

# **OUR VANCOUVER Comprehensive Plan Update**

## **Washington State Environmental Policy Act (SEPA)**

### **Notice of Availability of Draft Environmental Impact Statement (EIS)**

Date of Issuance: July 8, 2025

Lead Agency: City of Vancouver

#### **Agency Contact Information:**

Meredith Herbst

Associate Planner, Community Development, City of Vancouver

[OurVancouver2045@cityofvancouver.us](mailto:OurVancouver2045@cityofvancouver.us)

(360) 487-7937

#### **Description of Proposal:** City of Vancouver Comprehensive Plan Update

The City of Vancouver is completing periodic review of its Comprehensive Plan, which will establish a vision that guides the City's growth and development for the next 20 years, from 2025 to 2045. Since the last periodic update of the plan in 2011, Vancouver has experienced substantial growth, as well as demographic, economic and social changes.

To meet the requirements of the Washington State Growth Management Act, the City is currently conducting a full rewrite of the existing Comprehensive Plan. As part of this process, the City is developing a detailed strategy for implementing the goals, policies, and actions outlined with the revised plan, and modifying the existing zoning code (Title 20 of the Vancouver Municipal Code [VMC]), which regulates the scale, size and location of buildings and uses, to reflect the goals and policies identified in the revised plan.

The City is engaging in extensive community outreach and engagement to help planners address key questions about housing; land use, development and infrastructure; economic development; equity and opportunity; and climate and environment. The proposed update to the City's Comprehensive Plan will plan for growth of at least 38,000 new housing units and 43,100 new jobs by the year 2045. These growth targets are the minimum necessary to plan for long-term housing and employment needs based on population projections from the Washington State Office of Financial Management, recent trends, state law, and City policy.

The City prepared a "nonproject" Draft Environmental Impact Statement that studies the potential impacts and benefits of three alternatives for the Comprehensive Plan Update at a high level:

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**No Action Alternative**, required by SEPA, assumes that the Comprehensive Plan Update and associated changes to the zoning code and development regulations would not be adopted. Future growth and development would occur in line with the current adopted City Comprehensive Plan and development regulations, as well as recent amendments to state law allowing new housing types in single-family zones, which will automatically take effect and override local regulations if Vancouver does not act. The No Action Alternative would not meet the City's minimum 2045 targets for new housing units and jobs.

**Alternative 1** assumes the proposed Comprehensive Plan Update and associated changes to the zoning code and development regulations would be implemented, including new zoning districts that allow more dense housing, employment, and activity centers in more areas across the city. Alternative 1 would allow for more dense, mixed-use development patterns than the No Action Alternative but in fewer areas than Alternative 2. Alternative 1 would exceed the City's minimum 2045 targets for new housing units and jobs (estimated room for 45,100 new housing units and 46,000 new jobs).

**Alternative 2**, like Alternative 1, assumes the proposed Comprehensive Plan Update and associated changes to the zoning code and development regulations would be implemented. Alternative 2 would allow for the highest density, intensity, and mix of uses of all of the alternatives in a greater number of areas of the city than Alternative 1. Alternative 2 would exceed the City's minimum 2045 targets for new housing units and jobs and would provide the highest capacity for new housing units and jobs among the alternatives (estimated room for 50,700 new housing units and 49,300 new jobs).

**Location of Proposal:** Within the City limits of Vancouver, Washington (citywide)

**Request for Comments:** The City of Vancouver is requesting comments on the Draft EIS from community members, agencies, tribes, and other interested parties between **July 8 and September 8, 2025**. The deadline for comments is **September 8, 2025, at 11:59 p.m.**

Comments may be provided via the online comment form, email, postal mail or voicemail.

Online Comment Form (preferred): <https://www.surveyhero.com/c/VancouverDEIS>

Email: [OurVancouver2045@cityofvancouver.us](mailto:OurVancouver2045@cityofvancouver.us)

### **Postal Mail:**

Meredith Herbst  
City Hall  
PO Box 1995  
Vancouver, WA 98668

# OUR VANCOUVER Comprehensive Plan Update

Voicemail: 360-487-7929

The City is hosting two public meetings to allow community members to learn about the Draft EIS, provide written comments, and ask questions to City staff:

**Wednesday, July 30, 2025, 4 p.m. to 7 p.m.**

East Vancouver  
Firstenburg Community Center, Community Room  
700 NE 136th Avenue, Vancouver, WA 98684

**Saturday, August 9, 2025, 11 a.m. to 2 p.m.**

West Vancouver  
City Hall, Aspen Room  
415 W. 6th Street, Vancouver, WA 98660

Please visit the Be Heard Vancouver website for more information about the public meetings and other informal opportunities to review and discuss the Draft EIS with City staff:

<https://www.beheardvancouver.org/plan2045>

**View the Draft EIS:** To review the Draft EIS and for other public participation opportunities, please visit the City's Comprehensive Plan website:

<https://www.beheardvancouver.org/plan2045>

**SEPA Responsible Official:**

Chad Eiken, AICP  
Director, Community Development, City of Vancouver  
[chad.eiken@cityofvancouver.us](mailto:chad.eiken@cityofvancouver.us)  
(360) 487-7882

**Date:** July 8, 2025

**Signature:**

