale residential areas, and long-term planning for annexation and future development within the urban growth area. She concluded by thanking staff for their leadership and dedication throughout the planning process.

Commissioner Wheeler expressed appreciation for the extensive work and community engagement that shaped the Comprehensive Plan. She noted that land use decisions influence many aspects of the community, including housing, transportation, environmental sustainability, fiscal responsibility, and quality of life. She commended staff for balancing competing priorities and incorporating community feedback throughout the process, adding that the plan provides the flexibility needed to help the city adapt to future challenges.

Commissioner Jay

Q: How does the Washington State Department of Commerce monitor municipalities' progress, and what accountability measures, incentives, or consequences are associated with compliance? Staff explained that jurisdictions not meeting Growth Management Act requirements may become ineligible for certain state funding until compliance is achieved. Staff noted that Commerce is still developing reporting requirements for the new five-year implementation reviews and that staff will continue updating the Commission on implementation progress.

Commissioner Jay shared his support for the overall planning process, emphasizing that the Comprehensive Plan reflects a community vision shaped by extensive public engagement and policy direction. He highlighted the expanded housing opportunities, mixed-use development, single-staircase apartment provisions, and protections for manufactured home parks as notable strengths. He also acknowledged concerns regarding balancing environmental policies with housing development goals and future growth in the urban growth area but stated these perspectives would not affect his support for the plan. He concluded by thanking staff for their responsiveness, transparency, and commitment throughout the planning process.

Commissioner Castenson thanked staff, commissioners, and community members for their contributions throughout the multi-year planning process. She stated the Comprehensive Plan provides a clear path to meeting the city's housing obligations while balancing community concerns about future growth. She also highlighted the plan's broader vision beyond housing, noting its emphasis on parks, arts, community gathering spaces, environmental stewardship, and quality of life. She expressed appreciation for staff's

willingness to refine the plan over time and encouraged continued community engagement throughout implementation.

Commissioner Cavel thanked staff and her fellow commissioners for their perseverance throughout the planning process, noting that the Comprehensive Plan represents years of collaboration and thoughtful work. She expressed confidence that the plan provides a strong foundation for Vancouver's future.

Vice Chair Pyle

Q: Can property owners add an ADU to an existing single-family home in a low- or medium-scale neighborhood if the property does not meet the proposed minimum density requirements? Staff clarified that minimum density requirements apply only when a site undergoes complete redevelopment. Incremental additions, such as ADUs or other small-scale housing additions, would continue to be allowed over time without triggering the minimum density requirements until full redevelopment occurs.

Public Testimony

Tom Paulo, a Lincoln Neighborhood resident, expressed concerns about the proposed increase in residential density within established single-family neighborhoods and questioned whether the community fully understands the potential impacts of the proposed zoning changes. He encouraged the City to continue evaluating the plan after implementation and to consider future amendments that preserve the character and value of existing single-family neighborhoods.

Mary Keltz referenced written comments previously submitted to the Commission and emphasized the need for stronger coordination between the City of Vancouver and Clark County in long-range planning. She encouraged better utilization of the existing urban growth area through regional collaboration rather than expansion, stating that improved coordination is essential to addressing long-standing planning challenges.

Bryan Watson, a Clark County resident and member of the Clark County Bicycle and Pedestrian Advisory Committee, speaking on his own behalf, expressed support for the Comprehensive Plan and encouraged its adoption. He highlighted the proposed focus on higher-density housing, corridor-based development, and revised density standards, noting these changes would improve transportation accessibility and better align housing with existing infrastructure.

Tabor Kelly expressed support for advancing the Comprehensive Plan while raising concerns that certain proposed development standards, including open space requirements, impervious surface limits, buffering requirements, and overlay districts, could increase housing costs. He encouraged the Commission to move the plan forward, noting it represents an improvement over the existing code despite his concerns.

Gabriela Ewing, Executive Director of Hispanic Disability Support of Southwest Washington, expressed strong support for the Comprehensive Plan and commended the City's inclusive community engagement throughout the planning process. She stated that the plan would improve housing opportunities for multi-generational families and individuals with intellectual disabilities by expanding housing options and helping address the community's growing housing needs. She encouraged the Commission to recommend the plan for adoption.

Tom Knappenberger encouraged the Commission to delay adoption of the Comprehensive Plan to allow additional time for public review and input. He expressed concerns regarding the proposed density levels,

coordination between the City and County within the urban growth area, and the potential impacts of increased development on existing neighborhoods. He also commended staff for their professionalism and work throughout the planning process.

Ben McCarty, Vice President of the Northwest Neighborhood Association speaking on his own behalf, expressed support for increasing housing opportunities while encouraging the Commission to designate the Northwest Neighborhood as low-scale rather than medium-scale. He raised concerns about the potential impacts of medium-scale zoning on neighborhood character, infrastructure, environmental resources, housing affordability, and redevelopment patterns. He urged the Commission to pursue growth strategies that balance increased housing with neighborhood compatibility and long-term community needs.

Commissioner Deliberation

Vice Chair Pyle

Q: Could staff briefly address the comments regarding City and County cooperation? Staff explained that the City works closely with Clark County and neighboring jurisdictions through ongoing coordination efforts to address regional housing, transportation, climate, and employment goals. Staff noted that while each jurisdiction establishes its own policy priorities, collaboration continues throughout the planning process to promote consistency where possible.

Commissioner Castenson

Q: Could staff clarify why the proposed housing capacity exceeds the minimum state housing requirement and explain the difference between the housing numbers? Staff explained that the Comprehensive Plan must accommodate a minimum of 38,000 housing units but intentionally includes additional capacity to account for varying development patterns and ensure long-term housing needs can be met. Staff also clarified that while HB 1110 establishes minimum middle housing requirements, HB 1220 requires cities to plan for overall housing capacity across multiple income levels.

Chair Adigweme

Q: Could staff provide additional information about density alignment with the UGA? Staff explained that while the City and County coordinate closely on long-range planning, each jurisdiction has different planning requirements and policy priorities. Staff noted that ongoing coordination occurs regularly throughout the planning process and future annexation planning will help align development standards over time.

Q: What mechanisms will be available for feedback and any corrections after adoption? Staff explained that feedback will continue through implementation, including community outreach, communication strategies, Planning Commission and City Council meetings, direct staff engagement, and ongoing zoning code and map as well as Comprehensive Plan and map amendments as needed.

Chair Adigweme reflected on the significance of concluding the multi-year Comprehensive Plan update and thanked staff, community organizations, commissioners, and members of the public for their contributions throughout the process. He recognized the plan as the result of years of collaboration and public engagement and described it as a blueprint for Vancouver's future.

Commissioners Cavel, Beck, Wheeler, and Jay indicated they had no additional comments during deliberation.

Motion: Commissioner Beck moved to recommend adoption of the Our Vancouver 2026–2045 Comprehensive Plan and Vancouver Municipal Code Title 20 Development Code to Vancouver City Council.

Second: Commissioner Jay.

Vote: Motion approved unanimously by roll call vote (7–0).

Following the vote, staff requested clarification that the motion included both the Comprehensive Plan and the Title 20 Development Code. Commissioner Beck confirmed that this was her intent, and the Chair confirmed the motion, as passed, included both documents.

Chair asked whether this concluded the Planning Commission's role in the Comprehensive Plan update. Staff explained that, while the formal adoption process was nearing completion, implementation would be ongoing. Staff noted the Commission will continue receiving updates on implementation, related planning initiatives, and future code amendments and subarea planning efforts, emphasizing that the Comprehensive Plan and zoning code will evolve over time to meet community needs and address emerging issues.

Staff & Commissioner Communications

- Staff reminded the Commission that a Planning Commission retreat will be held later in the year. Staff noted the retreat would be coordinated with the Chair and Vice Chair and would likely occur before the Commission resumes its regular meeting schedule in the fall.
- Commissioner Cavel requested confirmation that the Chair and Vice Chair would represent the Planning Commission during the upcoming City Council meetings on the Comprehensive Plan. The Chair confirmed they would present the Commission's recommendations and comments during the Council's consideration of the adoption process.

Adjournment

With no further business, the April 28, 2026, meeting of the Vancouver Planning Commission was adjourned at 8:20 pm

Patrick Adigweme, Chair

Date



MEMORANDUM

DATE: July 2, 2026

TO: Chair Adigweme and Planning Commission members

FROM: Bryan Snodgrass, Principal Planner, Community Development Department

RE: **Adoption by reference of Evergreen Public Schools Capital Facilities Plan 2026-2032 and associated School Impact Fee recommendations**

CC: Chad Eiken, Director; Rebecca Kenneday, Deputy Director; Jason Nortz, Development Review Division Manager, Community Development Department

This memorandum is provided to inform the Planning Commission of an upcoming proposal to adopt the new Evergreen Public Schools Capital Facilities Plan 2026-2032 by reference into the new Vancouver Comprehensive Plan, and to adopt its recommended School Impact Fees (SIFs) into the new City zoning code. A Planning Commission hearing is scheduled for September 8, 2026. These changes were inadvertently omitted from the new City Comprehensive Plan and zoning code adopted on June 1, 2026 due to staff oversight, and complications with a separate new GMA requirement.

Background

Cities and Counties are authorized by state law to collect school, park and traffic impact fees to help fund new or expanded capital facilities needed to serve *new* development projected in the next six years. Fees cannot be collected to fund unmet construction needs to serve previous growth, or for operations and maintenance of capital facilities. Any funds unspent 10 years after collection must be reimbursed to the development projects that paid them.

The City of Vancouver has collected impact fees since their original authorization under GMA in 1991, and updated these periodically based on six-year projections of the City parks and transportation departments, and the school districts. Local impact fee standards are contained in [VMC 20.450.030](#) of the new City zoning code.

For SIFs, the code directs local school districts to adopt six-year capital facilities plans including impact fee calculations through their own public processes, and then submit those plans for adoption by reference into the City Comprehensive Plan, and incorporation of impact fees into the zoning code. In their recommendations to the City Council, the Planning Commission is directed to review the school CFP's and determine if the school district enrollment projections and other components of the impact fee proposals are reasonable.

Evergreen, the only school district with a recent expiring capital facilities plan, adopted a new 2026-2032 capital facilities plan on June 10, 2025, which called for zero impact fees during this time period because of a lack of need for new eligible facilities. The plan was forwarded to the City but became subsumed in larger efforts to meet new GMA requirements that all impact fees be updated to be proportional, with smaller housing units paying less. The proportional impact fee work remains ongoing, with recommendations anticipated to be brought forward in fall 2026.

This created a situation in 2026 where residential development projects in the Evergreen service area were subject to previous School Impact Fees which the district had found not to be eligible in their recent capital planning. On June 8, 2026, the Vancouver City Council passed an Interim Control Ordinance to suspend collection of ESD Impact Fees. Provisions have been made for refunds of Evergreen fees collected earlier in 2026. We understand Clark County and the City of Camas are facing similar issues.

Action, Timeline, Next Steps

On September 8, 2026, City staff will bring forward a proposal for public hearing review by the Planning Commission to recommend adoption the 2026-2032 Evergreen Public Schools Capital Facilities Plan by reference into the City of Vancouver Comprehensive Plan, and to amend new VMC 20.450.030 to reflect the district's request to reduce their impact fees to zero. A copy of the EPS CFP to be adopted by reference is attached herein. The City Council will approve adoption of the new EPS CFP by reference via the biennial budget process later this year.

No change is proposed with this proposal to the previously adopted Vancouver and Camas School District Capital Facilities Plans and impact fees.

However, in the coming months City staff and consultants will continue to work with school district representatives and City transportation and parks staff on proposed recommendations for proportional residential impact fees in compliance with new GMA mandates. Proposals are anticipated to be brought forward to the Planning Commission in fall 2026. Those proposals are envisioned to change the park, school, and traffic impact fees, with the exception of Evergreen Public Schools impact fees, where the recommendations of this memorandum are expected to continue, given that imposing no impact fees meets the requirements of the proportionality mandate.

Staff contact: Bryan Snodgrass, Principal Planner, Community Development Department;
bryan.snodgrass@cityofvancouver.us

Attachments:

1. Evergreen Public Schools Capital Facilities Plan 2026-2032 & Transmission Letter

May 13, 2026

VIA EMAIL

Amy Wooten
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amy.wooten@clark.wa.gov

Bryan Snodgrass
City of Vancouver Community Development
415 W. 6th Street
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Subject: Evergreen School District 2026-2032 Capital Facilities Plan

Dear Amy and Bryan:

I am sending to you the final 2026-2032 Capital Facilities Plan for the Evergreen School District for inclusion in the County's and City updated comprehensive plans. Please note that this version has minor, non-substantive corrections to what I sent to each jurisdiction last year, and I ask that the enclosed be adopted. Please further note that upon adoption, the District will not be entitled to collect school impact fees.

Lastly, both the County and City have asked the District to coordinate its planning efforts with the 20-year planning efforts the jurisdictions are undertaking in their comprehensive plan update process. In response, the District recognizes that both the City and County are planning for significant growth through the year 2045 largely focused in existing urban growth areas. According to the City's "Our Vancouver," developed during its comprehensive planning process under the Growth Management Act, the City is planning for at least 38,000 additional housing units (about 44% more than the City has now) and adding more than 40,000 jobs over the next 20 years to improve the community's livability and affordability. In response to recent "middle housing" legislation and the City's own policy directives, the City and Clark County are planning on encouraging the creation of a significant number of additional housing units in the Vancouver Urban Growth Area.

For the Evergreen School District, this projected growth, as it materializes, will likely impact existing schools and cause the need for additional facilities to accommodate this growth during the 20-year planning horizon. Over the next six years, the District expects continued enrollment decline due to low birth rates and other demographic factors. However, based on the City's and County's planning processes that could result in significantly more housing, student enrollment is likely to gradually increase as new families move into new and existing residential areas. Because of the uncertainty about when this growth will occur and where, and because school enrollment is based on factors other than growth in the number of housing units, the District cannot precisely identify which schools will need to be expanded, or where new facilities are needed beyond its 6-year capital facilities planning horizon.

The Evergreen School District is, however, committed to proactively updating facilities and increasing capacity where and when needed. This includes ongoing and continuous evaluation of existing building capacities, modernization of aging infrastructure, and, at some point, identification of opportunities for targeted expansion at existing school sites or new facilities. As the District's capital facilities plan can be updated no more frequently than once a year, the District will continue to monitor housing developments and population shifts as they impact enrollment and will update their plans accordingly.

Very truly yours,



LeAnne M. Bremer, P.C.

Enclosure

cc: Nicole Daltoso
Oliver Orjiako
Jenna Kay



EVERGREEN PUBLIC SCHOOLS CAPITAL FACILITIES PLAN 2026-2032

BOARD OF DIRECTORS

**Jacqueline Weatherspoon, Board President
Ginny Gronwoldt, Board Vice President
Rob Perkins, Director
Julie Bocanegra, Director
Gary Wilson, Director**

SUPERINTENDENT

Dr. Christine Moloney

SENIOR DIRECTOR OF CAPITAL FACILITIES

Nicole Daltoso

**Adopted by the Evergreen School District Board of Directors
June 10, 2025**

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Appendix A – Capital Facilities Inventory

Appendix B – Population and Enrollment Data

I. EXECUTIVE SUMMARY

The Evergreen Public Schools Capital Facilities Plan (CFP) is a six-year plan prepared by district staff as the organization's capital facility planning document, in part, to support the use of school impact fees as provided for under the Washington State Growth Management Act (the "GMA"). School districts adopt capital facilities plans to satisfy the requirements of the GMA and to provide Clark County (the "County"), the City of Vancouver, and the City of Camas (the "Cities") with a schedule and financing program for the district's capital improvement needs over the next six years (2026-2032) to ensure that adequate school facilities are available to serve new growth and development.

In accordance with the Growth Management Act and the County and City Impact Fee Ordinances, this CFP contains the following required elements:

- A description of space requirements for educational programs (Section II)
- An inventory of existing capital facilities owned by the District (Section III)
- Future enrollment projections for each grade span (Section IV)
- A forecast of proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service (Section V)
- A six-year plan for financing capital facilities within projected funding capacities, which identifies sources of public funds for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding (Section VI)
- A calculation of impact fees based on the formula in the County and City impact fee ordinances and supporting data substantiating such fees (Section VII)

In developing this CFP, the District used the following guidelines:

- The District will use information from recognized sources, such as professional demographers and planners, county and city adopted land use plans and county GIS data.
- The District will use data it generates from reasonable methodologies.
- The CFP and methodology to calculate the impact fees will comply with the GMA and county and city codes.
- The six-year facility needs are based on an enrollment forecast that takes local development trends into account.
- The District has future plans to replace permanent/bricks and mortar facilities for its students and will develop a CFP to accomplish that objective. While the District does not anticipate a further need for additional students to be housed in portables, the District will do so as necessary. Housing students in portables, temporarily, is necessary to qualify for state funds that are needed to build new schools.

The Evergreen School District is comprised of 54 square miles. It serves a significant portion of the Vancouver Urban Growth Area and smaller areas in the Camas Urban Growth Area and rural Clark County.

The District serves residents from the cities of Vancouver and Camas and from unincorporated Clark County. The District is bordered by Vancouver School District to the west, Camas School District to the east and Battle Ground and Hockinson School Districts to the north. The Columbia River and state line border the District to the south.

The District serves a population of 23,366 students (October 2024 enrollment). For purposes of facility planning, the CFP considers grades K-5 as an elementary school, grades 6-8 as a middle school, and grades 9-12 as a high school.

In addition, Cascadia Technical Academy (formerly known as the Clark County Skills Center) is located in and operated by Evergreen Public Schools serving students half days from all Clark County school districts. The District serves home schooled students in grades K-8 through a supplemental program operated by Home Choice Academy and pre-school special needs students at four elementary schools. The District runs Transition to Kindergarten programs at seven locations with an enrollment of 110 students.

In February 2018, voters approved a bond measure which funded the projects noted below. The bond program is scheduled to close out the 2025-2026 school year.

- Replacement of five elementary schools (Burton, Ellsworth, Marrion, Image, and Sifton)
- Construction of one new elementary school with capacity for 550 students (Mill Plain)
- Replacement of Wy'east Middle School
- Replacement of Mountain View High School
- A permanent addition to Heritage High School
- A new District Office
- Replacement of alternative schools, including Legacy High School, Archway Academy (formerly known as 49th Street Academy), and Hollingsworth Academy (formerly known as the Transitions program).

Due to savings across all bond projects, the District was also able to replace Mill Plain Elementary, the Transportation facility, and add music room additions at Evergreen High School and Union High School. These projects concluded in 2025.

II. DISTRICT EDUCATIONAL PROGRAMS AND STANDARDS OF SERVICE

The District's standard of service is based on program year, class size by grade span, number of classrooms, types of facilities, and the District's adopted educational program. Quality education plays a vital role in growing a strong local economy. To provide quality education, the District must have quality facilities to serve as the supporting space for developing the whole child within a community to prepare them for a competitive world. The educational program standards, which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements.

In addition to student population, other factors such as collective bargaining agreements, government mandates, state and federal funding requirements and community expectations affect classroom space requirements. Programs, such as special education, bilingual education, preschool and daycare programs, and other specialized programs, often supplement traditional educational programs. These programs can have a significant impact on the available student capacity of school facilities.

The District's current program and educational standards are summarized below. The program and educational standards may vary during the six-year CFP planning horizon. Absent significant changes in factors that are beyond the District's control, the District will provide the following programs and standards of service in 2026 through 2032. If significant changes occur that require new facilities or improvements, beyond what is identified in this CFP, the District will prepare and submit an updated CFP.

A. Elementary Educational Standards

Elementary schools provide education in all core subject areas including reading, writing, math, social studies and science. All students receive instruction in P.E., music, art and have access to media programs. Full day kindergarten is provided at each elementary school. Transition to kindergarten is provided at Crestline, Endeavour, Harmony, Image, Mill Plain, Sifton, and Sunset. The District's educational standards of service, which directly affect elementary school capacity, include:

- Class sizes for grades K-3 are targeted at 23 students per class.
- Class sizes for grades 4-5 are targeted at 25 students per class.
- Music instruction and physical education are provided in separate (pull-out) classrooms.
- All elementary schools have a library media resource center which includes additional space for a technology lab.
- Special education services are provided for some students in learning spaces that are separate from the general education classroom. Special education learning spaces can serve 1 to 15 students at any one time.

B. Middle and High School Program Standards

Middle schools provide instruction in the core disciplines of English, math, social studies, science, physical education, music and art. Students have elective offerings available including music, art, technology, and vocational technical courses.

High schools provide course work including English, history, science, math, physical education, music and art. Additionally, elective offerings include vocational technical programs.

The District educational standards of service, which directly affect middle school and high school capacity include:

- Class sizes for grades 6-8 are targeted at 27.33 students per class.
- Class sizes for grades 9-12 are targeted at 30 students per class.
- Special programs, such as music, art, physical education, drama, home and family education learning assistance, are provided in separate instructional space. The class size ranges from 20 to 70 students.
- The District provides science classroom space that supports advanced coursework at the secondary level that require water, sinks, gas, hoods, safety equipment, etc.
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day due to schedule conflicts, the need for specialized rooms for certain programs and the need for teachers to have work space during their planning period.

C. District-wide Educational Programs

In addition to elementary, middle, and high school program standards, the Evergreen School District's core services and program offerings include the following:

- Physical education space is provided to meet strengthened health standards. This can include covered play areas, field space, gyms and other multi-use spaces.
- Technology access is necessary and expectations are increasing. Technology (either within the classroom or in dedicated labs) takes extra space that is not calculated in current state square footage allowances, but is necessary for student learning. Technology support and infrastructure needs are also increasing, which further erodes the state square footage allowances.
- Art and music spaces are critical to the District's educational programs. As student population grows, additional support space for these essential programs is required.
- In an information driven environment, access to knowledge through appropriately sized library/media spaces is essential.
- Extra-curricular activities need space in order to be supported properly with growing student populations.

D. District-wide Support and Special Services

In addition to the above core educational programs, the following support services are essential to the District's educational program:

- Food service preparation, delivery and use space. Cafeteria, food preparation and delivery space must be maintained. Miscalculating the need for this core service can have significant impacts on the overall learning environment for students.

- Other support centers, including transportation, maintenance, warehouse and print shop facilities are critical to support the educational program and the business operation.

The following special services are also necessary to meet the needs of special populations:

- Special Education services are provided at all schools within the District. Currently, most students receive special education services at their neighborhood schools. Special needs program standards change year to year as a result of various external or internal changes. External changes may include mandates or needs for special services, or use of technology. Internal changes may include modifications to the program year, class sizes, and grade span configurations. Changes in physical aspects of the school facilities also affect special educational service standards.
- Special populations require specific support, which often necessitates dedicated spaces. Federal and state programs, including Title 1 reading and math, highly capable, and bilingual are necessary, but come with limited funding that does not cover the cost of adding facilities to support the programs.
- Early Childhood programs, such as new or expanded preschool programs are a vital service and an essential educational component. They place additional demands on facilities.
- Supplementary services in core academic areas and multiple pathways that prepare students for a broader range of post-secondary learning opportunities require additional space.

III. CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities needed to accommodate future demand at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, undeveloped land and support facilities. Portable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms.

A complete listing of District facilities can be found in Appendix A.

A. School Sites

Facility Type	No. of Schools	No. of Classrooms		Capacity	
		Permanent	Temporary	Permanent	Temporary
Elementary Schools	22	589	109	13,942	2,580
Middle Schools	6	218	102	5,958	2,788
High Schools	6	350	20	10,500	600

- (1) Capacity is based on the space requirements for the District's educational programs as outlined in Section II. Portable classrooms are excluded from capacity calculation but shown above for reference.
- (2) High schools include four comprehensive high schools and two alternative high schools. Other special programs that provide district wide support are included in Section B Services below.

B. Services

In addition to schools, the District owns and operates additional facilities which provide special programs and operational support functions to the schools.

SUPPORT FACILITIES	LOCATION	DESCRIPTION
Administrative Service Center	13413 NE LeRoy Haagen Memorial Drive Vancouver, WA 98682	Supports all facilities
Maintenance Facility	3004 NE 124 th Avenue Vancouver, WA 98682	Supports all facilities
McKenzie Stadium	2205 NE 139 th Avenue Vancouver, WA 98682	Supports extracurricular
Transportation	14015 NE 28 th Street Vancouver, WA 98682	Supports student transportation
Warehouse – Central Receiving & Distribution	2205 NE 138 th Avenue Vancouver, WA 98684	Supports all facilities
49 th Street Academy	14619-B 49 th Street Vancouver, WA 98682	Leased for early childhood education
Old Legacy	2219 NE 128 th Avenue Vancouver, WA 98684	Leased for early childhood education
Cascadia Technical Academy	12200 NE 28 th Street Vancouver, WA 98682	Consortium program with pull-out enrollment

C. Land Inventory

The District owns undeveloped sites in addition to the sites with built facilities.

The undeveloped sites listed below are for future growth, including:

- 6.05 acres south of NE 9th Street and east of NE 136th Avenue, Vancouver WA 98682 for a future school or support service.
- 1.54 acres located at the NE corner of Marrion Elementary School
- 3.27 acres located at the NE corner of Mountain View High School
- 20 acres located at SE 29th Street and SE 176th Avenue, known as the Vancouver Innovation Center for a future middle school.

IV. STUDENT ENROLLMENT PROJECTIONS

A. Projected Student Enrollment 2024-2030 (Headcount)

The District's six-year enrollment projection is based on a forecast prepared by Flo Analytics, which considers enrollment projection models to estimate future enrollment, including cohort survival, grade progression, and population ratio. Local population, and housing and development trends are also considered.

Due to compounding factors, K-12 enrollment has decreased. One factor hindering enrollment growth has been the slow growth in the child population within Evergreen School District boundaries. After averaging, 1,835 births each year from 2011-12 to 2015-16, birth totals fell to 1,626 in 2021-22 and rebounded to 1,756 in 2022-23. The annual K-to-birth ratio is a key metric representing a combination of net migration between birth and age five and the share of five-year-old residents enrolled in District K classes, often referred to as a "capture rate." Ratios for Evergreen School District have fluctuated, recovering from the 2020-21 low of 0.75, but have not returned to pre-pandemic levels. The middle scenario assumes that K-to-birth ratios will increase slightly in the next years before stabilizing at 0.89 from 2028 through 2032. The District added more than 40,000 residents since 2000, including growth of over 18,000 between the 2010 and 2020 census. The school-age population, ages five to 17, decreased by 518 between 2010-2020, and annual average growth rate of -0.2 percent. The population under age five decreased by about 900 during the same period, resulting in an annual average growth rate of -0.9 percent.

K-12 enrollment decreased by 843 students between 2017-18 and 2019-20, then decreased by 1,311 students in 2020-21 during the COVID-19 pandemic. Enrollment continued to decline in each subsequent year, losing 739, 207, 414 students in 2021-22, 2022-23, and 2023-24, respectively, resulting in a six-year K-12 decline of 3,514 students (13.5 percent) between 2017-18 and 2023-24. The largest numeric and percentage enrollment loss between 2017-18 and 2023-24 among grade groups K-5, 6-8, 9-12 occurred in the K-5 grade group, in which enrollment fell by 2,151 students (19.1 percent). Grades 6-8 also had enrollment losses over the 2017-18 to 2023-24 period amounting to 855 students (14.6 percent). Enrollment in grades 9-12 decreased by 508 students (5.7 percent) between 2017-18 and 2023-24.

In the middle growth scenario projected by Flo Analytics, K-12 enrollment is expected to decrease from 22,499 in 2023-24 to 20,740 in 2033-34, representing a loss of about 1,800 students in the ten-year period. K-5 enrollment is expected to increase by 457 students (5.0 percent), from 9,123 in 2023-24 to 9,580 in 2033-34, 6-8 enrollment is expected to decrease by 534 students (10.6 percent), from 5,021 to 4,487, and 9-12 enrollment is expected to decrease by 1,682 students (20.1 percent), from 8,355 to 6,673.

As a result of projected future housing development, there is a potential to see growth in the following attendance areas: Fisher's Landing Elementary, Harmony Elementary, Columbia Valley Elementary, Shahala Middle, Pacific Middle, Frontier Middle, Mountain View High, and Union High.

Grade	Fall 2024	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Total K-5	9,046	8,883	8,795	8,813	8,871	9,056	9,205
Total 6-8	4,844	4,751	4,684	4,686	4,624	4,491	4,381
Total 9-12	8,240	7,783	7,554	7,308	7,161	7,024	6,982
TOTAL	22,130	21,417	21,033	20,807	20,656	20,571	20,568

V. CAPITAL FACILITIES NEEDS

A. Forecast Facility Needs

Facility needs for purposes of the Growth Management Act and impact fees are based on existing capacity and forecast enrollment. The 2025 Facility needs are shown in the table below and the amount of the facility need that is attributed to forecast growth is described under the table.

Facility	2024 Capacity	2032 Projected Enrollment	2032 Facility Need
Elementary Schools	13,942	9,369	-4573
Middle Schools	5,958	4,309	-1649
High Schools	10,500	6,938	-3562
TOTAL	30,400	20,616	-9784

- Elementary Schools: The baseline enrollment forecast shows a decrease of students.
- Middle Schools: The baseline enrollment forecast for grades 6 through 8 shows a strong decline as grades matriculate through 2032. It should be noted that the replacement of Wy'east Middle during the 2018 bond was not treated as a growth-related facility need.
- High Schools: The baseline enrollment forecast shows a decrease of students as grades matriculate through 2032.

B. Land Acquisition

Acquisition of new school sites in advance of enrollment needs is critical to prepare to meet the challenge of potentially increasing enrollment and addressing existing needs. However, the District has experienced a decline in enrollment so it does not anticipate the need to acquire land in the near future. The District currently owns one potential middle school site and one small site to accommodate the expansion of support services. As growth occurs and enrollment follows suit, and both development regulations and educational programming are modified over time, these sites may not be suitable for development at the time when construction is needed.

The District does have school replacement and capital renewal needs. A future bond would not add capacity as it is not projected for the District to see growth, but rather level out enrollment.

VI. CAPITAL FACILITIES FINANCE PLAN

A. Six Year Financing Plan

Anticipated property acquisition and new construction is based on the enrollment forecast, capacity, the District's educational standards and the community's support of finance tools to fund the improvements. At the time of this plan's adoption, there is no present need for new capital facilities.

In the event that current facilities do not fully address space needs for student growth and a reduction in interim student housing (portables), the Board could consider various courses of action, including, but not limited to:

- Update this capital facilities plan;
- Increase class sizes;
- House students in additional portables;
- Alternative scheduling options;
- Change the instructional model, or
- Modify the school calendar

VII. SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees

The county's and cities' impact fee programs require school districts to prepare and adopt CFPs meeting the specifications of the GMA and the county and city ordinances. Impact fees are calculated in accordance with the local jurisdiction's formula, which is based on projected school facility costs necessitated by new growth contained in the District's CFP. The formula allocates a portion of the cost for new facilities to the single family and multi-family house that create the demand (or need) based on a student factor, or the average number of students that live in new single family and multi-family homes. The formula also provides a credit for state match and Bond Proceeds (or property taxes).

B. Methodology and Variables Used to Calculate School Impact Fees

When assessed the District's impact fees are calculated utilizing the formula in the Clark County and Vancouver impact fee ordinances.

C. Proposed Impact Fee Schedule

Based on the fact that adequate capacity exists at each grade level in existing facilities, and that enrollment is expected to decline, the District is not entitled to seek impact fees upon adoption of this plan. State law allows collected impact fees to be encumbered or spent within 10 years of when paid. RCW 82.02.080.

EVERGREEN PUBLIC SCHOOLS
APPENDIX A
CAPITAL FACILITIES INVENTORY

ELEMENTARY SCHOOLS	SITE (ACRES)	ADDRESS	OCCUPANCY	Building SF per WAC	Attached Covered Play SF	Detached Covered Play SF	Portable SF	Modular SF	Other	Total SF
Burnt Bridge Creek	10.41	14619-A NE 49th Street Vancouver, WA 98682	1988	49,414	4,230	0	9,408	0	500	63,552
Burton	17.4	13501 NE 28th Street Vancouver, WA 98684	2022	61,425	0	3,200	0	0	0	64,625
Columbia Valley	11.58	17500 SE Sequoia Circle Vancouver, WA 98683	2004	60,556	2,200	3,200	0	0	0	65,956
Crestline	10.77	13003 SE 7th Street Vancouver, WA 98683	2014	60,143	3,761	3,634	0	0	0	67,538
Ellsworth	10.14	512 SE Ellsworth Road Vancouver, WA 98664	2021	61,425	0	3,200	0	0	0	64,625
Emerald	9.43	4000 NE 164th Avenue Vancouver, WA 98682	2020	61,425	0	3,200	0	0	0	64,625
Endeavour	8.86	2701 NE Four Seasons Lane Vancouver, WA 98684	2008	60,556	2,200	3,200	6,272	0	0	72,228
ESD 112 PreK (former 49th St Academy)	2.71	14619-B 49th Street Vancouver, WA 98682	1988	10,799	0	0	1,568	0	0	12,367
Home Choice Academy	w/BUR	13419 NE 28th Street Vancouver, WA 98684	2003	0	0	0	0	13,295	0	13,295
Fircrest	11.16	12001 NE 9th Street Vancouver, WA 98684	1976	54,400	4,500	0	1,568	0	500	60,968
Fisher's Landing	11.69	3800 SE Hiddenbrook Drive Vancouver, WA 98683	1996	49,972	4,010	0	9,408	0	500	63,890
Harmony	13.7	17404-A NE 18th Street Vancouver, WA 98684	1991	49,519	4,020	0	12,544	0	500	66,583
Hearthwood	10.97	801 NE Hearthwood Boulevard Vancouver, WA 98684	1981	49,100	4,500	0	1,568	4,608	500	60,276
Illahee	34.2	19401 SE 1st Street Camas, WA 98607	2001	55,699	4,016	0	4,704	0	500	64,919
Image	20.94	5201 NE 131st Avenue Vancouver, WA 98682	2020	61,425	0	3,200	0	0	0	64,625
Marrion	16.02	10119 NE 14th Street Vancouver, WA 98664	2021	61,425	0	3,200	0	0	0	64,625
Mill Plain	8.64	16200 SE 6th St Vancouver, WA 98684	2023	61,425	0	3,200	0	0	0	64,625
Orchards	11.81	11405 NE 69th Street Vancouver, WA 98662	2004	60,556	2,200	3200	3,136	5,040	0	74,132
Pioneer	47.24	7212 NE 166th Avenue Vancouver, WA 98682	1993	49,519	4,020	0	9,408	0	0	62,947
Riverview	10.76	12601 SE Riveridge Drive Vancouver, WA 98683	1976	54,400	4,500	0	1,568	0	500	60,968
Sifton	10.64	7301 NE 137th Avenue Vancouver, WA 98682	2020	61,425	0	3,200	0	0	0	64,625
Silver Star	11.92	10500 NE 86th Street Vancouver, WA 98662	1973	41,463	1,728	3,634	11,508	0	0	58,333
Sunset	10.11	9001 NE 95th Street Vancouver, WA 98662	1976	54,400	4,500	0	4,704	0	500	64,104
York	11	9301 NE 152nd Avenue Vancouver, WA 98682	2003	56,108	2,200	3,200	0	0	0	61,508
TOTAL ELEMENTARY	322.1			1,246,579	52,585	42,468	77,364	22,943	4,000	1,445,939

EVERGREEN PUBLIC SCHOOLS
APPENDIX A
CAPITAL FACILITIES INVENTORY

MIDDLE SCHOOLS	SITE (ACRES)	ADDRESS	OCCUPANCY	Building SF per WAC	Attached Covered Play SF	Detached Covered Play SF	Portable SF	Modular SF	Other	Total SF
Cascade	16.4	13900 NE 18th Street Vancouver, WA 98684	2004	110,315	0	6,570	3,136	8,064	1,000	129,085
Covington	21.45	11200 NE Rosewood Avenue Vancouver, WA 98662	2006	112,361	0	3,200	7,840	8,064	1,000	132,465
Frontier	w/PIO	7600 NE 166th Avenue Vancouver, WA 98682	1995	101,046	0	3,600	17,248	0	2,000	123,894
Pacific	17.18	2017 NE 172nd Avenue Vancouver, WA 98684	1983	106,581	0	2,946	29,792	0	500	139,819
Shahala	w/ILL	601 SE 192nd Avenue Vancouver, WA 98683	2001	104,298	0	3,224	18,816	0	720	127,058
Wy'east	25	1112 SE 136th Avenue Vancouver, WA 98683	2022	134,860	3,637	0	0	0	500	138,997
TOTAL MIDDLE SCHOOLS	80.03			669,461	3,637	19,540	76,832	16,128	5,720	791,318

HIGH SCHOOLS	SITE (ACRES)	ADDRESS	OCCUPANCY	Building SF per WAC	Attached Covered Play SF	Detached Covered Play SF	Portable SF	Modular SF	Other	Total SF
Legacy	6.6	13300 NE 9th St, Vancouver WA 98684	2021	27,700	0	1,440	0	0	0	29,140
Hollingsworth Academy	w/LHS	13400 NE 9th St, Vancouver WA 98684	2021	28,710	0	0	0	0	0	28,710
Archway Academy (fka Transitions)	w/LHS	13500 NE 9th St, Vancouver WA 98684	2021	8,460	0	0	0	0	0	8,460
Evergreen (includes Sports Annex in bldg sf only - see below for parcel/acres)	27.77	14300 NE 18th Street Vancouver, WA 98684	1969/2007	264,354	0	0	13,748	0	1,619	279,721
HeLa	2.89	9105 NE 9th Street Vancouver, WA 98664	2013	69,008	0	3,600	0	0	0	72,608
Heritage	45.44	7825 NE 130th Avenue Vancouver, WA 98682	1999/2022	253,601	0	0	0	0	1,700	255,301
Old Legacy - LHX (Leasing to EOFC)	6.81	2219 NE 138th Ave, Vancouver, WA 98684	1987	11,554	0	0	3,136	5,180	M	19,870
Mountain View	38.23	1500 SE Blairmont Drive Vancouver, WA 98683	2022	279,411	0	0	0	0	3,250	282,661
Union	45.75	6201 NW Friberg/Strunk Street Camas, WA 98607	2007	234,900	0	0	0	11,648	0	246,548
TOTAL HIGH SCHOOLS	173.49			1,177,698	0	5,040	16,884	16,828	6,569	1,223,019
Cascadia Technical Academy	11.91	12200 NE 28th Street Vancouver, WA 98682	1983 to 2014	100,704	0	0	0	0	0	100,704
TOTAL CCVSC	11.91			100,704	0	0	0	0	0	100,704

SUPPORT FACILITIES	SITE (ACRES)	ADDRESS	OCCUPANCY	SF			Portable SF	Modular SF	Other	Total SF
Administrative Services Center	5.97	13413 NE LeRoy Haagen Memorial Dr. Vancouver, WA 98684	2021	71,940	0	0	0	0	0	71,940
Evergreen HS Sports Annex	18.03	14405 NE 28th St., Vancouver WA 98684	2022	see Evergreen High School						
Maintenance	2.57	3004 NE 124th Avenue Vancouver, WA 98682	1981	7,000	0	0	0	0	0	7,000
McKenzie Stadium	5.75	2211 NE 138th Ave, Vancouver WA 98684	1984	4,916	0	0	0	0	0	4,916
Transportation	22.66	14015 NE 28th St., Vancouver WA 98682	2024	26,000	0	0	950	0	0	26,950
Warehouse (Central Receiving)	5.71	2205 NE 138th Avenue Vancouver, WA 98684	1976	25,000	0	0	0	0	0	25,000
TOTAL SUPPORT FACILITIES	60.69			134,856	0	0	950	0	0	135,806

VACANT LAND	SITE (ACRES)	ADDRESS								Total SF
Future School Site (across from Winco)	6.05	NE 9th St / NE 136nd Avenue Vancouver, WA 98682	N/A	0	0	0	0	0	0	0
NE Corner of Marrior ES	1.54	No situs address	N/A	0	0	0	0	0	0	0
NE Corner of MTV (soccer field)	0.95	No situs address	N/A	0	0	0	0	0	0	0
NE Corner of MTV	2.32	No situs address	N/A	0	0	0	0	0	0	0
Vancouver Innovation Center	20	No situs address (SE 29th St & SE 176th Ave)	N/A	0	0	0	0	0	0	0
TOTAL VACANT LAND	30.86			0	0	0	0	0	0	0

EVERGREEN PUBLIC SCHOOLS
APPENDIX B
POPULATION/ENROLLMENT PROJECTIONS

Enrollment Forecasts by Individual Grade – Middle Scenario

Grade	2023– 24	2024– 25	2025– 26	2026– 27	2027– 28	2028– 29	2029– 30	2030– 31	2031– 32	2032– 33	2033– 34
K	1,354	1,400	1,394	1,398	1,528	1,521	1,534	1,543	1,551	1,560	1,568
1	1,495	1,385	1,432	1,425	1,430	1,562	1,555	1,569	1,578	1,586	1,595
2	1,552	1,507	1,396	1,444	1,437	1,442	1,575	1,568	1,582	1,591	1,599
3	1,549	1,574	1,528	1,416	1,464	1,457	1,462	1,597	1,590	1,604	1,613
4	1,589	1,547	1,572	1,526	1,414	1,462	1,455	1,460	1,595	1,588	1,602
5	1,584	1,604	1,561	1,586	1,540	1,427	1,475	1,468	1,473	1,610	1,603
6	1,601	1,557	1,576	1,534	1,559	1,514	1,402	1,450	1,443	1,448	1,582
7	1,681	1,606	1,562	1,581	1,539	1,564	1,518	1,406	1,454	1,447	1,452
8	1,739	1,688	1,613	1,569	1,588	1,546	1,571	1,525	1,412	1,460	1,453
9	1,846	1,766	1,714	1,638	1,593	1,612	1,570	1,595	1,548	1,434	1,482
10	1,881	1,853	1,774	1,722	1,646	1,601	1,620	1,577	1,603	1,555	1,441
11	2,346	2,199	2,173	2,097	2,047	1,975	1,932	1,950	1,909	1,934	1,888
12	2,282	2,216	2,122	2,097	2,022	1,973	1,902	1,860	1,878	1,837	1,862
K–5	9,123	9,017	8,883	8,795	8,813	8,871	9,056	9,205	9,369	9,539	9,580
6–8	5,021	4,851	4,751	4,684	4,686	4,624	4,491	4,381	4,309	4,355	4,487
9–12	<u>8,355</u>	<u>8,034</u>	<u>7,783</u>	<u>7,554</u>	<u>7,308</u>	<u>7,161</u>	<u>7,024</u>	<u>6,982</u>	<u>6,938</u>	<u>6,760</u>	<u>6,673</u>
Total	22,499	21,902	21,417	21,033	20,807	20,656	20,571	20,568	20,616	20,654	20,740

Enrollment Forecasts by Individual Grade – High Scenario

Grade	2023– 24	2024– 25	2025– 26	2026– 27	2027– 28	2028– 29	2029– 30	2030– 31	2031– 32	2032– 33	2033– 34
K	1,354	1,434	1,427	1,447	1,580	1,574	1,589	1,598	1,608	1,617	1,627
1	1,495	1,412	1,484	1,481	1,501	1,639	1,633	1,649	1,658	1,668	1,678
2	1,552	1,530	1,434	1,511	1,508	1,528	1,669	1,663	1,679	1,688	1,698
3	1,549	1,597	1,563	1,469	1,547	1,544	1,565	1,709	1,703	1,719	1,729
4	1,589	1,571	1,607	1,577	1,482	1,561	1,558	1,579	1,724	1,718	1,734
5	1,584	1,619	1,589	1,630	1,599	1,503	1,583	1,580	1,601	1,748	1,742
6	1,601	1,596	1,619	1,593	1,635	1,603	1,507	1,587	1,584	1,605	1,753
7	1,681	1,630	1,613	1,640	1,614	1,656	1,624	1,527	1,608	1,605	1,626
8	1,739	1,714	1,649	1,636	1,664	1,637	1,680	1,647	1,549	1,631	1,628
9	1,846	1,792	1,753	1,691	1,677	1,706	1,678	1,723	1,689	1,588	1,672
10	1,881	1,867	1,800	1,765	1,703	1,689	1,718	1,690	1,735	1,701	1,599
11	2,346	2,271	2,244	2,183	2,149	2,088	2,085	2,113	2,085	2,129	2,096
12	2,282	2,259	2,197	2,175	2,115	2,081	2,025	2,012	2,040	2,012	2,056
K–5	9,123	9,163	9,104	9,115	9,217	9,349	9,597	9,778	9,973	10,158	10,208
6–8	5,021	4,940	4,881	4,869	4,913	4,896	4,811	4,761	4,741	4,841	5,007
9–12	<u>8,355</u>	<u>8,189</u>	<u>7,994</u>	<u>7,814</u>	<u>7,644</u>	<u>7,564</u>	<u>7,506</u>	<u>7,538</u>	<u>7,549</u>	<u>7,430</u>	<u>7,423</u>
Total	22,499	22,292	21,979	21,798	21,774	21,809	21,914	22,077	22,263	22,429	22,638

Data reported as of June 2024



Evergreen Public Schools Capital Facilities Plan and Impact Fees

Planning Commission Workshop

Bryan Snodgrass
Principal Planner
Community Development Department
July 14, 2026

Agenda

- Staff review of Evergreen Public Schools 2026-2032 Capital Facilities Plan and School Impact Fees
- Planning Commission questions and identification of information needed for September 8 public hearing to adopt CFP and related impact fees



School Impact Fees (SIFs)

- Authorized to fund new or expanded capital facilities to serve new growth for next six years.
- Collected from residential projects based on fees established under new VMC 20.450.030
- Fees based on City review of SIF recommendations in 6-year Capital Facilities Plans from Vancouver, Evergreen, and Camas school districts



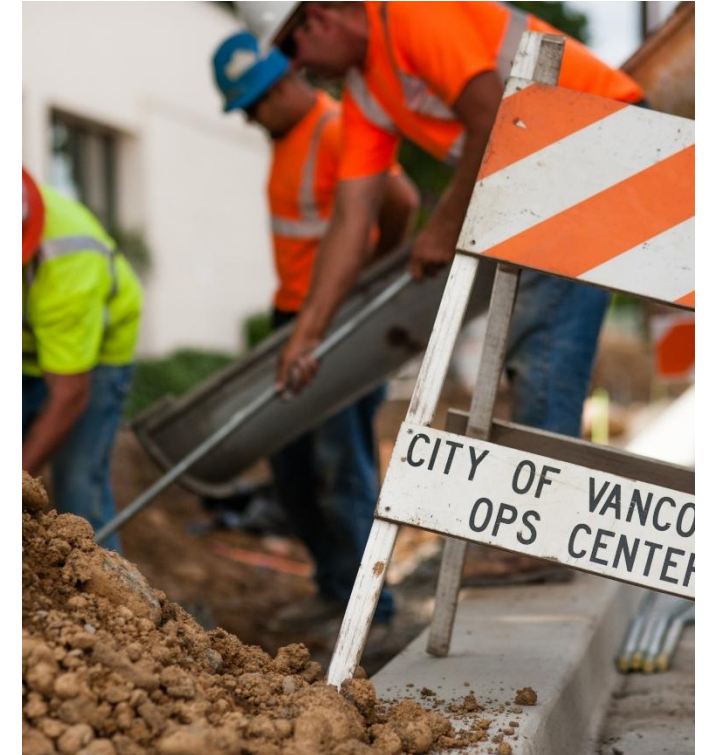
Evergreen Public Schools 2026-2032 Capital Facilities Plan (CFP)

- Adopted by EPS Board in June 2025 with recommendation for zero impact fees, based on declining enrollments and lack of eligible facility needs for next six years
- Inadvertently omitted from recently adopted City Comprehensive Plan and Code, as focus shifted to new GMA requirement for all residential impact fees to be proportional to housing unit size



Anticipated Staff Recommendation for September 8 Planning Commission Public Hearing

- Adopt by reference Evergreen Public Schools 2026-2032 Capital Facilities Plan into Vancouver Comprehensive Plan
- Adopt zero impact fees for Evergreen Public Schools in VMC 20.450.030





Next Steps

- September 8, 2026 Planning Commission public hearing
- Fall 2026 City Council adoption of EPS CFP through biennial budget process
- Fall 2026 staff to bring recommendations to PC for new proportional SIF/PIF/TIF. Not anticipated to change Evergreen SIF.



Thank You



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CITY OF
Vancouver
WASHINGTON

Welcome Back to Council Chambers

Maricsa Acosta, Senior Support Specialist, Community Development Department
Planning Commission Staff Communications
July 14, 2026

What's New?

Technology & Facility Updates

✓ New Audio
& Video
System

✓ Individual
Commissioner
Touchscreen
Displays

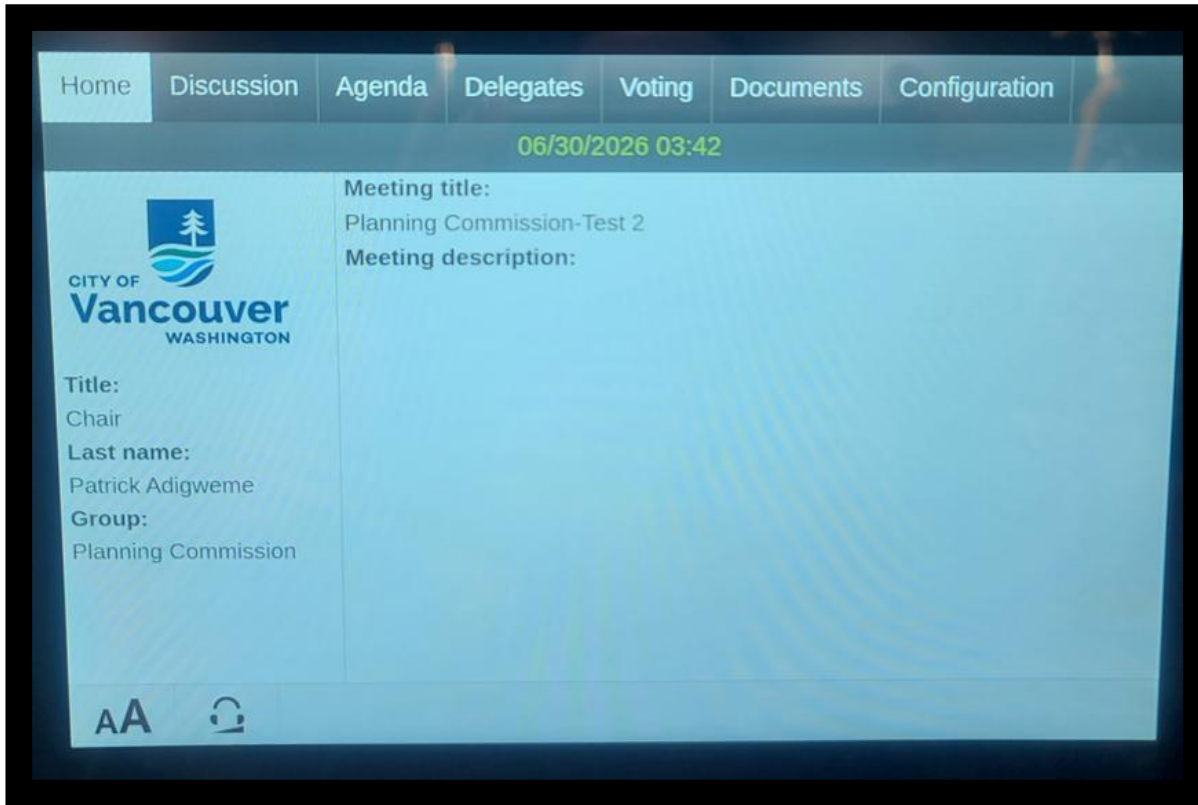
✓ Updated
Microphones

✓ Improved
Audience
Displays

✓ Updated
Seating &
Furniture

✓ Improved
Lighting &
Finishes

Touchscreen Display Overview



Home – Commissioner information

Discussion – Presentation & Teams views

Agenda – Meeting agenda

Documents – Agenda materials (*coming soon*)

Delegates – Meeting participants

Voting – Not currently in use

There's no need to memorize these features today. We'll review them together again before our September meeting.

Next Steps



We'll provide a brief refresher before the September Planning Commission meeting



iPads will continue to be available with meeting materials until everyone is comfortable using the new display system

If you have questions after today, please don't hesitate to reach out.

Discussion / Questions

