

# OUR VANCOUVER **Comprehensive Plan Update**

## **Washington State Environmental Policy Act (SEPA) Notice of Availability of Final Environmental Impact Statement (EIS)**

**Date of Issuance:** April 16, 2026

**Lead Agency:** City of Vancouver

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

Notice is hereby given under WAC 197-11-460 and 197-11-510 that the City of Vancouver is issuing the Final EIS for the Our Vancouver Comprehensive Plan Update.

**Description of Proposal:** In accordance with RCW 36.70A.130, 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 2026 to 2045. To comply with the requirements of the Washington State Growth Management Act (GMA), the City has conducted a full review, evaluation, and revision of its existing Comprehensive Plan. The proposed land use plan and development regulation update provides for growth of at least 38,129 new housing units and 43,198 new jobs by the year 2045. These growth targets are the minimum necessary to accommodate 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 has engaged in extensive community outreach to inform the Comprehensive Plan goals and policies and address key questions about housing; land use, development and infrastructure; economic development; equity and opportunity; and climate and environment. The City issued a Draft EIS for this nonproject proposal on July 8, 2025, with a 60-day comment period through Sept. 8, 2025. After the comment period, the City reviewed comments received, developed a Preferred Alternative, and prepared a Final EIS that studies the potential impacts and benefits of four land use planning alternatives at a high level:

**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, nor would it comply with Washington state law mandates for local land use planning.

**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

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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).

**Preferred Alternative**, which combines elements of Alternatives 1 and 2 and implements state legislative requirements enacted since the Comprehensive Plan was last amended, assumes the proposed Comprehensive Plan Update and associated changes to the zoning code and development regulations would be implemented. The Preferred Alternative would allow for more dense, mixed-use development patterns compared to the No Action Alternative and similar development patterns compared to Alternatives 1 and 2. The Preferred Alternative would exceed the City's minimum 2045 targets for new housing units, with higher capacity for new housing units and jobs than the No Action Alternative and slightly lower capacity than Alternatives 1 and 2 (estimated room for 44,100 new housing units and 45,100 new jobs).

**Documents available:** The Final EIS, as well as the draft Comprehensive Plan Update and code updates, are available for download on the City's Comprehensive Plan website:

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

The City will not make a decision on adopting its Comprehensive Plan Update for a minimum of 7 days after publication of this notice.

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**Date:** April 16, 2026

**Signature:**

