



Planning Commission Meeting Agenda

September 8, 2026

4:30 PM

City Hall Council Chambers

415 W. 6th Street

Vancouver, WA

[Join Teams Meeting](#)

Dial: +1 347-941-5324

Meeting ID: 257 335 320 116

1. Call to Order and Roll Call

2. Approval of Minutes

Adoption of Minutes – July 14, 2026

3. Workshop

Refresher on Parliamentary Procedures | Becky Rude,
Deputy City Attorney, City Attorney's Office

4. Workshop

**Overview of Public Meeting Practices for ADA
Compliance and Accessibility for People with
Disabilities** | Lori Severino, Long Range Planning
Manager

5. Workshop

Proportional Impact Fees | Bryan Snodgrass, Principal
Planner, Community Development Department

6. Break 6:00 – 6:30 pm

7. Community Forum

To provide public testimony, please see instructions below.

8. Public Hearings

Updated Evergreen Public Schools Capital Facilities

Members

Patrick Adigweme
Chair

Zach Pyle
Vice Chair

Kate Castenson

Nena Cavel

Sandra Beck

John Jay

Alyssa Wheeler

Community Development Department

415 W. 6th Street
Vancouver, WA 98668
360-487-7800
Relay: 711
cityofvancouver.us

9. Public Hearing

Title 20 Update — Affordability Requirements for HB 1491 Compliance | Bryan Snodgrass, Principal Planner, Community Development Department

10. Staff and Commissioners Communications

Adjournment

Community Forum Instructions

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. 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.

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To request accommodation or other formats, please contact:

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

Meeting Minutes

Tuesday, July 14, 2026

4:30 p.m.

City Hall Council Chambers

415 W. 6th Street | Vancouver, WA

The meeting was called to order at 5:52 pm

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

Commission Member Absent: Kate Castenson

Motion by Vice Chair Pyle, seconded by Commissioner Cavel to excuse the absence of Commissioner Castenson. Motion carried unanimously.

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 Commissioner Pyle, seconded by Commissioner Jay to approve the April 28, 2026, meeting minutes. Motion carried unanimously.

Workshop: Development Review Process Training, Pt. 2

Presenter: Rebecca Kennedy, Deputy Community Development Director

Staff provided an overview of an earlier site tour of the 12th & Main mixed use development project that occurred prior to the start of the meeting. This is intended as a follow-up to an earlier training on the development review process that the Planning Commission received in January, and focused on how past Planning Commission decisions impact individual projects and how the development review process ensures projects meet zoning code and infrastructure requirements. The site tour provided Commissioners an opportunity to see how a project moves through the site plan review process.

Staff explained that the working dinner would focus on the Commission's anticipated work for the remainder of 2026 and into 2027, with time for questions and discussion.

Staff also noted that the regular meeting would resume at 6:30 p.m., followed by an orientation to the renovated Council Chambers in preparation for the Commission's return to Chambers in September.

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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P.O. Box 1995

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Workshop: Dinner & Commission Discussion

Presenter: Rebecca Kennedy, Deputy Community Development Director

2026–2027 Planning Commission Workplan

Staff reviewed the Commission’s anticipated work for the remainder of 2026 and into 2027, noting that the 2027 workplan is partially dependent on the 2027–2028 biennial budget. The discussion highlighted upcoming code and policy work, Comprehensive Plan implementation efforts, and several longer-term planning initiatives.

Key Points:

- 2026 work is expected to include the Evergreen Public Schools Capital Facilities Plan and school impact fees, proportional impact fees, an initial round of code cleanup amendments, and code changes required for compliance with HB 1491 related to transit-oriented development (TOD).
- 2027 work is anticipated to include the annual review program, middle housing and homeownership strategies, the City Strategic Plan update, marijuana standards, potential pollinator-supportive code changes, Fruit Valley for All, subarea planning, and implementation of the Citywide Equitable Development Strategy.
- Additional informational updates are anticipated regarding the Housing Action Plan and development pipeline, as well as ongoing work to develop a community childcare strategy.
- Staff clarified that Fruit Valley for All is similar in scope to subarea planning but is more equity-focused, emphasizing community co-creation, place-based investment, and the needs and aspirations of equity-priority areas.

Commissioner Discussion & Staff Responses

Chair Adigweme

Q: When will the anticipated 2027 workplan be finalized? Staff explained that the workplan is expected to be more certain by December, following adoption of the 2027–2028 biennial budget, but that workplans are always a snapshot in time and adjust and iterate as conditions evolve.

Vice Chair Pyle

Q: Is the anticipated 2027 workplan presented in priority order, and how does the Middle Housing Production and Homeownership Strategy address homeownership? Staff clarified that the workplan items are not prioritized and explained that the strategy is intended to support both overall middle housing production and increased homeownership opportunities through potential regulatory and programmatic approaches.

Vice Chair Pyle commented that future requests for lower-density zoning could intersect with the middle housing and homeownership strategy and suggested that those requests could help inform the strategy as it develops. Staff explained that the strategy is expected to develop incrementally, with staff evaluating opportunities under existing regulations and identifying potential code changes as the new development code is implemented.

Chair Adigweme

Q: How much of the anticipated workplan is expected to come before the Commission for informational purposes vs requiring a formal recommendation? Staff explained that the exact number will depend on how individual initiatives develop but estimated that approximately six or seven of the ten items may ultimately require a formal recommendation. The City Strategic Plan, Equitable Development Strategy implementation updates, and childcare strategy are generally expected to come before the Commission for information and awareness rather than formal action.

Q: Is this amount of work typical for a non-Comprehensive Plan year? Staff confirmed that it is. Staff noted that some efforts, such as subarea planning, may span several years but ultimately result in formal Commission action.

Commission Process and Working Together

Staff provided brief reminders regarding Commission responsibilities, including the Open Public Meetings Act, appearance of fairness, Public Records Act, and Code of Ethics, and reviewed expectations for effective collaboration between the Commission and staff.

Staff then invited Commissioners to reflect on the recently completed Comprehensive Plan and code update process, including what worked well, opportunities for improvement, and practices that could be carried forward. Commissioners were also asked to consider how the Commission works together, including consideration of differing viewpoints, ensuring the community feels heard, and applying appropriate decision-making criteria.

Commissioner's Comments & Questions

Commissioner Cavel - highlighted the joint sessions with City Council as a particularly valuable part of the Comprehensive Plan process. She appreciated the opportunity for direct interaction with Councilmembers and found the joint exercises and discussions constructive. She encouraged incorporating similar joint sessions into future planning efforts.

Vice Chair Pyle - reflected on how the Commission can better ensure the community feels heard, particularly when taking final action after a lengthy workshop process. He noted that Commissioners may have developed a strong understanding of an issue through multiple workshops, while members of the public may be engaging with the issue for the first time later in the process.

He suggested allowing more discussion between a motion and the final vote so Commissioners can articulate how they weighed different perspectives, respond to significant public concerns, and explain the reasoning behind their decisions. He emphasized that this would not require addressing every individual comment but could help demonstrate that community input was heard and considered.

Staff supported the suggestion and noted that Commission discussion and voting practices could be incorporated into future training.

Commissioner Beck - agreed with Vice Chair Pyle's comments regarding the value of more discussion when considering public input and taking final action. She noted that additional deliberation would help Commissioners better understand one another's perspectives, consider public viewpoints, and communicate their own reasoning constructively.

She expressed overall support for the Comprehensive Plan and felt the process went well but remained cautious about preserving meaningful opportunities for public participation as more development is

reviewed administratively. Staff clarified that the Planning Commission's existing role in development review has not changed and acknowledged the broader concern about maintaining opportunities for community input.

Commissioner Beck further emphasized the importance of making Comprehensive Plan implementation visible and accessible to the community, noting that some community members were unaware of the Comprehensive Plan process despite the extensive work leading up to adoption. She expressed concern about avoiding a similar experience during implementation.

Chair Adigweme - suggested providing the Commission with future updates on how the new development review processes are working, even when no formal Commission action is required. Staff agreed and noted that, after allowing time for implementation of the new code, staff could provide a broader update on what they are seeing and hearing.

Commissioner Wheeler - agreed with Vice Chair Pyle regarding the importance of communicating the Commission's reasoning. She noted that Commissioners may have considered similar public concerns over multiple meetings, but the public may not know how those concerns factored into their thinking. She supported more clearly articulating that reasoning during Commission deliberations.

Chair Adigweme - agreed, noting that the Commission's sustained focus on the Comprehensive Plan resulted in less variation in public comments over time, which may have contributed to this dynamic.

Commissioner Jay - expressed appreciation for staff's efforts to follow up with community members and provide additional information following public comments. He agreed that, particularly for significant decisions, Commissioners could more clearly explain their reasoning before voting.

He also reflected positively on how the Commission works together, noting that members listen to and build on one another's perspectives even when they disagree. He described the Commission as collaborative and expressed appreciation for staff support.

Staff agreed that more intentional deliberation before voting would be valuable and suggested returning to a practice of discussing how Commissioners weighed public comments, applicable criteria, and other information before taking action.

Chair Adigweme and Vice Chair Pyle - asked for clarification on how deliberation should occur before and after a motion without forecasting individual votes. Staff explained that while there are procedural distinctions, the focus should remain on the considerations informing a decision and meaningful deliberation rather than stating how one intends to vote or conducting an informal straw vote.

Community Forum Testimony

No community members signed up to speak. Community Forum was closed.

Workshop: Evergreen Public Schools Capital Facilities Plan

Presenter: Bryan Snodgrass, Principal Planner, Community Development Department

Staff introduced the Evergreen Public Schools 2026–2032 Capital Facilities Plan (CFP) and related school impact fees. The workshop was intended to provide background and prepare the Commission for a public hearing scheduled for September 8.

Key Points:

- Evergreen Public Schools adopted an updated CFP recommending a school impact fee of \$0, reflecting declining enrollment and the lack of eligible facility needs during the six-year planning period.
- Staff noted that the CFP was inadvertently omitted during the recent Comprehensive Plan and code update process and will return to the Commission for a recommendation to adopt the Evergreen CFP by reference into the citywide Comprehensive Plan.
- Staff are determining whether an associated code amendment is necessary to establish the \$0 impact fee.
- The Evergreen CFP update is separate from the broader proportional impact fee work, which staff also anticipates bringing to the Commission for a workshop in September.

Commissioner Discussion & Staff Responses

Commissioners Beck, Wheeler, and Jay indicated they had no questions.

Commissioner Cavel

Q: What types of expenses can school impact fees typically be used to fund, and why do Evergreen Public Schools not anticipate eligible expenses during the six-year planning period? Staff explained that impact fees are restricted to new capital facilities needed because of new development and cannot be used for operating expenses, or to address capital facilities needed to serve previous growth. While the District anticipates potentially having eligible needs in the future, none were identified within the current six-year planning period.

Vice Chair Pyle

Q: Do school bonds and impact fees generally fund the same types of capital facilities? Staff explained that both can support capital needs, but impact fees are more restricted and may only fund facilities needed to serve new growth. Bonds can fund a broader range of capital needs, including improvements to existing or aging facilities. Staff noted that a school district representative is expected to attend the September hearing and could provide additional information.

Vice Chair Pyle noted the contrast between the City's projected housing growth and the District's declining enrollment and expressed interest in understanding that trend. Staff noted that several demographic factors may contribute to declining enrollment, including housing affordability, delayed household formation, and people having children later.

Commissioner Beck

Q: What happens if the District identifies a need for a new facility before the end of the six-year planning period? Staff explained that the School Board could amend its Capital Facilities Plan and return to the City to update the school impact fee through a similar review process.

Q: Would the District need to begin collecting impact fees again before proceeding with a new facility? Staff clarified that the District may still have previously collected impact fee funds available for eligible projects. The proposed \$0 fee would stop collection of new impact fees but would not prevent the

District from using previously collected funds. Staff added that the District is aware of the City's projected housing growth but is evaluating facility needs that can be justified within the current six-year planning period.

Chair Adigweme - requested clarification of the acronyms used during the presentation. Staff clarified that EPS refers to Evergreen Public Schools, CFP to Capital Facilities Plan, SIF to School Impact Fee, TIF to Traffic Impact Fee, and PIF to Park Impact Fee.

Staff & Commissioner Communications

Orientation to Renovated Council Chambers – Maricsa Acosta, Support Specialist

Staff provided an overview of the renovated Council Chambers and the new audiovisual system in preparation for the Planning Commission's return to Chambers in September.

Key Points:

- Commissioner stations include new touchscreens and microphones, with access to meeting information and, eventually, meeting documents and agendas through the system.
- Audience and presenter displays, seating, furniture, and lighting have also been updated.
- Commissioners will continue to use their iPads while transitioning to the new system.
- Commissioners will be asked to arrive approximately 15 minutes early for the September meeting for a brief orientation and training on the new equipment.
- Commissioners were invited to tour the renovated Chambers following adjournment.

Commissioner updates

Commissioner Jay - thanked Vice Chair Pyle for organizing and leading the 12th & Main site tour, noting that it was informative and provided an opportunity to learn more about the development process.

Commissioner Beck - noted that she would be absent from the September 8 meeting.

Chair Adigweme - requested an update on upcoming accessibility requirements and related training for the Commission. Staff explained that the federal compliance deadline had been extended by one year but emphasized that accessibility practices remain the best practice. Staff indicated that accessibility guidance and training would be added to the September agenda.

Adjournment

With no further business, the July 14, 2026, meeting of the Vancouver Planning Commission was adjourned at 7:06 pm.

Patrick Adigweme, Chair

Date



STAFF REPORT

DATE: September 8, 2026

TO: Chair Adigweme and Planning Commission members

FROM: Bryan Snodgrass, Community Development Department Principal Planner

RE: **Adoption of Evergreen Public Schools Capital Facilities Plan 2026-32 by reference into the Vancouver Comprehensive Plan**

CC: Lori Severino, Community Development Long Range Planning Manager

Introduction

This staff report contains analysis and recommendations for the September 8 Planning Commission public hearing to consider adoption of the Evergreen Public Schools Capital Facilities Plan 2026-32 by reference into the City of Vancouver Comprehensive Plan, along with associated impact fee recommendations. The Commission held a public workshop on July 14, 2026. Materials are available [here](#). The public hearing has been duly advertised in *The Columbian* newspaper, and a Determination of Non-Significance (DNS) was published and associated checklist circulated on August 27 pursuant to the State Environmental Policy Act (SEPA).

The Commission will forward its recommendation to the Vancouver City Council for public hearing review on a date yet to be established in fall 2026. The Growth Management Act (GMA) restricts local Comprehensive Plan amendments to once per year, but exceptions are provided in RCW 36.70A.130, including adoption of capital facilities amendments concurrent with a budget action, which this proposal qualifies under.

Background

Six-year capital facilities plans adopted first by the school districts operating within Vancouver city limits have been adopted by reference into the City of Vancouver Comprehensive Plan

since establishment of the Growth Management Act in 1991. Other local jurisdictions follow a similar practice. Adoption of the school district capital facilities plans allows local jurisdictions to ensure capital facilities are sufficient to serve new residential growth enabled by land use plans.

Adoption of the school district capital facilities plans is also necessary for collection of school impact fees (SIFs), which the City of Vancouver collects in accordance with Chapter 82.02 RCW to fund capital projects required to serve new development. Impact fees are also collected for transportation and parks. The fees are paid at the time of building permit issuance. In the case of school impact fees, the City collects impact fees on behalf of the appropriate school district and then transfers them to the district to fund their capital facilities. Impact fees cannot be spent on salaries or non-capital needs, or on capital facility needs that are based on earlier development rather than new growth.

The Evergreen Public Schools (EPS) updated 2026-2032 Capital Facilities Plan (CFP), Attachment 1 to this report, was adopted by the Evergreen School Board on June 10, 2025. It concluded that there will be adequate capital facilities at all grade levels for this particular six-year planning period and that student enrollment is expected to decline. See Page 266 of the Vancouver Comprehensive Plan for further background. The adopted CFP, which is based on the district's own data and projections, further states that the District is "ineligible" to collect impact fees given the available capacity of existing facilities during the six-year timeframe (January 1, 2026 through December 31, 2032), unless otherwise subsequently amended by ESD. An [August 26 Columbian article](#) described the District's upcoming process for consolidating existing facilities.

Adoption of the EPS Capital Facilities Plan by reference formalizes the District's finding and request not to collect impact fees from 2026 to 2032. To suspend earlier 2026 collection of school impact fees in the area served by EPS, the Vancouver City Council passed an [interim control ordinance](#) and moratorium on EPS impact fee collection on June 8, 2026 (and affirmed that ordinance through a public hearing conducted on August 3, 2026).

The Vancouver Municipal Code (VMC) provisions covering park, school, and transportation impact fees are all anticipated to be amended in 2026 or 2027 to respond to recent state requirements to adopt proportional residential impact fees so smaller housing units pay less, and to respond to structural funding issues. These updates are not expected to change the recommended EPS impact fee, which as noted has been requested by the EPS to be zeroed out during the next six years because such fees would not be legally authorized given the lack of eligible projects. EPS can update its CFP more frequently than the every 6-year requirement if their projections change.

Summary of Proposal

Staff recommends the Vancouver Comprehensive Plan be amended as follows to reflect adoption by reference of the Evergreen Public Schools Capital Facilities Plan 2026-2032 and its school impact fee recommendations:

1. [Appendix A, Related Plan and Policies](#), is amended to include a listing “Evergreen Public Schools Capital Facilities Plan 2026-2032 (*adopted by reference)”
2. [Comprehensive Plan main document](#), page 283, Table 36 is amended to read

Table 36. School District Impact Fees

	Single Family	Multi-Family
Battle Ground	\$10,760	\$3,845
Camas	\$6,650	\$6,650
Evergreen	\$6,432 \$0	\$3,753 \$0
Vancouver	\$2,876	\$2,486

Review Criteria and Findings

VMC 20.285.070 provides the following approval criteria for Comprehensive Plan or zoning code text amendments:

1. The proposal is consistent with applicable policies of the Vancouver Strategic Plan and [Comprehensive Plan](#); and
2. The proposal is necessary to further the public interest based on present needs and conditions.

Staff finds that the proposal complies with the applicable criteria. It is consistent with Comprehensive Plan goals and policies regarding fiscal responsibility and regional coordination, particularly Goal PFS-2, Government Services and Financing, Policy #128, Schools, and Policy #122, Regional Planning. The proposal is necessary to further the public interest at this time, as the proposal formalizes the request of a partner public service agency and ensures fees will not be collected where they are inconsistent with state law.

Recommended Action

Staff recommends that the Planning Commission forward a recommendation to the City Council to adopt proposed changes to the Comprehensive Plan to adopt the Evergreen Public Schools Capital Facilities Plan 2026-2032 by reference into the City Comprehensive Plan, along with associated school impact fee recommendations.

Bryan Snodgrass, Community Development Department Principal Planner,
bryan.snodgrass@cityofvancouver.us

Attachment(s)

- A. Evergreen Public Schools Capital Facilities Plan 2026-2032

May 13, 2026

VIA EMAIL

Amy Wooten
Clark County Community Planning
PO Box 9810
Vancouver, WA 98666-9810
amy.wooten@clark.wa.gov

Bryan Snodgrass
City of Vancouver Community Development
415 W. 6th Street
Vancouver, WA 98660
bryan.snodgrass@cityofvancouver.us

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

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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 EOCF)	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	8,355	8,034	7,783	7,554	7,308	7,161	7,024	6,982	6,938	6,760	6,673
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	8,355	8,189	7,994	7,814	7,644	7,564	7,506	7,538	7,549	7,430	7,423
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



Comprehensive Plan adoption of Evergreen Public Schools Capital Facilities Plan and impact fees

Planning Commission Public Hearing

Bryan Snodgrass
Principal Planner
Community Development Department
September 8, 2026



Agenda

- Staff review of 2026-32 Evergreen Public Schools Capital Facilities Plan and associated Impact Fees
- Planning Commission questions, public comment, deliberations and recommendation to City Council



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 Vancouver Municipal Code (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



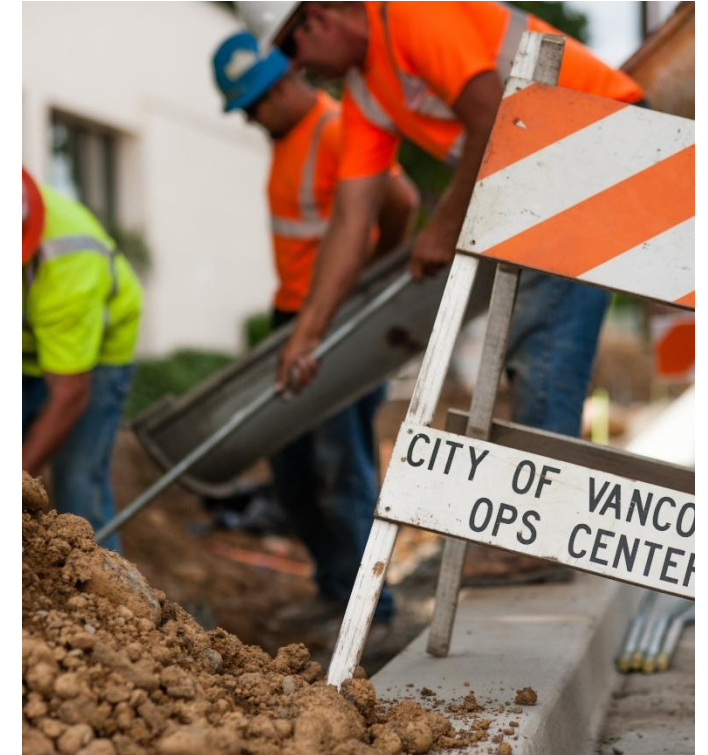
Evergreen Public Schools (EPS) 2026-2032 Capital Facilities Plan (CFP)

- 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. See page 266 of Comprehensive Plan.
- Reviewed by Commission on July 14.



Sample motion

- Amend the Comprehensive Plan to adopt by reference the Evergreen Public Schools 2026-2032 Capital Facilities Plan and the EPS recommended zero impact fees for this timeframe, based on recommendation and findings in the staff report for the September 8, 2026 Planning Commission hearing





Next Steps

- City Council hearing to adopt EPS Capital Facilities Plan anticipated November 16 as part of biennial budget process
- Future proportional impact fee updates not anticipated to change EPS impact fees.



Thank You



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MEMORANDUM

DATE: August 14, 2026

TO: Chair Adigweme and Planning Commission members

FROM: Bryan Snodgrass, Principal Planner, Community Development Department

RE: **Zoning Code changes to implement HB 1491 housing affordability mandates - Memo in Lieu of Workshop**

CC: Rebecca Kenneday, Deputy Director, Community Development Department

Background

This memorandum is provided to the Commission in lieu of a workshop, for upcoming proposed zoning code changes to implement specific statutory requirements to implement House Bill (HB) 1491. The Washington legislature passed this bill in 2025 to promote transit-oriented development and affordable housing near frequent transit service. A Planning Commission hearing is scheduled for September 8, 2026. A City Council workshop on HB 1491 was held on August 10, 2026 (for more information, refer to the workshop [materials](#) and [recording](#), beginning at 44:46). Council hearings have not yet been scheduled.

HB 1491 Requirements

HB 1491 applies in Vancouver's case to a quarter mile walking distance from all 51 existing Bus Rapid Transit (BRT) stations. These station areas are subject to the following requirements:

- Allowing higher-density multifamily and mixed-use housing with Floor Area Ratios (FAR) averaging at least 2.5.
 - Buildings with all affordable housing must be allowed an additional 1.5 FAR
 - Mass timber must also be provided an incentive
- Eliminating any requirements for off-street parking for residential and mixed-use projects

- Reducing impact fees by 50% for projects utilizing the 20-year Multi-Family Tax Exemption (MFTE)
- Establishing mandatory affordability requirements
- Offering a 20-year MFTE for properties meeting these thresholds

According to HB 1491, residential developments within the station areas must include one of the following:

- At least 10% of the units must be affordable for households earning 60% of Area Median Income (AMI) for 50 years, *or*
- At least 20% of the units affordable at 80% AMI for 50 years, *or*
- At least 10% of the units affordable at 80% AMI for 50 years, provided at least 10% of the units have two or more bedrooms

These affordability requirements must be provided in each individual building and do not allow for a master planned community to provide all the affordability for a larger development in one or some of the buildings.

To comply with HB 1491, cities must identify the properties within the station areas that are subject to affordability requirements and include the affordability thresholds in local zoning codes. Exemptions from the affordability requirements are allowed for properties that had previously been zoned to allow FARs that meet or exceed the new HB 1491 FAR standards. Cities may also exempt an additional 25% of otherwise non-exempt properties within each station area if they allow for an additional 0.5 FAR average (total of 3.0 FAR).

The deadline for cities to comply with HB 1491's statutory requirements is based on the date of their comprehensive plan update is required to be completed in the current Periodic Review cycle. Vancouver's deadline was December 31, 2025, though we didn't adopt until June 1, 2026. , and Vancouver is the only city currently subject to HB 1491 based on the deadlines for other jurisdictions and presence of high capacity transit in other cities. The Department of Commerce recently finalized a state model code to preempt local zoning for non-compliant jurisdictions and anticipates completing guidance documents for local compliance this fall. Notably, this occurred months after Vancouver's legislatively mandated compliance deadline Staff understand, and are communicating with applicants, that the state model code applies to impacted, non-exempt parcels until the City adds the affordability components to its code and becomes fully compliant with the requirements of HB 1491.

Staff Analysis

HB 1491 uses FAR to measure density allowed by code, but Vancouver does not. Therefore, the City has submitted a Substantially Similar Determination request to the State Department of Commerce to translate local code standards to FAR equivalency to demonstrate alignment with the law. If the Substantially Similar Determination is approved, the newly adopted Vancouver Comprehensive Plan and zoning code (Title 20 of the Vancouver Municipal Code) address most of the HB 1491 requirements, with the exception of mandating affordability and implementation of the 20-year MFTE option. To address this, zoning code changes are needed

to establish the specific minimum affordability thresholds dictated by HB 1491, and Title 3 changes will be needed to address the new MFTE allowances also required.

The scope of the September 8th Planning Commission hearing will be limited to the Title 20 zoning code changes that incorporate the specific affordability thresholds required by HB 1491. These changes include the addition of the affordability mandate and allowance for a 50% reduction in transportation impact fees for projects utilizing 20-year MFTE.

As noted in the materials for the recent Council workshop, City Community Development and Economic Prosperity and Housing staff have concerns about the affordability threshold requirements of HB 1491, because they have the potential to undermine housing production and affordability goals. Specifically, the requirement for 50 years of affordability is only offset by a 20-year MFTE allowance. This is effectively a partially funded inclusionary zoning requirement, which has been proven elsewhere to reduce housing production within impacted areas. In effect, the affordability requirements may discourage residential or mixed-use development close to transit, pushing development activity away from our most targeted growth areas.

In addition, requiring a share of affordable units within each building and not allowing them to be spread across a master planned community will further challenge the feasibility of individual developments, given that there are more options for financing standalone affordable housing compared to mixed income developments.

Despite these concerns, the City must adopt zoning code changes to comply with the state law. Staff first focused on identifying the properties subject to the affordability threshold requirements. The legislation allowed for exemptions to the affordability requirements in the following circumstances:

- The zoning in place on a given parcel on Jan. 1, 2025 met the minimum FAR thresholds established in the law;
- Local discretion to exempt 25% of total impacted parcels based on local preference;

Staff analysis indicates that all parcels located in the Vancouver City Center Vision subarea and associated CX Plan District in the previous zoning code met the minimum FAR threshold and are thus exempt from the affordability requirements. In addition, staff identified parcels making up to 25% of otherwise non-exempt station area that are anticipated as most likely to redevelop and added them to the exemption list. The resulting preliminary map of non-exempt properties that would be subject to the housing affordability requirements is attached to the memorandum. Staff does not envision codifying this map, but will post it to the City's website, consistent with HB 1491 requirements once the State confirms the list through the Substantially Similar Determination. The affordability threshold language changes are proposed in VMC 20.410, Zoning Districts and the transportation impact fee reduction are proposed in VMC 20.450.

Action, Timeline, Next Steps

Because the required changes are few and explicitly prescribed by statute, this memorandum is being provided rather than scheduling a Commission workshop in advance of the September 8 public hearing. A staff report will be published 10 days in advance of the public hearing with specific affordability threshold code language.

As noted, Council hearings have not yet been scheduled.

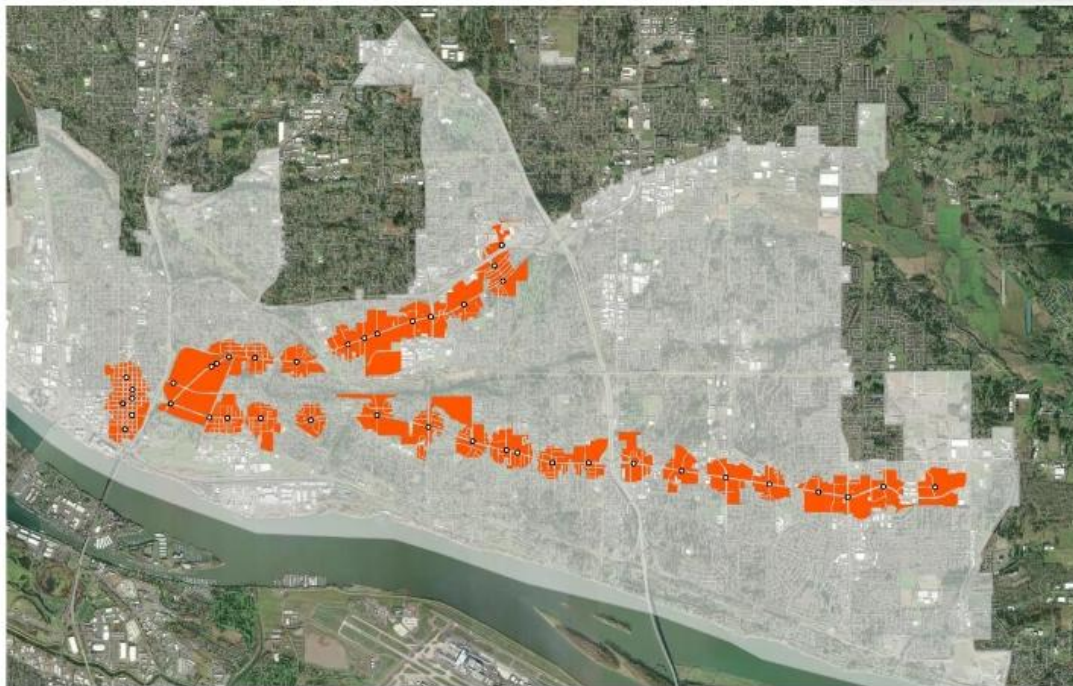
The City of Vancouver lobbied for changes in the most recent legislative session to address staff's concerns with the incentives being inadequate to fully fund the affordability requirements and will continue to do so going forward.

Staff contact on the affordability threshold code changes is Bryan Snodgrass, Principal Planner, Community Development Department; bryan.snodgrass@cityofvancouver.us

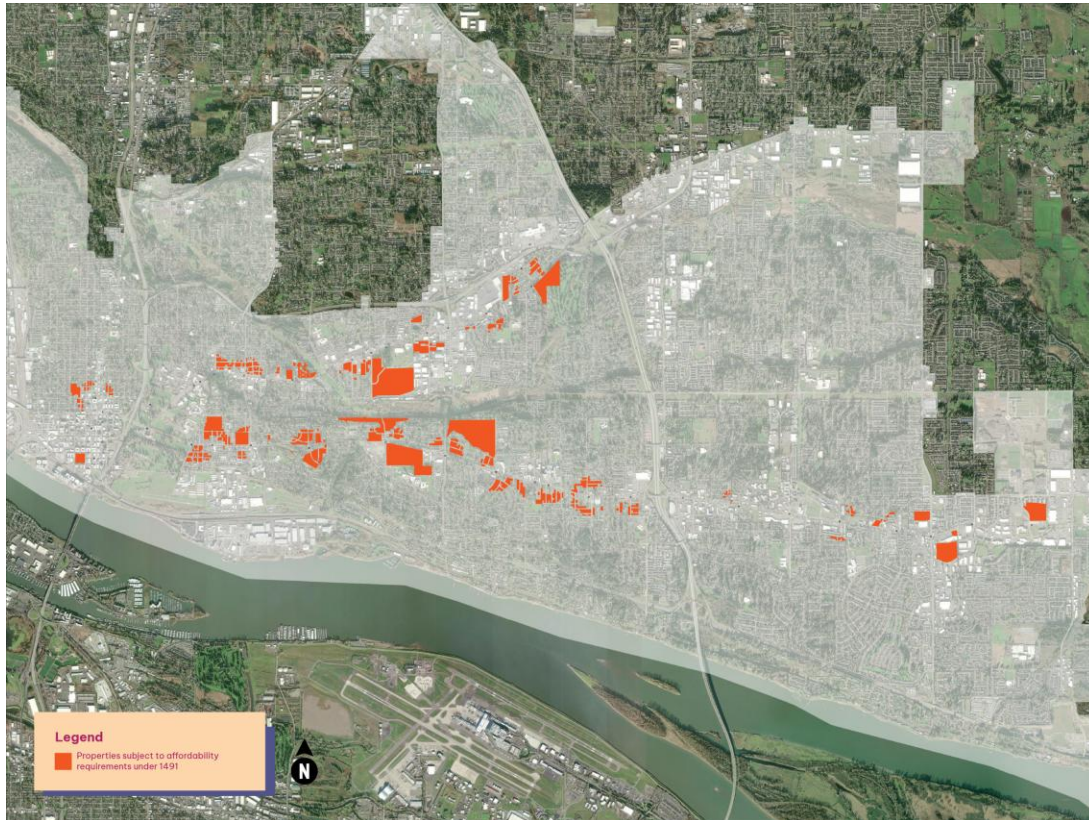
Attachments:

1. Map of station areas as defined by HB 1491
2. Map of non-exempt properties subject to affordability requirements within Vancouver's station areas

1. City of Vancouver station areas defined by HB 1491



2. Non-exempt parcels within station areas subject to affordability requirements



Context Map - 1491 Analysis

Methodology

In order to determine which properties were affected by the requirements of HB 1491, station areas were delineated using high-capacity transit stations along the C-TRAN Vine route. Station selection was conducted on an omnidirectional basis, meaning eastbound and westbound platforms were treated as separate station locations unless they were located within 200 feet of one another. In those cases, the two platforms were consolidated into a single station point using the midpoint between the paired stops. All stations were pulled to the roadway centerline, even in the instance of a standalone station. Each resulting station was assigned a unique station identifier consisting of a randomly generated number from 1 to 41 for use throughout the analysis.

A quarter-mile pedestrian walkshed was generated for each station using ArcGIS Network Analyst. Rather than applying a simple Euclidean buffer, the walkshed measured one-quarter mile of travel distance along the existing transportation network. All tax parcels intersecting each quarter-mile walkshed were identified and included in the analysis.

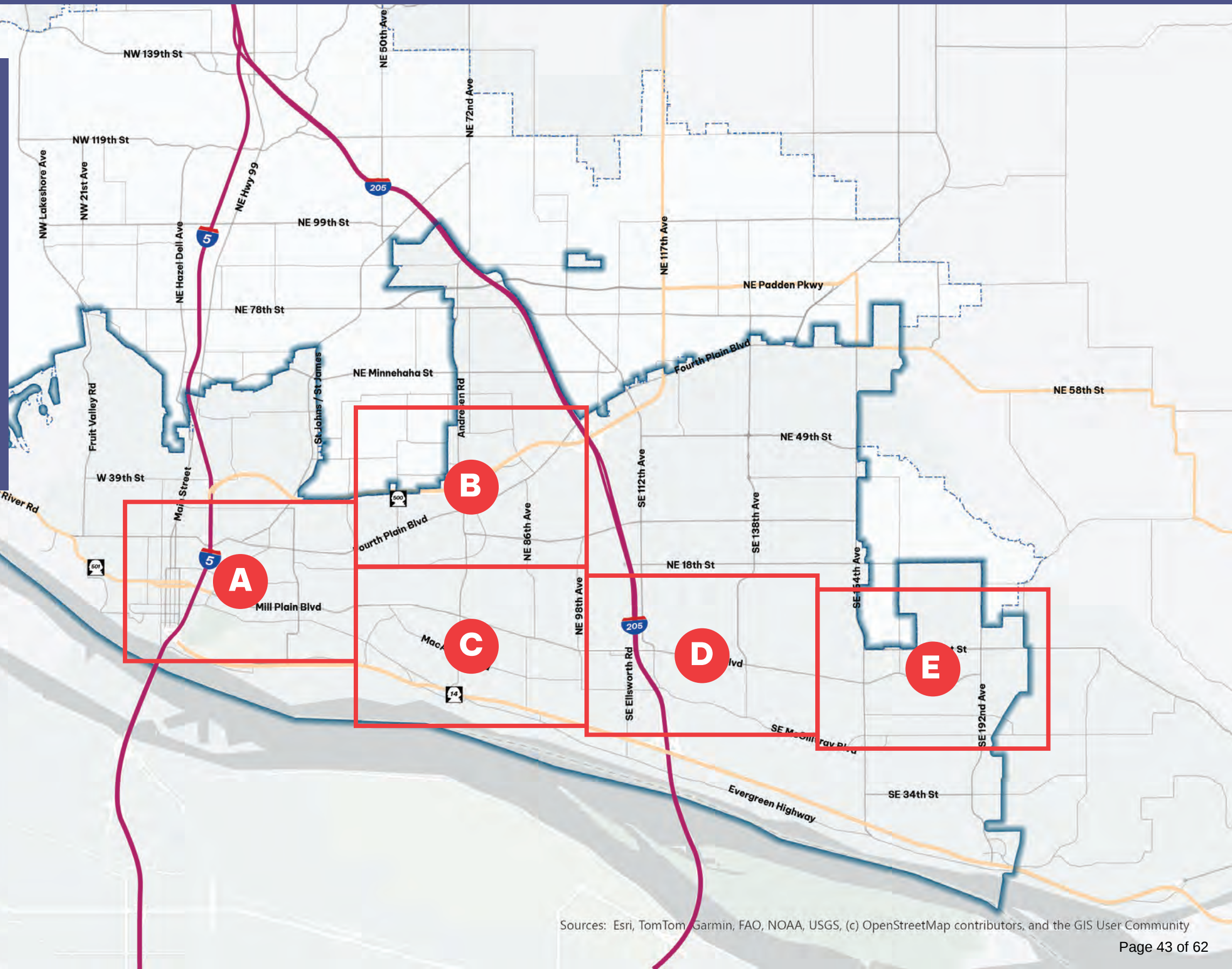
Because many parcels fell within the walksheds of multiple stations, a parcel assignment methodology was developed to ensure each parcel was attributed to a single station area. Thiessen (Voronoi) polygons were generated from the final station point dataset to partition the study area based on relative proximity to each station. Parcels located within overlapping walksheds were assigned to the station whose Thiessen polygon contained the parcel, effectively attributing each parcel to its nearest station. This approach produced a non-overlapping set of station service areas while maintaining consistency with the quarter-mile network-based accessibility analysis required for evaluating compliance with House Bill 1491.

Legend

 Vancouver City Limits

 Vancouver Urban Growth Area

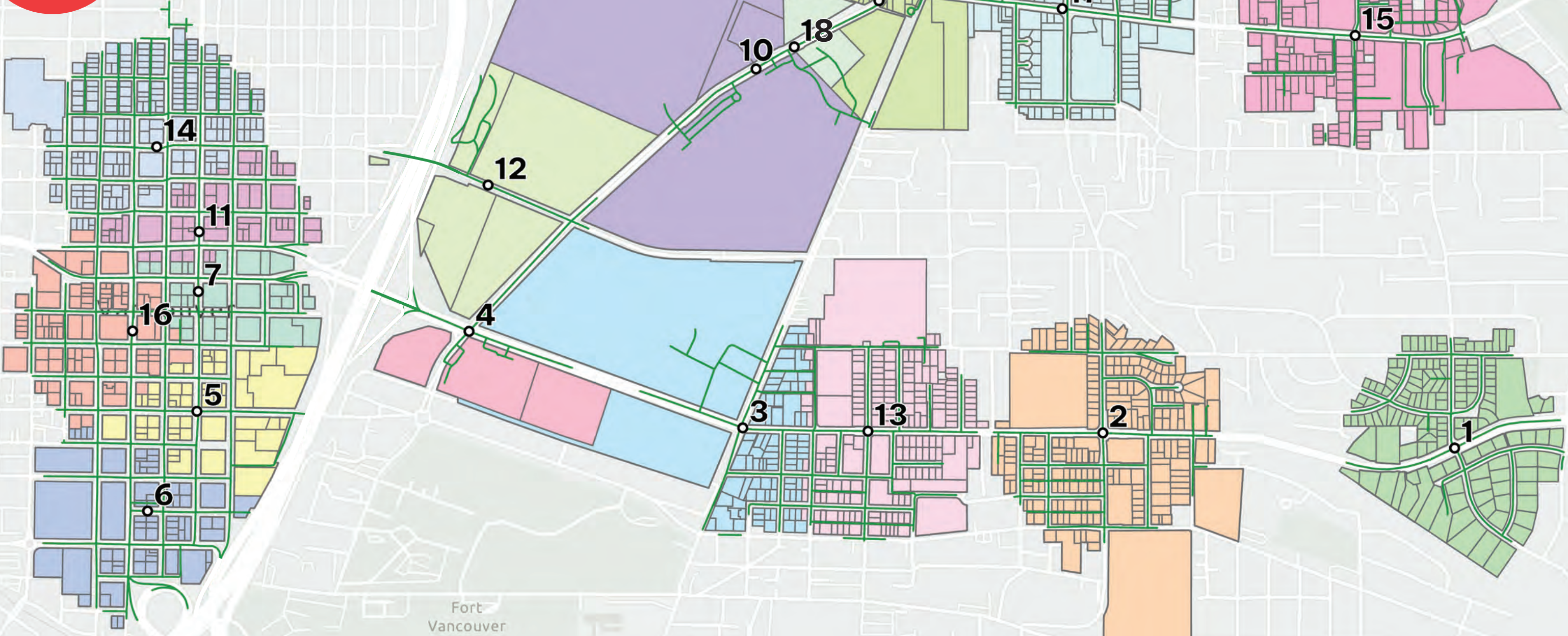
0 3.8 Mi



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

A

Stations:
Area A



Legend

Station ID's

Station 1

Station 2

Station 3

Station 4

Station 5

Station 6

Station 7

Station 10

Station 11

Station 12

Station 13

Station 14

Station 15

Station 16

Station 17

Station 18

Station 19

#

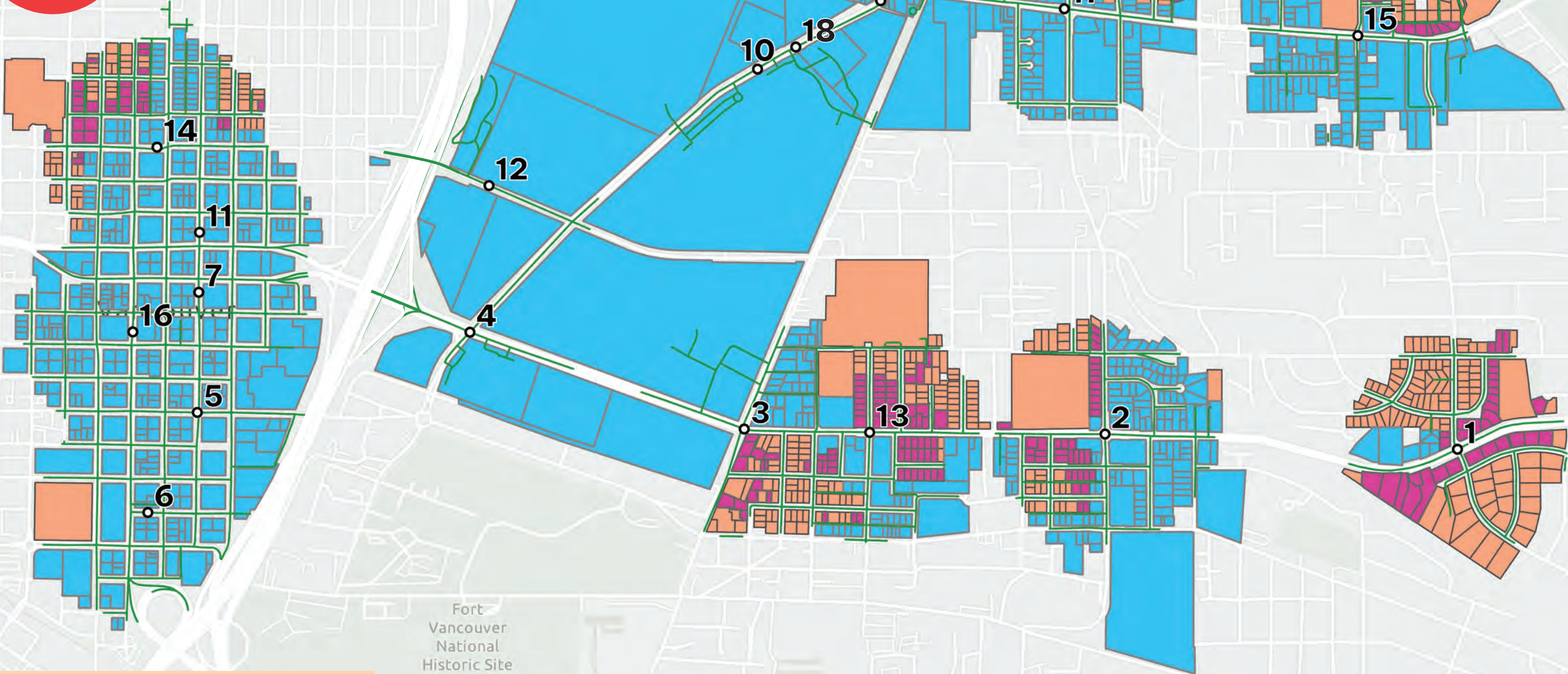
○ Station

— 1/4 mile walkshed

*Station service areas were calculated using 1/4 mile walk distance on the pedestrian network.

A

Exempt Status:
Area A



Legend

Exempt

25% Exemption under RCW 36.70A.840(2)(a)(ii)

Not Exempt

Station

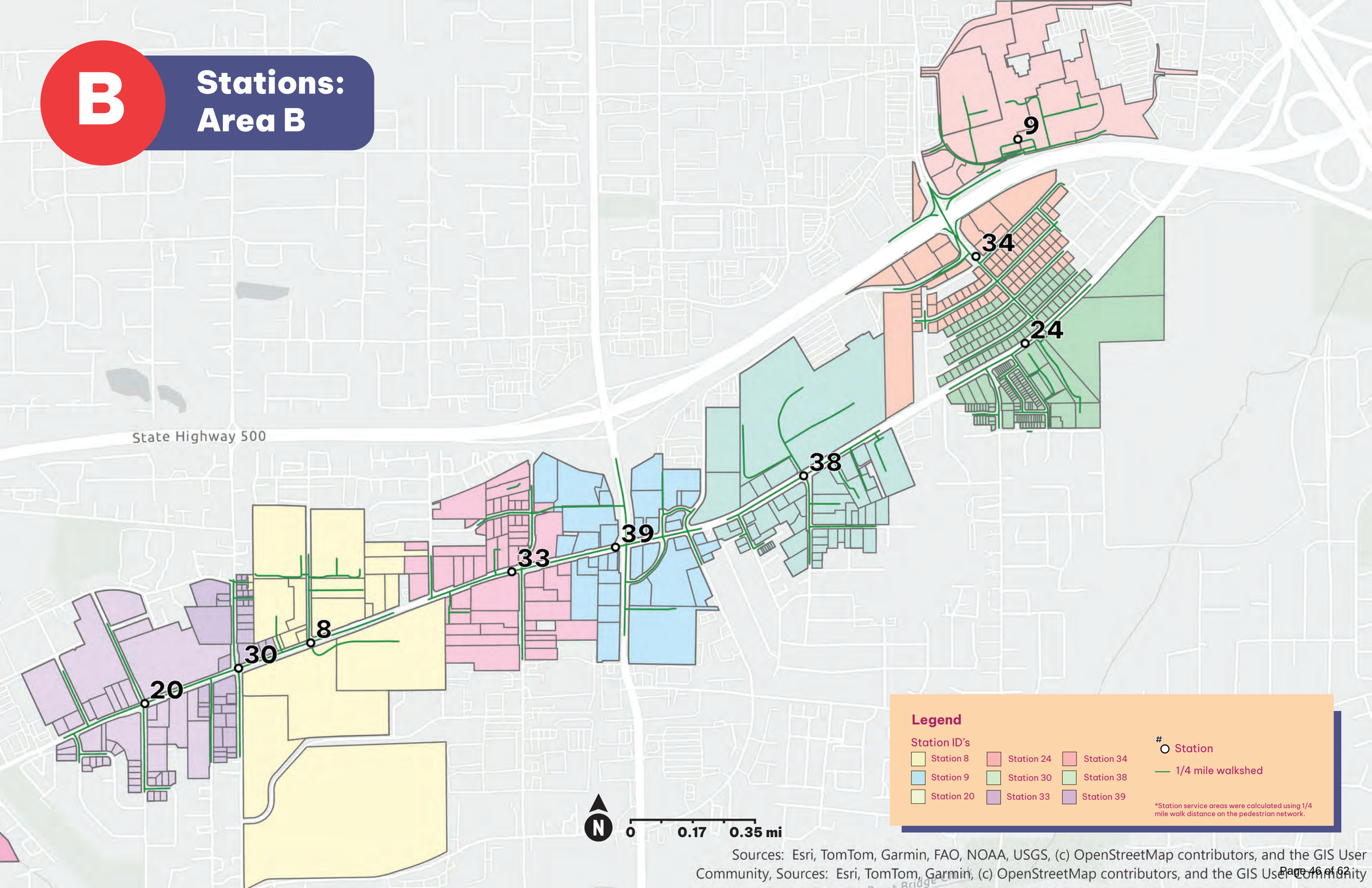
1/4 mile walkshed

*Station service areas were calculated using 1/4 mile walk distance on the pedestrian network.



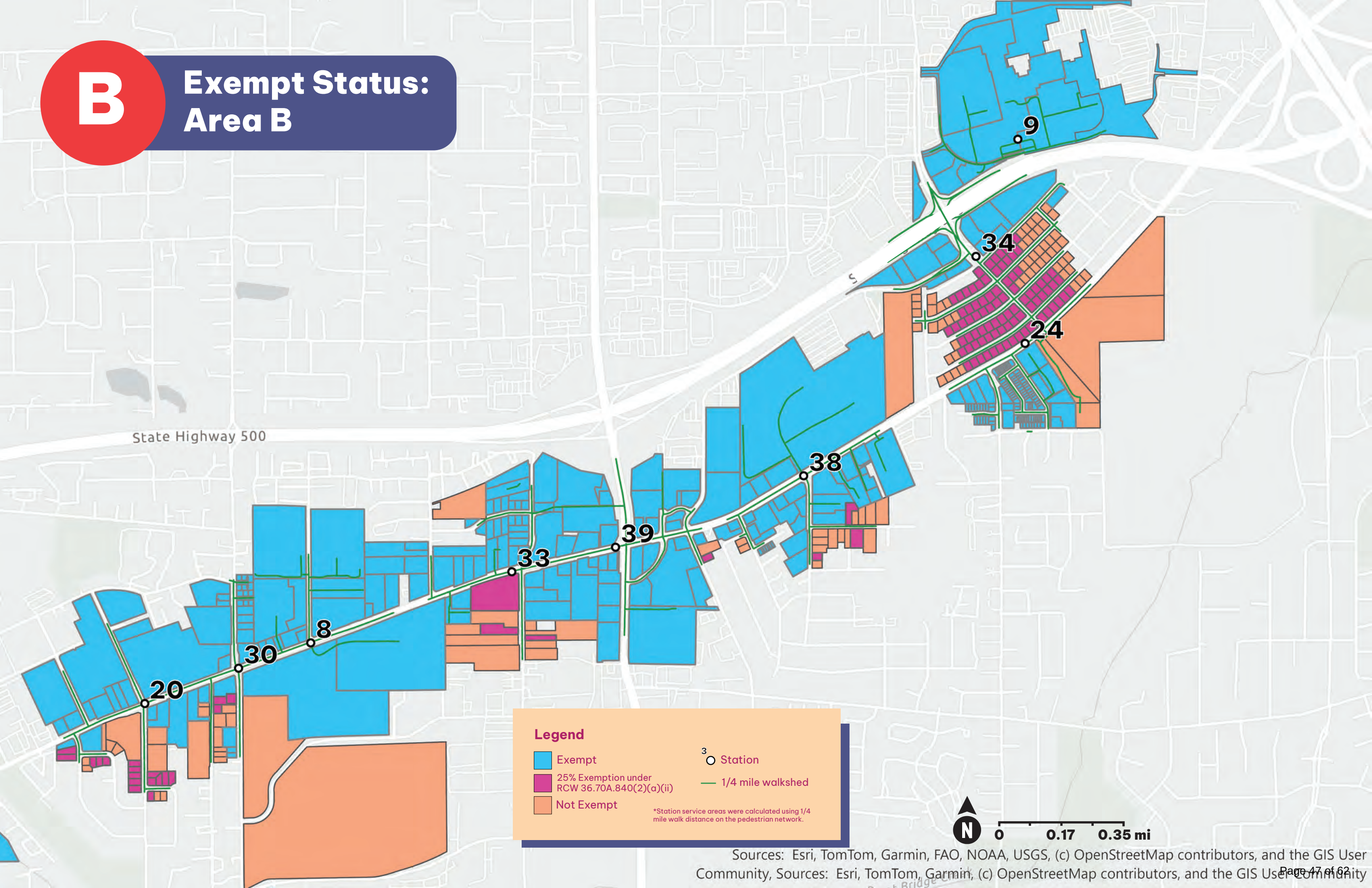
B

Stations:
Area B



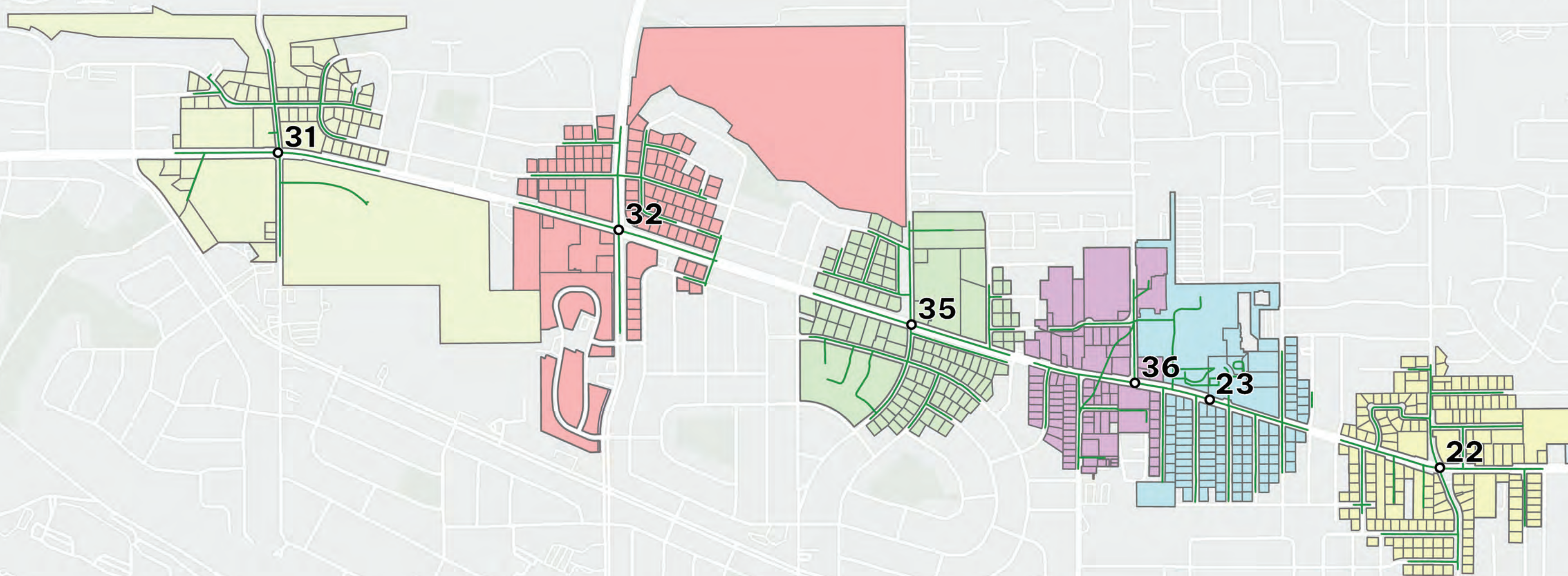
B

Exempt Status:
Area B





Stations: Area C



Legend

Station ID's

- | | |
|--|--|
|  Station 22 |  Station 32 |
|  Station 23 |  Station 35 |
|  Station 31 |  Station 36 |

 Station

 1/4 mile walkshed

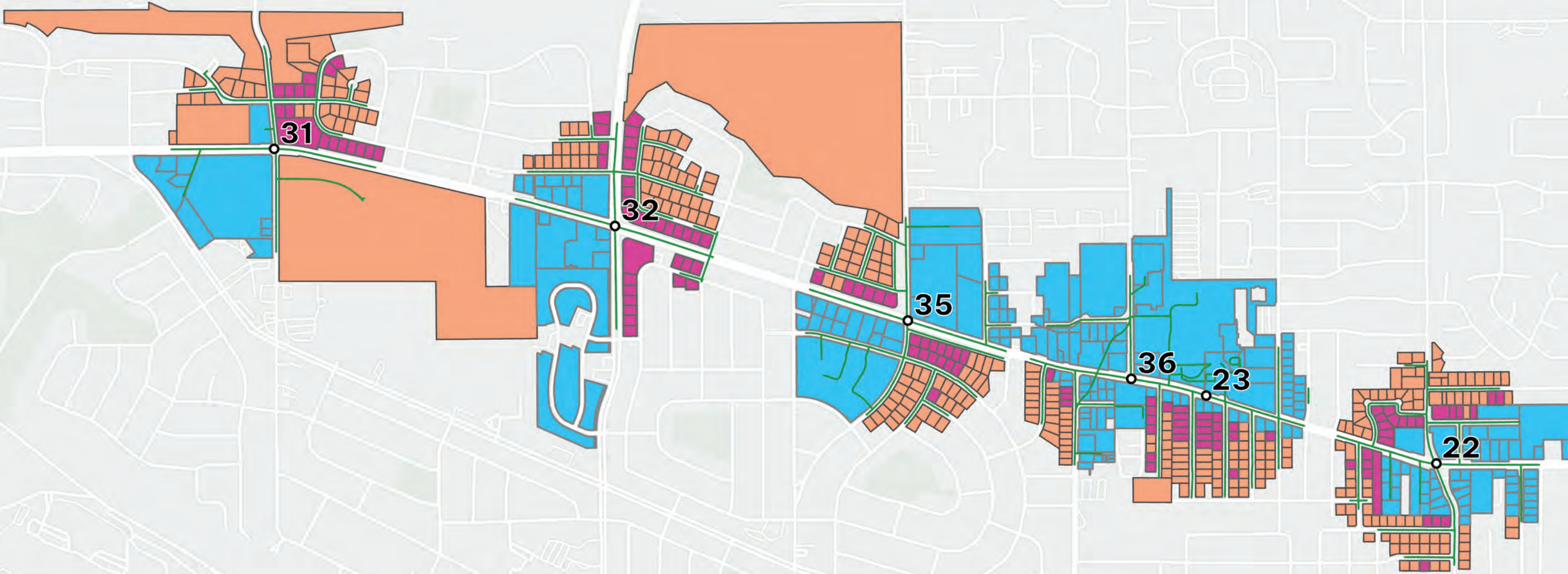
*Station service areas were calculated using 1/4 mile walk distance on the pedestrian network.



0 0.17 0.35 mi



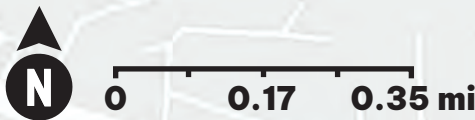
Exempt Status: Area C



Legend

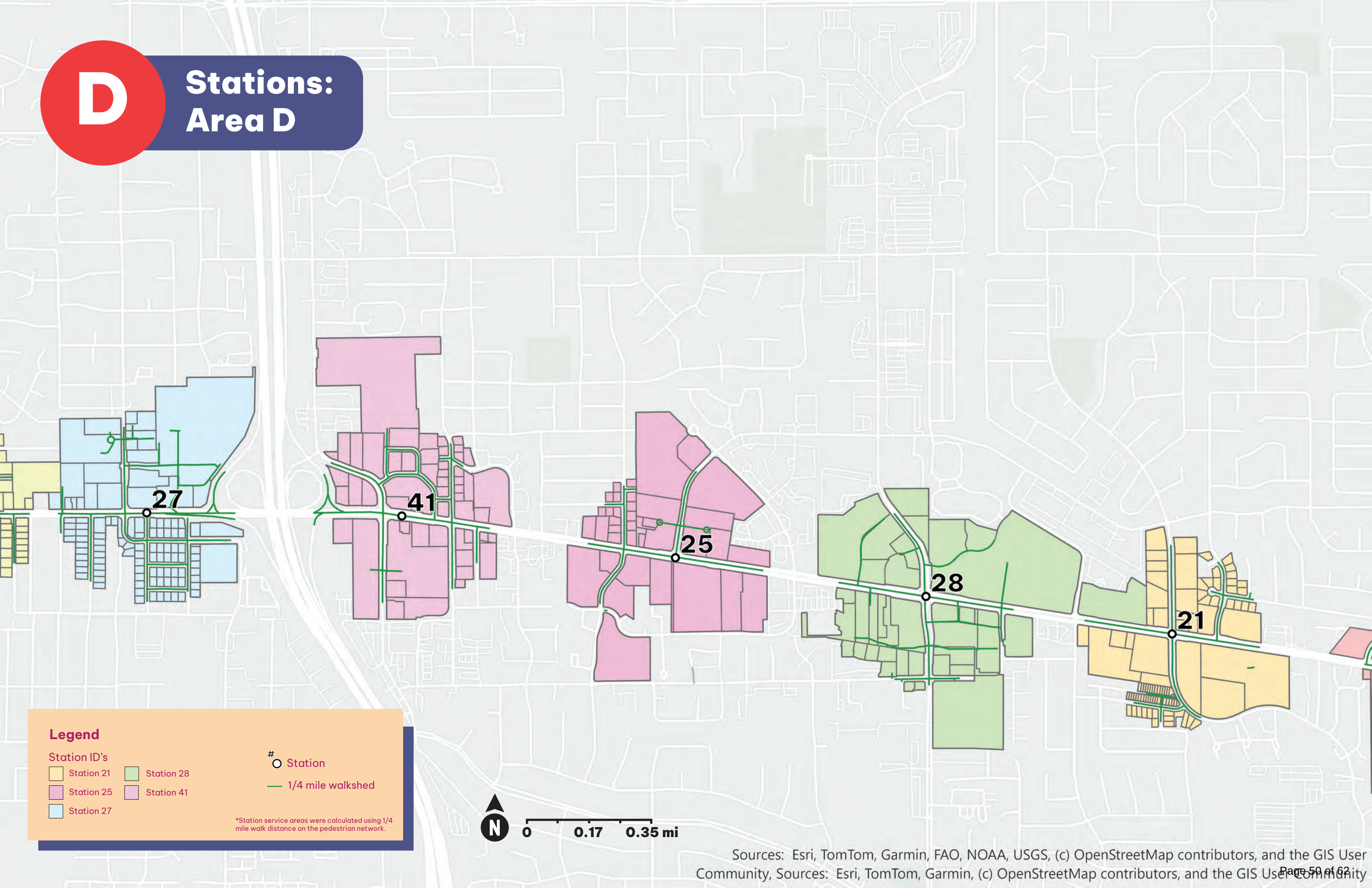
- Exempt
- 25% Exemption under RCW 36.70A.840(2)(a)(ii)
- Not Exempt
- Station
- 1/4 mile walkshed

*Station service areas were calculated using 1/4 mile walk distance on the pedestrian network.



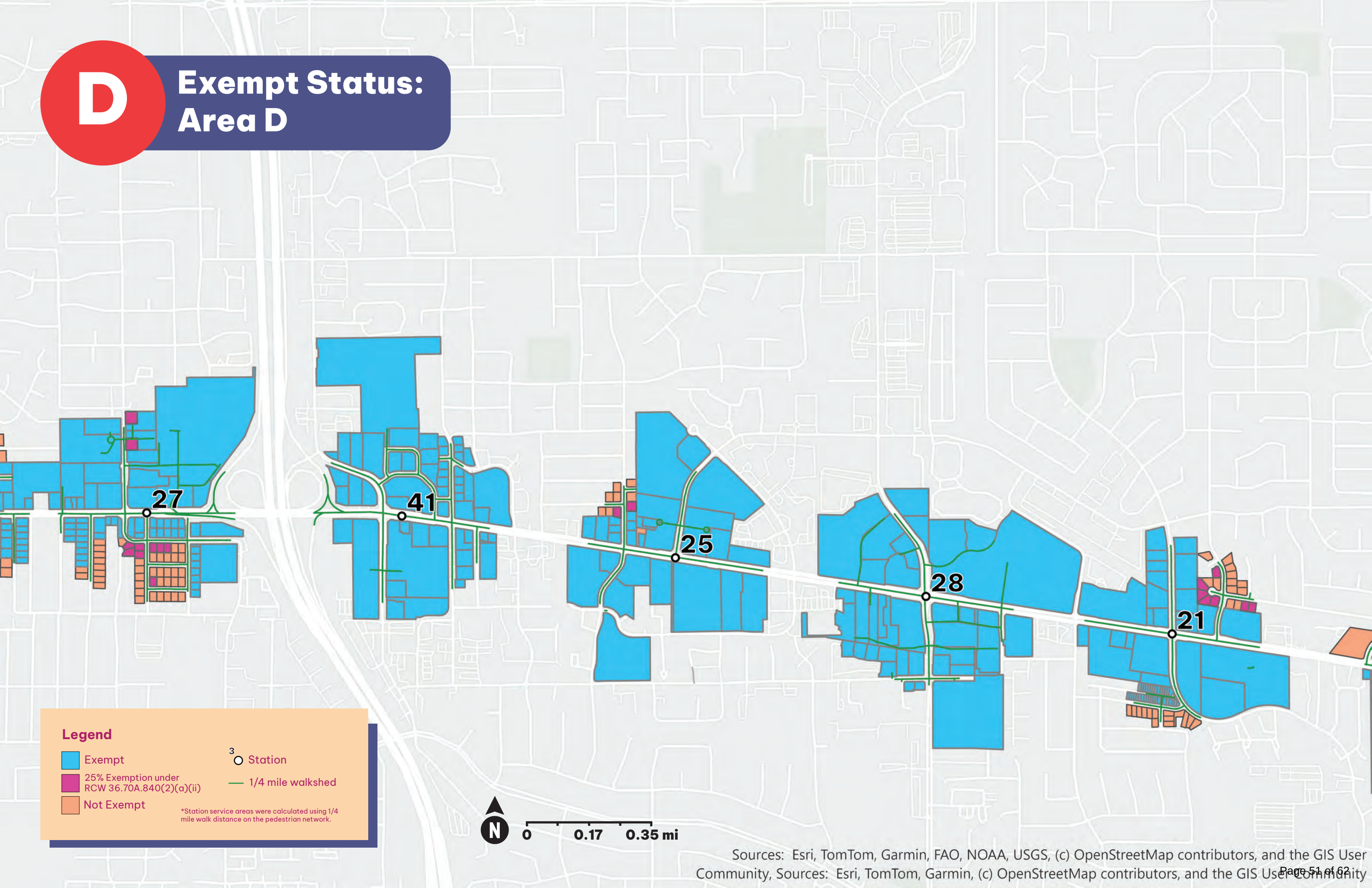
D

Stations:
Area D



D

Exempt Status:
Area D



Legend

- Exempt

25% Exemption under
RCW 36.70A.840(2)(a)(ii)

Not Exempt
- Station

1/4 mile walkshed

*Station service areas were calculated using 1/4 mile walk distance on the pedestrian network.

E

Stations:
Area E

Legend

Station ID's

Station 26

Station 29

Station 37

Station 40

#

Station

1/4 mile walkshed

*Station service areas were calculated using 1/4 mile walk distance on the pedestrian network.



E

Exempt Status:
Area E

Exempt

25% Exemption under
RCW 36.70A.840(2)(a)(ii)

Not Exempt

Station

1/4 mile walkshed

*Station service areas were calculated using 1/4
mile walk distance on the pedestrian network.





CITY OF
Vancouver
WASHINGTON

HB 1491 Housing Affordability Zoning Code Changes

Planning Commission Public Hearing

Bryan Snodgrass
Principal Planner
Community Development Department
September 8, 2026

Agenda

- Staff review of recommended code changes for minimum housing affordability thresholds and transportation impact fee reduction near transit
- Planning Commission questions, public comment, deliberations and recommendation to City Council



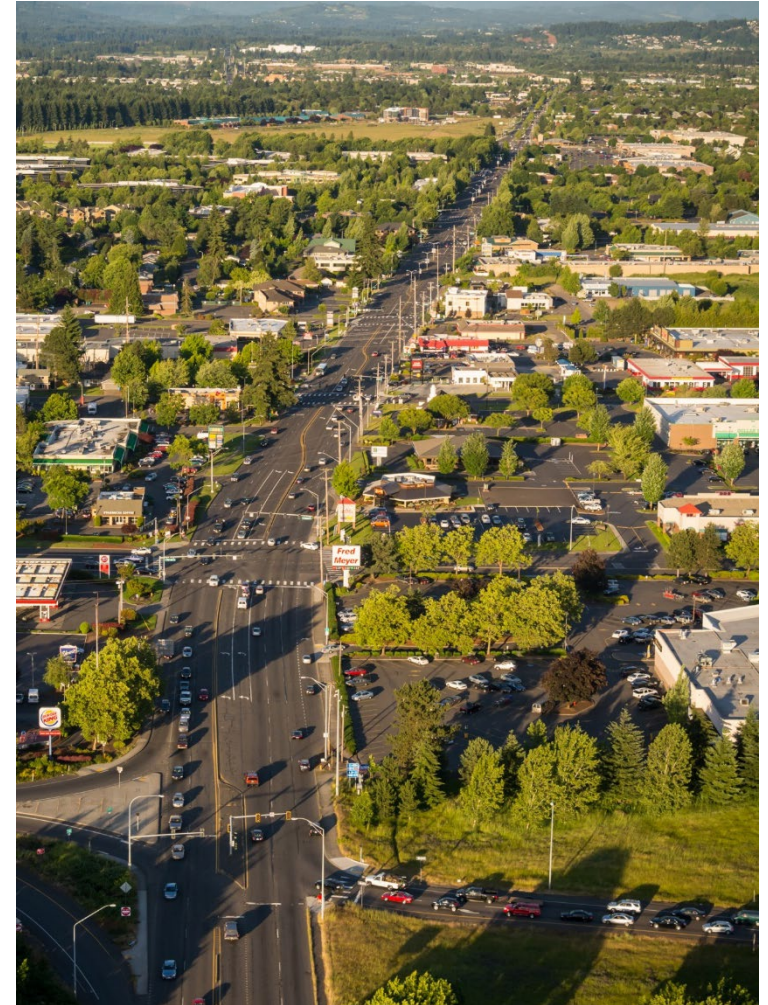
HB 1491 - Overview

- Passed in 2025 to promote transit-oriented development and affordable housing near transit through higher density requirements, parking elimination and 50% Transportation Impact Fee reductions, Multi-Family Tax Exemption (MFTE) incentives, and required affordable housing thresholds
- Only affordable housing requires new Title 20 zoning code changes
- State pre-emptive model code in place

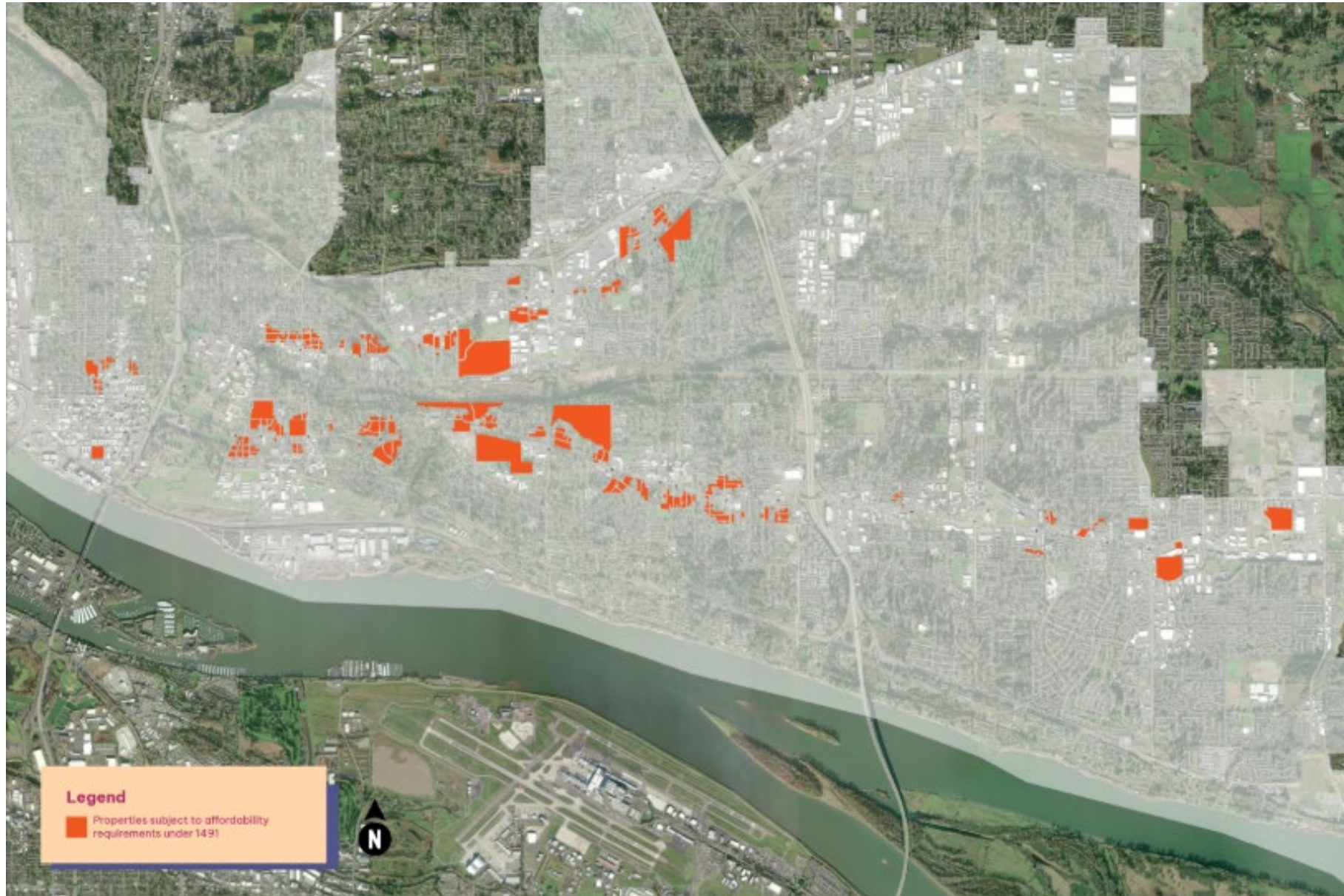


HB 1491 - Impacted Properties

- Station areas near transit are defined to include properties within $\frac{1}{4}$ mile walkshed of all 51 bus rapid transit (BRT) stations in Vancouver
- Properties within station areas can be exempted if previously zoned for sufficient Floor Area Ratios (FAR), such as downtown
- Further exemptions of up to 25% of parcels near other stations allowed
- Detailed mapping of non-exempt properties to be referenced and linked in code



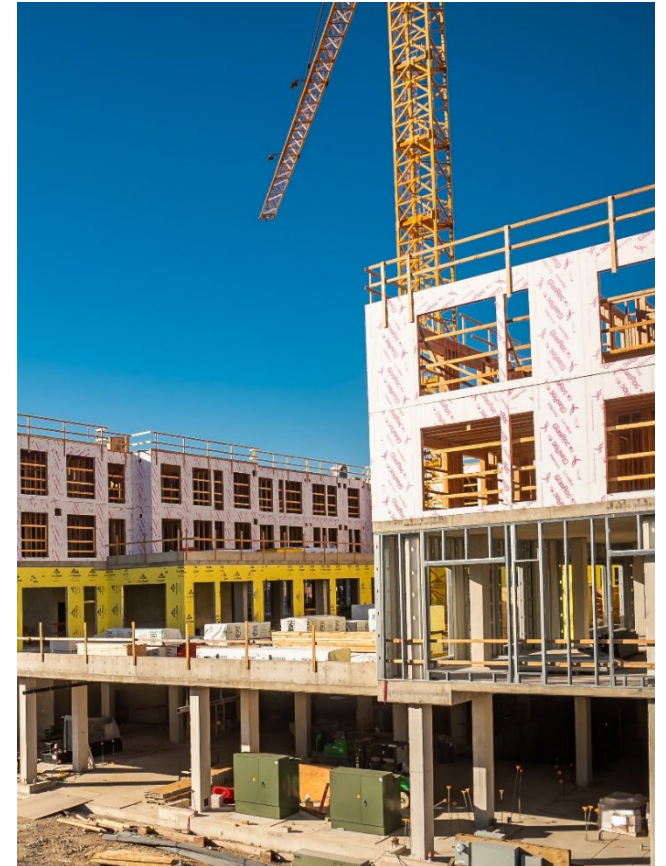
HB 1491 - Impacted Properties General



HB 1491 - Housing Affordability Thresholds

Residential development on impacted properties within ¼ mile walkshed of station areas must include, for 50 years:

- at least 10% of the housing units affordable at 60% Area Median Income (AMI), or
- at least 20% of units affordable at 80% AMI, or
- at least 10% of units affordable at 80% AMI, and at least 10% of the units have two or more bedrooms



Sample motion

Amend Vancouver Municipal Code (VMC) 20.530 to include minimum housing affordability thresholds on impacted properties near transit as required by HB 1491, and reduce transportation impact fees, based on recommendation and findings in the staff report for the September 8, 2026, Planning Commission hearing.





Next Steps

- City Council hearing to adopt Title 20 zoning code affordability thresholds scheduled October 12
- Staff to monitor impacts and continue to lobby for changes to HB 1491 to address concerns

Thank You



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360-487-7946

