

Community Planning AGENDA

Date: Friday, January 17, 2014

Time: 10:00 AM to 11:30 PM

Location:

Ridgefield Community Center, 210 North Main Ave.,
Ridgefield WA 98642

City-County Planning Directors Coordination Meeting

Outcomes:

- Collaboration for City-County public participation program on the Comp Plan update.
- Agreement on methodology for population allocation.
- Coordination on I-502 issues.

Agenda Item:	Introduced by:
Welcome & Introductions (5 minutes)	Oliver Orjiako
Recap of BOCC WS on Population Allocation (5 min)	Oliver Orjiako & Gordy Euler
Population Allocation Discussion (20 minutes)	Oliver Orjiako & All
Comp Plan Schedule & Public Participation Plan (20 minutes)	Oliver Orjiako & All
Initiative I-502 – Update (20 minutes)	Gordy Euler
Roundtable (20 minutes)	ALL
Next Meeting Agenda and Location (5 minutes)	ALL

Next meeting: Time/location TBD.



City-County Planning Directors Coordination Meeting
Ridgefield Community Center, 210 North Main Ave.
Ridgefield, Washington

Meeting Notes

Friday, January 17, 2014

10:00 a.m. – 11:30 a.m.

Directors Present: Sandra Towne and Bryan Snodgrass, City of Vancouver; Eric Eisemann representing City of Ridgefield and City of La Center; Robert Maul, City of Battle Ground; and Amanda Smeller, City of Woodland.

Staff: Oliver Orjiako, Gordy Euler, and Colete Anderson

Welcome & Introductions

- Oliver welcomed everyone to the meeting and initiated introductions.

Recap of BOCC WS on Population Allocation

- Oliver reaffirmed cities support for OFM medium population, and encouraged cities to testify in support at the 1/21/14 BOCC Hearing to adopt Clark County population number.
- Eric Eisemann attended the work session and thought it went well.
- Sandra Towne asked if the Board will look at other planning assumptions besides the OFM medium population number. Answer: not at the 1/21/14 hearing, but at a future date.
- Employment numbers were included in Issue Paper #1.
- Staff is assuming the County will keep the same planning assumptions, jobs/acre, etc.
- City of Vancouver is interested in revisiting assumptions for redevelopment, residential density assumption, employment, market factor.
- Discussion on the possibility of wasting money on a comp plan update that could result in a hearings board decision of invalidity. ?????
- Possibility of concentrating on jobs for economic development, which might be the next step.

Population Allocation Discussion

- VBLM methodology was used in 2007 as base method for population allocation. Staff would like to use VBLM methodology for 2016 comp plan update.
- Draft issue paper on population allocation: Tables show population estimates for 2013, 2007 capacity, and the 2013 VBLM run.
- Staff to recommend using VBLM methodology with known studies identifying additional allocation.
- Comp Plan period is 2015 to 2035.
- Discussion on Camas and Ridgefield showing increases in housing units.
- When will discussion on allocation occur? Answer: After the Board adopts the comp plan population number.

Comp Plan Schedule and Public Participation Plan

- Planning Commission Work session in March on comp plan schedule.
- Public participation plan update added more text to talk about social media.
- First column represents the last six months. Jan-Dec. 2015 will be most of the work. Goal is to be done by Dec. 2015. Phase 1 will include informational items. County-wide planning policies represent phase 1. Policies will remain the same with a couple of technical changes, and it's proposed to add new policies on sustainability and shoreline. Policies ready for PC on first Thursday of February 2014. Phase 2 will have more public involvement.
- The process on county-wide planning policy is a comment letter to the Board, and indicate in a letter that the city will adopt county-wide planning policies.
- Staff will send proposed update schedule to cities.
- Staff will be reformatting the county's comp plan to condense document size; it will include an implementation chapter with action items.
- GRID will have staff documents on hearings and work sessions for the PC and the Board.
- RCW requiring OFM to have 20-year population estimate showing low, medium and high estimates.
- 2007 close to 2.0% growth. Barely made 1% growth rate over past five years.
- Estimates are based on the 2010 census.
- Staff has worked with PIO staff to update webpage showing dates and materials.
- Webpage will include email sign-up options.
- Request of County to supply cities with link to comp plan update material.
- Will social media be included in public participation plan? Answer: not sure if we have resources to establish social media.
- Staff asking Board to select a population target on 1/21/14.

Initiative I-502 - Update

- Attorney General released an opinion on 1/16/14 saying that local governments can ban recreational marijuana facilities.
- County has a PC hearing scheduled for February 20.
- Draft code on website.
- County's 6-month moratorium expires in February.
- Hearing in February to extend moratorium.
- Preparing SEPA checklist week of 1/20 to 1/24.
- Ridgefield in moratorium. Council asked if moratorium should continue. Staff is recommending putting together zoning regulations.
- Board asked to include Pierce county language only allowing facilities when federal government legalizes marijuana.

Roundtable

- A bill has been introduced to extend the sunset on industrial land banks from 2014 to 2016.
- Two bills focus on vesting issues.

- The county is looking at a Shoreline Master Program Amendment; dredging conflict may exist in cities SMP's. Add Carty Lake to Clark County SMP. Ecology is onboard with these amendment changes.
- Commission on Aging Readiness Plan is moving ahead; Colete is the lead staff.
- County is trying to wrap up the Surface Mining Overlay update project.
- County is working on a Massage Parlor ordinance; Jeff Niten is lead staff.
- Vancouver is moving forward on I-502. Getting new Economic Development Manager, Teresa Braum. Starting work on new EPA Brownfield assessment grants. Finishing up with CDBG consolidated housing community development plan. RTC will start updating their plan and focusing on freight mobility. MAP 21 is a big piece and figuring out how the new federal legislation affects the City. Need to assign a formal scope on EIS for coal transport.
- La Center does not have a planner. Uptick with residential development. Finished EIS on sewer line extension. City will like to add an industrial site adjacent to Shell station during the comp plan update.
- Ridgefield has had an uptick in industrial development. Port project will begin next week. Pioneer Street downtown corridor study will be underway soon. City did work on standards for bird-friendly night skies. Port has completed most remediation on the waterfront, and going into subdivision request. They are 95% complete.
- Woodland working on shoreline update and getting back on track. Moratorium on I-502. Two applications for retail and two for production and process. Will adopt moratorium on collective gardens. New High School will be under construction soon. Last year saw an increase in residential development. New council chambers built last year.
- Battle Ground received a retail application and production application. City wants to adopt a moratorium. 2013 was a fantastic year and seeing residential and commercial development with positive outlook. Good annexation in last December. BG is now voluntarily licensing cats.
- I-502 City of Vancouver considering banning 300' from a head/paraphernalia shop.
- County proposes a Type II process for recreational marijuana facilities.

Action Items

- Who on Clark County staff will serve as the Woodland representative?
- Send to cities CWPP update, new Public Participation Plan, calendar, 2035 population project (GRID), WSAC bill summary.
- Add links to city websites.
- Ask cities to send us links to their comp plan pages.
- Woodland: Clark County needs to be on the notification list for the SMP update.



ATTENDANCE SIGN IN for: January 17, 2014 – City-County Coordination
****Please PRINT Clearly****

Comprehensive Plan 2016 Periodic Update
Clark County – Community Planning

PRINT NAME	FULL MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL
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Robert Maul	City of Battle Ground 109 SW 1st St, BG, 98642		robert.maul@cityofbg.org
Eric Eisenmann	City of Ridgefield & A Center 215 W 4th St. VANCOUVER WA 98660 E2 Land Use	98660	E.Eisenmann@E2LANDUSE.COM
Sandra Toune	Sand City of Vancouver 415 W. 6th St Vancouver, WA 98668		Sandra.toune@cityofvancouver-us
Colita Anders	Clark County		
Gordy Fuler	Clark County		
BRYAN SKODCARIS	VANCOUVER		
Oliver Orjanko	Clark County		

Department of Commerce Expanded Comprehensive Plan Checklist

Purpose

This material provides the Planning Commission (PC) background information for a discussion on a checklist provided by the Department of Commerce. It is a tool for helping jurisdictions update their comprehensive plan. No action is required.

Background

The Department of Commerce checklist is intended to help local governments fully planning under the Growth Management Act (GMA) update their comprehensive plan, as required by RCW 36.70A.130(4 & 5). It is encouraged to use, but not required to complete the checklist and return it to Growth Management Services (GMS). The checklist was prepared in coordination with a Growth Management Act list of recent GMA amendments to Chapter 36.70A RCW, as well as other related statutory amendments, enacted by the Washington State Legislature from 1995 to 2013.

For example, during the 2011 Legislative Session ESHB 1478 delayed or modified certain regulatory and statutory requirements affecting cities and counties. Section 1(d) of the GMA checklist below captures this regulatory change indicating appropriate comprehensive plan sections to change for the update. Another example is from the 2009 Legislative Session. EHB-1967 prohibits expansions of urban growth areas into one hundred year floodplains. Section 1 (d) also captures this change necessary for Clark County's comprehensive plan update.

The GMA checklist consists of thirteen (13) categories covering twenty one (21) pages. It contains sixty seven (67) sections and thirty (30) sections are highlighted in green indicating necessary updates for the 2016 Comprehensive Growth Management Plan Update.



Expanded Comprehensive Plan Checklist

A Technical Assistance Tool From Growth Management Services – update: July 2013

<p>Instructions: This checklist is intended to help jurisdictions update their comprehensive plan, as required by RCW 36.70A.130(4 & 5). We encourage but do not require jurisdictions to complete the checklist and return it to Growth Management Services (GMS). This checklist is for local governments fully planning under the Growth Management Act (GMA), not for those planning for resource lands and critical areas only. For general information on update requirements, refer to <i>Keeping your Comprehensive Plan and Development Regulations Current: A Guide to the Periodic Update Process under the Growth Management Act</i> and WAC 365-196-610.</p> <p>Bold items are a GMA requirement. Other items may be requirements of other state or federal laws, best practices, or ideas to consider. Highlighted items are links to Internet sites. Dates are included for recent additions or amendments to the GMA. If you have questions, call GMS at (360) 725-3066.</p>	<p>Checklist Topics:</p> <table border="0"> <tr><td>Land Use</td><td>1</td></tr> <tr><td>Housing</td><td>6</td></tr> <tr><td>Capital Facilities</td><td>7</td></tr> <tr><td>Utilities</td><td>10</td></tr> <tr><td>Rural</td><td>10</td></tr> <tr><td>Transportation</td><td>11</td></tr> <tr><td>Economic Development</td><td>14</td></tr> <tr><td>Park and Recreation</td><td>15</td></tr> <tr><td>Shoreline</td><td>16</td></tr> <tr><td>Essential Public Facilities</td><td>16</td></tr> <tr><td>Optional Elements</td><td>17</td></tr> <tr><td>Consistency</td><td>17</td></tr> <tr><td>Public Participation</td><td>17</td></tr> </table>	Land Use	1	Housing	6	Capital Facilities	7	Utilities	10	Rural	10	Transportation	11	Economic Development	14	Park and Recreation	15	Shoreline	16	Essential Public Facilities	16	Optional Elements	17	Consistency	17	Public Participation	17
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<p>1. The Land Use Element should be consistent with countywide planning policies (CWPPs) and RCW 36.70A.070(1), and should consider , WAC 365-196-400, WAC 365-196-405, WAC 365-196-300 through 345</p>		
<p>a. The element integrates relevant county-wide planning policies into the local planning process, and ensures local goals and policies are consistent. For jurisdictions in the Central Puget Sound region, the plan is consistent with applicable multicounty planning policies. WAC 365-196-305</p>	<p><input checked="" type="checkbox"/> Consistency with countywide planning policies</p> <p><input type="checkbox"/> Consistency with multicounty planning policies, where applicable</p>	<p>No action needed*</p> <p>*means this element/provision of the plan is not inconsistent with the RCW. The County will improve, clarify, etc. where appropriate during this update.</p>
<p>b. The element includes a future land use map (or maps). Maps fulfill the requirement to show the general distribution of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. RCW 36.70A.070(1) and WAC 365-196-400(2)(d) The future land use map shows city limits and urban growth area (UGA) boundaries. RCW 36.70A.110(6), RCW 36.70A.130, WAC 365-196-310 and WAC 365-196-405(2)(i)(ii).</p>	<p><input checked="" type="checkbox"/> Land use map</p>	<p>Update maps as necessary to reflect revisions.</p>

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
<p>c. The Land Use Element includes population densities, building intensities, and estimates of future population growth. RCW 36.70A.070(1) WAC 365-196-405(2)(i) suggests including a table with the range of dwelling units per acre allowed in each land use designation and implementing zone as a projection of existing and projected development capacity.</p> <p>The plan should also indicate the population for which it is planning, which should be consistent with the Washington Office of Financial Management’s forecast for the county or the county’s sub-county allocation of that forecast, and should be the same for all comprehensive plan elements, and is. If OFM population projection is not used, the plan includes the rationale for using another figure. RCW 43.62.035 and WAC 365-196-405(f)</p> <p>Counties should indicate the percentage of county-wide population growth allocated for urban growth areas. This allocation should be consistent with GMA goals of encouraging urban growth in urban areas, reducing sprawl, and ensuring public facilities and services are efficiently provided. WAC 365-196-405 (f)</p>	<p><input checked="" type="checkbox"/> Population projection uses latest forecast</p> <p>Page 1-4 shows OFM population projections adopted in 2007.</p> <p>Page 1-4 indicates approximately 90% of population is expected to occur in urban growth areas.</p>	<p>Update Table 1.2 to the new 2035 OFM medium population projection also update tables and text in Chapter 1 as necessary to reflect new OFM forecast.</p>

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
<p>d. Urban densities and urban growth areas (UGAs) have been reviewed. RCW 36.70A.130(3)(a), (5), and (6) and WAC 365-196-310(2)</p> <p>By definition, urban growth areas all incorporated lands in cities and town, and unincorporated urban growth areas designated by a county. A review should be completed as part of the 8-year update under RCW 36.70A.130. Review WAC 365-196-310(2) for suggestions on evaluating and designating UGAs. Supporting information should include: selected population growth forecast scenario RCW 43.62.035; population allocation and percentage of land devoted to urban, rural, and resource uses (counties) RCW 36.70A.070(1); land capacity analysis for UGAs, ability to provide urban services. RCW 36.70A.110, CWPPs and WAC 365-196-310.</p> <p>There should be a coordinated approach to planning for development in urban growth areas, especially among adjacent jurisdictions. WAC 365-196-330 Urban growth areas (incorporated or not) must plan for urban densities and urban services. If a county designates a fully contained community (FCC), part of the county's population allocation should be reserved for the FCC. RCW 36.70A.350(2) If a potential UGA expansion area is within the 100-year flood plain of major western Washington rivers, consider RCW 36.70A.110(8).</p>	<p><input checked="" type="checkbox"/> UGA review (required every 8 years)</p> <p>County's UGA review was completed in 2007. Next review proposals by cities will be 2016.</p> <p>Page 1-4, table 1.2 shows population growth and allocation.</p> <p>Page 1-3, table 1.1 shows land devoted to urban, rural and resource uses.</p> <p>Page 1-21 discusses land use planning and coordination between in growth areas and between jurisdictions.</p>	<p>Update table 1.3 and 1.4 to the new 2035 OFM medium population projection.</p> <p>Complete June 2015 Buildable Lands Report to rely on the land capacity analysis for UGAs.</p> <p>Update if needed.</p>
<p>e. If a buildable lands analysis shows measures needed to ensure appropriate densities, such measures have been adopted. RCW 36.70A.215 and WAC 365-196-315 The <i>Buildable Lands Program Guidelines</i> includes a list of measures.</p>	<p><input checked="" type="checkbox"/> Reasonable measures adopted if needed</p>	<p>Adopt reasonable measures if needed.</p>
<p>f. The element considers planning approaches that increase physical activity, such as neighborhood commercial nodes to allow walking and cycling to local services, transit- or pedestrian-oriented development, linear parks and trail networks, and siting schools and other public facilities within neighborhoods to allow easy walking RCW 36.70A.070(1) and WAC 365-196-405 (2)(j)</p>	<p><input checked="" type="checkbox"/> Planning for physical activity</p> <p>Highway 99 Sub-Area plan p. 1-27, and Bicycle and Pedestrian Plan.</p>	<p>NONE NEEDED.</p>

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
<p>g. Lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, stormwater management facilities, recreation, schools, and other public uses are identified. RCW 36.70A.150</p> <p>RCW 36.70A.150 requires that a prioritized list of acquisitions be developed. [The list need not be part of the comprehensive plan.] RCW 36.70A.150 and WAC 365-196-340</p>	<p><input checked="" type="checkbox"/> Public use lands Utility corridors, p. 6-18. Identifies providers and Utility policies on p. 6-27.</p> <p>The following sections contain Goals and policies: Transportation CH. 5 p. 5-36 to 5-42.</p> <p>Capital Facilities Element CH. 6 includes landfills, sewage treatment facilities, stormwater and management facilities p. 6-21 to 6-29.</p> <p>Parks CH. 7 p. 7-14 to 7-20., and Schools CH. 10 p. 10-7 to 10-10.</p> <p>County land needs are listed in the County's Capital Facilities Plan.</p>	<p>NONE NEEDED.</p>
<p>h. Open space corridors within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails, and connection of critical areas are identified. RCW 36.70A.160 and WAC 365-196-335</p>	<p><input checked="" type="checkbox"/> Open space corridors</p> <p>Open Space Corridors Map see Figure 27.</p> <p>Framework Plan Policy, 7.1.0 for open space, p. 12. County-wide Planning Policy 3.0.2, p. 3-14.</p> <p>Included in CH. 7 Parks, Recreation, and Open Space. Goals and policies on open space, p. 7-17.</p>	<p>NONE NEEDED.</p>

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
<p>i. If an airport is within or adjacent to the jurisdiction, the plan includes policies, land use designations, and zoning to discourage the siting of incompatible uses adjacent to general aviation airports. RCW 36.70.547 and WAC 365-196-455</p> <p>See www.wsdot.wa.gov/aviation/Planning/default for guidance. Any planning adjacent to or within the “imaginary surface” areas of general aviation airports must consult with the Aviation Division of WSDOT.</p>	<p><input checked="" type="checkbox"/> No incompatible uses near airports Multi-modal System Policy 5.2.5 requires compatibility with surrounding uses. Identified as an implementation strategy to work with WSDOT Transportation Division.</p> <p><input type="checkbox"/> WSDOT notified</p>	Update aviation section of CH 5, Transportation Element.
<p>j. If a U.S. Department of Defense (DoD) military base employing 100 or more personnel is within or adjacent to the jurisdiction, the plan must include policies, land use designations, and consistent zoning to discourage the siting of incompatible uses adjacent to military base. RCW 36.70A.530(3) and WAC 365-196-475</p> <p>See Map of U.S. bases to help make determination of applicability. If applicable, inform the commander of the base regarding amendments to the comprehensive plan and development regulations on lands adjacent to the base.</p>	<p><input checked="" type="checkbox"/> No incompatible uses near US DoD bases</p> <p><input type="checkbox"/> Base commander notified NA</p>	NONE NEEDED.
<p>k. Where applicable, the Land Use Element includes a review of drainage, flooding, and stormwater run-off in the area and nearby jurisdictions and provides guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. RCW 36.70A.70(1); WAC 365-196-405(2)(c)</p> <p>RCW 90.56.010(26) defines waters of the state.</p> <p>Jurisdictions subject to U.S. Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) Phase 1 and Phase 2, should comply with all permit requirements.</p> <p>All local governments are also encouraged to:</p> <ul style="list-style-type: none"> • Adopt the State Department of Ecology’s Stormwater Manual for Eastern or Western Washington or the equivalent. • Incorporate relevant land-use recommendations from adopted local watershed plans. www.ecy.wa.gov/watershed/index.html. • Adopt a clearing and grading ordinance if not already existing (See <i>Technical Guidance Document for Clearing and Grading in Western Washington</i>). 	<p><input checked="" type="checkbox"/> Stormwater planning</p> <p>Storm water ordinance</p>	NONE NEEDED.

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<p>i. Critical areas are designated RCW 36.70A.170 and WAC 365-190-080 Best available science (BAS) is used to protect the functions and values of critical areas, and give “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries. RCW 36.70A.172 and WAC 365-195-900 through 925</p> <p>Plan policies should address the five critical areas listed in RCW 36.70A.030(5) (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. See Critical Areas Assistance Handbook(2007) and Small Communities Critical Areas Ordinance Implementation Guidebook (2007). Follow the process in WAC 365-195-915 to document decisions.</p> <p>Endangered Species: If there are anadromous fisheries, or if the jurisdiction affected by an Endangered Species Act (ESA) 4(d) rule, the comprehensive plan should contain policies guiding decisions which may impact listed species. Special consideration may include:</p> <ul style="list-style-type: none"> • Revisions to zoning to protect habitat • Revisions to the location of planned capital facilities • Revisions to stormwater regulations or clearing and grading ordinances <p>Establishment or maintenance of monitoring programs to ensure that habitat is being maintained, See <u>WAC 365-195-920</u>.</p>	<p><input checked="" type="checkbox"/> BAS used to designate and protect critical areas</p> <p>County-wide Planning Policies and County 20-Year Planning Policies (p. 1-20 – 1-30), and the Environmental Element, p. 4-16 to 4-21.</p>	<p>NONE NEEDED.</p>
<p>k. Critical Aquifer Recharge Areas:(Required if jurisdictions draw groundwater for potable water or need to manage threats to exempt wells.): WAC 365-190-100</p> <ul style="list-style-type: none"> • The plan protects the quality and quantity of ground water used for public water supplies. RCW 36.70A.070(1) See Ecology’s guidance on <i>Critical Aquifer Recharge Areas (CARAs)</i> • For water quality, policies and implementing regulations should regulate hazardous uses in critical aquifer recharge areas (CARAs) and protect wellhead areas. See Ecology’s Groundwater Quality Information • For water quantity, policies and implementing regulations should limit impervious surfaces, encourage water conservation measures, and consider Water Resource Inventory Assessment (WRIA) plans. See Ecology’s Stormwater Programs for more information. 	<p><input checked="" type="checkbox"/> CARAs protect water quality and quantity</p> <p>Figure 6</p> <p>CCC Chapter 40.410</p>	<p>NONE NEEDED.</p>

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<p>l. Natural Resource Lands (NRLs) designated and conserved: RCW 36.70A.170 RCW 36.70A.060 NRLs include forest, agricultural, and mineral resource lands. See process to classify and designate at WAC 365-190-040.</p> <p>If forest or agricultural lands of long-term commercial significance are designated inside UGAs, they must be subject to transfer and/or purchase of development rights (TDR, or PDR). RCW 36.70A.060(4)</p>	<p><input type="checkbox"/> TDR or PDR program for forest or agricultural lands inside UGAs</p> <p>Page 3-26 lists develop PDR or TDR program as a Strategy for Resource lands.</p>	<p>NONE NEEDED.</p>
<p>m. Designate and Conserve Forest Resource Land: RCW 36.70A.170 RCW 36.70A.060 Forest land is defined at RCW 36.70A.030(8). Review WAC 365-190-060 for recommendations on forest lands.</p>	<p><input checked="" type="checkbox"/> Forest lands designated</p> <p>Figure 21.</p> <p>Discussed on p. 3-6.</p> <p>Forest Resource Lands are not in Urban Growth Areas.</p>	<p>NONE NEEDED.</p>
<p>n. Designate and conserve agricultural resource lands (ARLs): RCW 36.70A.170 and RCW 36.70A.060</p> <p>ARLs are defined at RCW 36.70A.030(2). See WAC 365-190-050 for recommendations to designate, and WAC 365-196-815 to protect agricultural lands. Land use and policies should discourage incompatible uses around natural resource areas.</p> <p>RCW 36.70A.177(3) includes innovative techniques to conserve agricultural land and permitted accessory uses.</p>	<p><input checked="" type="checkbox"/> Agricultural lands designated</p> <p>Figure 22.</p> <p>CCC 40.210.010</p> <p><input checked="" type="checkbox"/> Limit accessory uses on agricultural lands</p>	<p>NONE NEEDED.</p>
<p>o. Designate mineral resource lands:</p> <p>RCW 36.70A.131 requires consideration of new information including data available from the Department of Natural Resources relating to mineral resource deposits when reviewing mineral resource land designations. Minerals defined in RCW 36.70A.030(11) to include sand, gravel and valuable metallic substances. See WAC 365-190-070 for guidance on designation.</p>	<p><input checked="" type="checkbox"/> Review mineral resource lands</p> <p>Figure 23.</p>	<p>See updated policies and CCC Chapter 10.250</p>

Note: **Bold** items and checkboxes are a requirement of the GMA. Other items are other state or federal laws, advisory recommendations from the WAC, or examples of best practices.

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
<p>p. Development outside UGAs: If applicable, development planned outside UGAs must be consistent with the following: Major industrial development: RCW 36.70A.365 and WAC 365-196-435 Master planned development: RCW 36.70A.367 and WAC 365-196-470 Master planned resorts RCW 36.70A.360, RCW 36.70A.362, and WAC 365-196-460</p>	<input checked="" type="checkbox"/> If applicable, development outside UGA consistent with RCW Policy 1.6.6, p. 1-30 Policy 9.1.13, p. 9-9 allows master planned development outside urban growth areas. Page 9-11 lists environmental quality policies.	NONE NEEDED.

<p>2. The Housing Element is intended to ensure the vitality and character of established residential neighborhoods, encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. It should be consistent with relevant CWPPs, RCW 36.70A.070(2), and should consider WAC 365-196-410.</p>		
<p>a. Include an inventory of existing housing units and an analysis the number (and type) of housing units necessary to provide for projected growth over the planning period. RCW 36.70A.070(2)(a) and WAC 365-196-410(2)(b) and (c) and Commerce's <i>Assessing Your Housing Needs (1993, Updated by March 2013)</i></p>	<input checked="" type="checkbox"/> Inventory of existing housing and projected housing needs using latest population projection	Update inventory of existing housing and an analysis on the number and type of housing units necessary for growth over the planning period.
<p>b. Include goals, policies, and objectives for the preservation, improvement, and development of housing. RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a).</p>	<input checked="" type="checkbox"/> Goals, policies for housing See Housing Element, p. 2-29 to 2-29.	NONE NEEDED.
<p>c. Identify sufficient land for housing, including but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes, and foster care facilities. RCW 36.70A.070(2)(c)</p>	<input checked="" type="checkbox"/> Sufficient land for housing is identified.	Update text and tables as needed

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
<p>d. Provisions for existing and projected housing needs of all economic segments of the community. RCW 36.70A.070(2)(d)</p> <p>Affordable housing is defined as when the total housing costs, including basic utilities, does not exceed 30 percent of the income limit (for renters, 50 percent or less of the county median family income, adjusted for family-size, and for owners, 80 percent or less of the county median family income, adjusted for family size for owners). WAC 365-196-410(e)(i)(C) (I-V)</p> <p>WAC 365-196-410(2)(e)(iii) recommends an evaluation of the extent to which the existing and projected market can provide housing at various costs and for various income levels, and an estimation of the present and future populations that would require assistance to obtain housing they can afford. This section should also identify existing programs and policies to promote adequate affordable housing and evaluate their effectiveness.</p> <p><i>If</i> enacting or expanding affordable housing programs under RCW 36.70A.540, the plan should identify certain land use designations where increased residential development will assist in achieving local growth management and housing policies. Examples include: density bonuses within urban growth areas, height and bulk bonuses, fee waivers or exemptions, parking reductions, expedited permitting conditioned on provision of low-income housing units, or mixed use projects.</p>	<p><input checked="" type="checkbox"/> Affordable housing planned</p> <p>P. 2-7 discusses definitions of income groups and identifies the number of households in each group.</p> <p>P. 2-8 discussed the percent of income spent on housing.</p> <p>Special housing needs are identified in pages 2-9 to 2-11.</p> <p>Policy 2.3.7 address housing needs of low-income.</p> <p>Policy 2.6.1 discusses funding mechanisms.</p>	<p>Update text and tables as needed.</p>

3. The Capital Facilities Plan (CFP) Element must be consistent with county-wide planning policies and RCW 36.70A.070(3), should consider WAC 365-196-415, and should serve as a check on the practicality of achieving other elements of the plan. This element should cover all the capital facilities planned, provided, and paid for by public entities including to local government and special districts, etc. This should include water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from park and recreation elements, if separate, should be included in the capital facilities plan element. For additional information see *Making Your Comprehensive Plan a Reality: A Capital Facilities Preparation Guide Washington Department of Community Trade and Economic Development (CTED), 1993.*

Note: **Bold** items and checkboxes are a requirement of the GMA. Other items are other state or federal laws, advisory recommendations from the WAC, or examples of best practices.

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
<p>a. Goals and policies relating to investment in capital facilities, levels of service and regulatory strategies for concurrency to guide decisions. RCW 36.70A.120 and WAC 365-196-415</p>	<p>Community Framework Plan contains Framework Plan Policies.</p> <p>Chapter 6 contains County-wide Planning Policies and County 20-Year Plan Policies</p> <p>Chapter 5 discusses levels of service and concurrency.</p>	<p>NONE NEEDED.</p>
<p>b. Inventory showing the locations and capacities of existing capital facilities owned by public entities RCW 36.70A.070(3)(a) and WAC 365-196-415(2)(a) recommends the inventory include water, sanitary sewer, stormwater, solid waste management, school, park, and recreation facilities, police and fire protection facilities. The element should reference water or other system plans, indicate locations of facilities, and show where systems currently have unused capacity. Public services and facilities are defined in RCW 36.70A.030(12) and (13).</p>	<p><input checked="" type="checkbox"/> Inventory of existing facilities</p> <p>Chapter 6 and Appendix E, Capital Facility Plans Reviews and Analysis contain inventories of Capital Facilities owned by public entities.</p>	<p>Update as needed</p>
<p>c. Adopted levels of service (LOS)for public services.</p>	<p><input checked="" type="checkbox"/> Adopted LOS.</p> <p>Table 6-1, Page 3</p>	<p>Update as needed</p>
<p>d. Forecast of future needs to maintain adopted levels of service over the planning period. RCW 36.70A.070(3)(b) requires a forecast of future needs, and WAC 365-196-415 (b) recommends the forecast be based on projected population densities, and distribution of growth over the planning period. This section should consider whether the jurisdiction has sufficient water rights, sewage treatment, or other needed public facilities to support the plan’s projected 20-year growth. This may also consider system management or demand management strategies to meet forecast need.</p>	<p><input checked="" type="checkbox"/> Forecast of future needs</p> <p>Chapter 6 and Appendix E, Capital Facility Plans Reviews and Analysis contain inventories of Capital Facilities owned by public entities.</p>	<p>Update CPP as needed</p>
<p>e. Proposed locations and capacities of expanded or new capital facilities. RCW 36.70A.070(3)(c) requires proposed locations and capacities, and WAC 365-196-415 (3)(C) suggests that the phasing schedule in the Land Use Element should dictate when and where capital facilities will be needed over the 20-year life of the plan. Consider if the concurrency ordinance or other mechanisms have been effective in providing public facilities and services concurrent with development</p>	<p><input checked="" type="checkbox"/> Proposed locations and capacities of expanded or new facilities.</p> <p>See b. above</p>	<p>Update CPP as needed</p>

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
<p>f. Six-year plan (at least) to finance planned capital facilities within projected funding capacities, and identifies sources of public money for such purposes. RCW 36.70A.070(3)(d), RCW 36.70A.120 and WAC 365-196-415(c)(i)</p> <p>This CFP should include all public expenditures for capital expenses including water, sewer, transportation, etc. WAC 365-196-415(2)(c)(ii) suggests that the plan be updated at least biennially so that financial planning remains sufficiently ahead of the present for concurrency to be evaluated.</p> <p>If impact fees are collected, the public facilities for which money is to be spent on must be included in this element. RCW 82.02.050(4) and WAC 365-196-850</p>	<p><input checked="" type="checkbox"/> Six-year funding plan consistent with comp plan</p> <p>See Six Year Transportation Improvement Program and Clark County Financial Capital Facilities Plan.</p> <p><input checked="" type="checkbox"/> Impact fees used only for projects included in the CFP</p>	Update inventory
<p>Policy to reassess the Land Use Element if probable funding falls short of meeting existing needs and to ensure that the Land Use Element, Capital Facilities Element, and financing plan within the Capital Facilities Element are coordinated and consistent. [RCW 36.70A.070(3)(e) and WAC 365-196-415(2)(d)(iii)(F) recommends that the plan set forth how pending applications for development will be affected while such a reassessment is being undertaken.</p>	<p><input checked="" type="checkbox"/> Land Use reassessment policy included</p> <p>County-wide Planning Policy 6.0.7, p. 6-21.</p>	NONE NEEDED.

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
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<p>4. The Utilities Element should relate to all services provided, planned for, paid for, and delivered by providers other than the jurisdiction. This should be consistent with relevant CWPPs and RCW 36.70A.070(4), and should consider WAC 365-195-420.</p>		
<p>a. The general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines. RCW 36.70A.070(4). WAC 365-195-420 recommends goals and policies relating coordination in construction, permits, utility corridor use and management. Counties and cities should evaluate whether any utilities should be identified as essential public facilities in case of siting difficulties.</p>	<p><input checked="" type="checkbox"/> General location and capacity of existing and proposed facilities Chapter 6, p. 6-5 to 6-20, and Appendix E discuss general location and capacity of existing and proposed facilities.</p>	<p>Update inventory.</p>

<p>5. The Rural Element (counties only) should be consistent with RCW 36.70A.070(5), <u>RCW 36.70A.030(15)</u> through <u>(17)</u>, and consider RCW 36.70A.011 and WAC 365-196-425. Rural lands are lands not designated for urban growth, or designated as agricultural, forest, or mineral resource lands. For additional information, see Keeping the Rural Vision: Protecting Rural Character & Planning for Rural Development, 1999.</p>		
<p>a. A definition of rural character and rural development consistent with RCW 36.70A.030, (15), (16), and (17). WAC 365-196-425(2) provides suggestions.</p>	<p><input checked="" type="checkbox"/> Definition of rural character Page 3-2.</p>	<p>NONE NEEDED.</p>
<p>b. Allows forestry, agriculture, and a variety of rural densities and uses. RCW 36.70A.070(5) See WAC 365-196-425(3) for examples of rural densities. The plan may include optional techniques such as limited areas of more intensive rural development (LAMIRDs), clustering, density transfer, design guidelines, and conservation easements to accommodate rural uses not characterized by urban growth as specified in RCW 36.70A.070(5)(d). See WAC 365-196-425(5) for innovative zoning techniques.</p>	<p><input checked="" type="checkbox"/> Variety of densities Designations include R-5, R-10, R-20, AG, AG/WL, FR-40, FR-80, RC-1, RC-2.5, CR-1, CR-2, IH, Surface Mining</p>	<p>NONE NEEDED.</p>

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
<p>c. A written record explaining how the rural element harmonizes the planning goals and meets the requirements of the Growth Management Act. RCW 36.70A.070(5)(a). WAC 365-196-425(1) A county may consider local circumstances in establishing patterns of rural densities and uses, but must develop a written record of the rural element harmonizes the planning goals and meets the requirements of the act.</p>	<p><input checked="" type="checkbox"/> A written record relating to rural character Community Framework Plan, 3.0 Rural and Natural Resource Element. County 20-Year Plan Policies, Rural Lands</p>	<p>NONE NEEDED.</p>
<p>d. A definition of rural governmental services needed to serve the permitted densities and uses, and a policy that limits urban services in rural areas RCW 36.70A.110(4). RCW 36.70A.030((17) and WAC 365-196-425(4) recommends some definitions of rural services and provides suggestions for appropriate level of service standards.</p>	<p><input checked="" type="checkbox"/> Definition of rural services Goals and policies on p. 3-14 to 3-19.</p>	<p>NONE NEEDED.</p>
<p>e. Measures protecting rural character. RCW 36.70A.070(5)(c) Measures include containing/controlling development, assuring visual compatibility, reducing inappropriate conversion to low-density sprawl, protecting critical areas, and protecting against conflicts with natural resource lands.</p>	<p><input checked="" type="checkbox"/> Measures to protect rural character Goals and policies on p. 3-14 to 3-19.</p>	<p>NONE NEEDED.</p>
<p>f. If designated, limited areas of more intense rural development (LAMIRDs) are consistent with RCW 36.70A.070(5)(d). See WAC 365-196-425(6) for guidance relating to LAMIRDs. Commerce suggests that jurisdictions consider Growth Management Hearings Board cases and Commerce’s Keeping the Rural Vision: Protecting Rural Character & Planning for Rural Development, 1999 for guidance on appropriate rural densities and levels of governmental services in LAMIRDs.</p>	<p><input checked="" type="checkbox"/> LAMIRDs designated and regulated consistent with GMA Policy 3.2.11</p>	<p>NONE NEEDED.</p>

6. The Transportation Element should be consistent with relevant CWPPs and RCW 36.70A.070(6), RCW 36.70A.108, and should consider WAC 365-196-430 and Your Community’s Transportation System: A Guide to Updating and Implementing your Transportation Element (2012)

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
<p>a. The element includes goals and policies for roadways; fixed route and demand response public transit; bicycle and pedestrian travel; water, rail, air, and industrial port and intermodal facilities; passenger and freight rail; and truck, rail, and barge freight mobility. WAC 365-196-430(2)(b)]</p> <p>The element should include policies and provisions consistent with regional efforts to reduce criteria pollutants from mobile sources. WAC 173-420-080 If the planning area is within a National Ambient Air Quality Standards nonattainment area, WAC 365-196-430(2)(d) recommends including a map of the nonattainment area, severity of the violation, and measures to be implemented consistent with the state implementation plan for air quality.</p>	<p>County-wide Planning Policies on p. 5-36 to p. 5-37. County Transportation Goals and Policies on Page 5-37 to 5-42.</p>	<p>NONE NEEDED.</p>
<p>b. An inventory of air, water, and ground transportation facilities and services, including transit alignments, state-owned transportation facilities, and general aviation airports to define existing capital facilities and travel levels as a basis for future planning. RCW 36.70A.070(6)(a)(iii)(A). WAC 365-196-430(2)(c) provides recommendations for meeting inventory requirements.</p>	<p><input checked="" type="checkbox"/> Transportation inventory Inventory on p. 5-3 to 5-12, and Appendix E, Capital Facility Plans Review and Analysis, p. E-46 to E-52.</p>	<p>Update as needed.</p>
<p>c. The element includes regionally coordinated level of service (LOS) standards for all arterials and transit routes, LOS for highways of statewide significance, and LOS for other state highways consistent with the regional transportation plan. RCW 36.70A.070(6)(a)(iii)(B)</p> <p>WAC 365-196-430(2)(e)(v) recommends LOS be set to reflect access, mobility, mode-split and capacity goals. WAC 365-196-430(2)(e)(vi) recommends that measurement methodology and standards vary based on the urban or rural character of the surrounding area. Also, balance community character, funding capacity, and traveler expectations. In urban areas, WAC 365-196-430(2)(e)(vii) recommends methodologies for analyzing the transportation system from a comprehensive, multimodal perspective.</p>	<p><input checked="" type="checkbox"/> Levels of service for all facilities; local, regional, and state</p> <p>Page 5-28 to 5-31.</p>	<p>Update as needed.</p>

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
<p>d. The element identifies specific actions and requirements for bringing into compliance locally owned transportation facilities and services that are below an established LOS standard. RCW 36.70A.070(6)(a)(iii)(D) and WAC 365-196-430(2)(g)</p> <p>Concurrency policies must be consistent with RCW 36.70A.070(6)(b), and consider multimodal improvements RCW 36.70A.108. Strategies such as increased public transit, ride sharing programs, and other multimodal strategies may be used to ensure that development does not cause service to decline on a locally owned facility below adopted levels of service.</p>	<p><input checked="" type="checkbox"/> Concurrency</p> <p>Page 5-32 to 5-33.</p>	<p>Update as needed</p>
<p>f. The element describes existing and planned transportation demand management (TDM) strategies, such as HOV lanes, parking policies, high occupancy vehicle subsidy programs, etc. RCW 36.70A.070(6)(a)(vi). WAC 365-196-430(2)(i) provides suggested TDM strategies.</p> <p>If required, a commute trip reduction plan to achieve reductions in the proportion of single-occupant vehicle commute trips has been adopted consistent with the comprehensive plan and submitted to the regional transportation planning organization. RCW 70.94.527.</p>	<p><input checked="" type="checkbox"/> TDM Strategies</p> <p>Page 5-24 discusses TDM Strategies and Commute Trip Reduction, parking, and I-5 Transportation and Trade Partnership.</p>	<p>NONE NEEDED.</p>
<p>g. The element includes a pedestrian and bicycle component. RCW 36.70A.070(6)(a)(vii). WAC 365-196-430(2)(j) recommends jurisdictions inventory existing pedestrian and bicycle facilities, and identify and plan improvements for facilities. Improvements could focus on safe routes to school, hazard areas, or pedestrian-generating areas, and should be funded in capital facility or transportation improvement plans. See Bicycle and pedestrian planning information and resources at www.wsdot.wa.gov/Walk/default.htm and www.wsdot.wa.gov/bike/default.htm.</p>	<p><input checked="" type="checkbox"/> Bicycle and pedestrian planning</p> <p>Page 5-23 and 2010 Bicycle and Pedestrian Master Plan</p>	<p>NONE NEEDED.</p>
<p>h. The element includes a forecast of traffic for at least 10 years, based on the Land Use Element, to provide information on the location, timing, and capacity needs of future growth. RCW 36.70A.070(6)(a)(iii)(E). WAC 365-196-430(2)(f) suggests including bicycle, pedestrian or planned transit service in a multimodal forecast. Forecasts should be consistent with regionally adopted strategies and plans.</p> <p>The forecast should be based on assumptions in the land use element. RCW 36.70A.070(6)(a)(i). WAC 365-196-430(2)(a)(i) recommends counties and cities use consistent land use assumptions, population forecasts, and planning periods for both the land use and transportation elements.</p>	<p><input checked="" type="checkbox"/> 10-year Traffic forecast</p> <p>RTC conducted a traffic forecast through 2024.</p> <p><input checked="" type="checkbox"/> Land use element assumptions used to forecast travel</p> <p>Appendix A shows details of land use assumption and allocation of jobs and households</p>	<p>Update 10-year Traffic forecast</p>

Note: **Bold** items and checkboxes are a requirement of the GMA. Other items are other state or federal laws, advisory recommendations from the WAC, or examples of best practices.

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
<p>i. The element identifies state and local system expansion needs to meet current and future demands. RCW 36.70A.070(6)(a)(iii)(F). WAC 365-196-430(2)(f) recommends including bicycle, pedestrian or planned transit service in needs.</p> <p>WSDOT's Ten-Year Capital Improvement and Preservation Program for state-owned facilities (Required by RCW 47.05.030) is detailed in the Transportation Executive Information System http://www.transinfo.state.wa.us/ Click on the current projects list, select the most recent legislative final project list and you can select projects by county.</p>	<p><input checked="" type="checkbox"/> Future needs</p> <p>Level of service deficiencies identified for vehicles on p. 5-11 (Table 5.6), and for Transit on p. 5-12.</p>	<p>Update Table 5.6 and Transit text.</p>
<p>j. A multiyear financing plan is included in the element based on the needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the six-year street, road, or transit program required by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795 for public transportation systems. RCW 36.70A.070(6)(a)(iv)(B). WAC 365-196-430(2)(k)(ii) recommends that the horizon year be the same as the time period for the travel forecast and identified needs.</p> <p>The analysis should assess the identified needs against probable funding resources. RCW 36.70A.070(6)(a)(iv)(A). WAC 365.196-430(2)(k)(iv) recommends counties and cities consider the cost of maintaining facilities when considering new facilities.</p> <p>If probable funding falls short of meeting identified needs, there is a discussion of how additional funding will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. RCW 36.70A.070(6)(a)(iv)(C). WAC 365-196-430(2)(l)(ii) states that this review must take place, at a minimum, as part of the eight-year periodic review and update and update of UGAs [eight years per 2011 amendments to RCW 36.70A.130]. Several choices for addressing funding shortfalls are provided.</p>	<p><input checked="" type="checkbox"/> Funding program</p> <p>6-year Capital Facilities Plan is the TIP that is annually adopted.</p> <p>Clark County Financial Capital Facilities Plan.</p> <p>20-year Capital Facilities Plan in Appendix A.</p> <p><input checked="" type="checkbox"/> Funding analysis</p> <p>Page 5-35</p> <p><input checked="" type="checkbox"/> Funding shortfall strategy</p> <p>Page 5-35 and p. 5-41; Goals to develop a balance finance program.</p>	<p>5-year TIP is annually updated.</p> <p>Update 20-year Capital Facilities Plan</p>
<p>k. The element discusses intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions. RCW 36.70A.070(6)(a)(v). WAC 365-196-430(2)(a)(iv) recommends developing transportation elements using the county-wide planning policies to ensure they are coordinated and consistent with the comprehensive plans of other counties and cities sharing common borders.</p>	<p><input checked="" type="checkbox"/> Intergovernmental coordination</p> <p>County-wide Planning Policies, P 5-36 and County Transportation Goals and Policies, P 5-37</p>	<p>NONE NEEDED.</p>

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
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<p>I. The element discusses how the transportation plan implements and is consistent with the land use element, and how it is consistent with the regional transportation plan. RCW 36.70A.070(6) and WAC 365-196-430</p> <p>WAC 365-196-430(2)(a)(i) recommends that consistent land use assumptions, population forecasts, and planning periods should be used for both the land use and transportation elements.</p> <p>The transportation element must be certified by the regional transportation planning organization. RCW 47.80.23(3) and RCW 47.80.026</p>	<p><input checked="" type="checkbox"/> Plan certified by RTPO</p> <p>Element is consistent with the Metropolitan Transportation Plan by RTC.</p> <p>Page 5-2</p>	<p>Update as needed</p>
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<p>7. The Economic Development Element is not currently required because funding was not provided to assist in developing local elements when this element was added to the GMA. However, provisions for economic growth, vitality, and a high quality of life are important, and supporting strategies should be integrated with the land use, housing, utilities, and transportation elements. RCW 36.70A.070(7) An Economic Development Element should include:</p>		
<p>a. A summary of the local economy such as population, employment, payroll, sectors, businesses, and sales. RCW 36.70A.070(7)(a). WAC 365-196-435(2)(a) recommends using population information consistent with the land use and housing elements. Employment, payroll, and other economic information is available from state and federal agencies. Consider gathering data and information for your community data profile pertaining to business, transportation, labor, real estate, utilities, incentives, regulatory, government, and quality of life.</p>	<p>Chapter 9, p. 9-2 through 9-6.</p>	<p>Update with current OFM #'s.</p> <p>Update tables on p. 9-2 through 9-5.</p>
<p>b. A summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors and supporting factors such as land use, transportation, utilities, education, work force, housing, and natural/cultural resources. RCW 36.70A.070(7)(b). WAC 365-196-435(2)(b) recommends consulting with local development organizations, economic development councils, or economic development districts. Methods for identifying strengths and weaknesses include shift-share analysis, identify of industry clusters, public input, and asset mapping.</p>	<p>Chapter 9, p. 9-3.</p>	<p>Update Chapter, p. 9-3 to include a method for identifying strengths and weaknesses</p>
<p>c. Identification of policies, programs, and projects to foster economic growth and development and to address future needs. RCW 36.70A.070(7)(c). WAC 365-196-435(2)(c) recommends identify policies, programs and projects that address identified weaknesses or capitalize on strengths identified by the community. Consider using performance targets to measure success.</p>	<p>Chapter 9, p. 9-7 through 9-13.</p>	<p>Update as needed.</p>

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
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<p>8. A Parks and Recreation Element is not required because the state did not provide funding to assist in developing local elements when this provision was added to the GMA. However, park, recreation, and open space planning are GMA goals, and it is important to plan for and fund these facilities. RCW 36.70A.070(8). Commerce's Guidebook <i>Planning for Parks, Recreation, and Open Space in your Community</i>, can provide step-by-step assistance. Also see www.rco.wa.gov/doc_pages/index.shtml for additional assistance. A Parks and Recreation Element should include:</p>		
<p>a. Goals and policies to guide decisions regarding facilities. WAC 365-196-440(2)(b) recommends a visioning process to engage the public in identifying needs, evaluating existing recreational opportunities, and developing goals for the parks and recreation element.</p>	<p>Chapter 7, p. 7-14 through 7-20</p>	<p>Revise and update Chapter 7, page 7-14 through 7-20.</p>
<p>b. Estimates of park and recreation demand for at least a ten-year period based on adopted levels of service and population growth. RCW 36.70A.070(8)(a). WAC 365-196-440(2)(c) recommends establishing levels of service standards that reflect community goals. LOS should focus on those aspects that relate most directly to growth and development.</p>	<p>Appendix E, p. E-30 through E-33.</p>	<p>Update Appendix E, p. E-30 through E-33.</p>
<p>c. An evaluation of facilities and service needs over the planning period. RCW 36.70A.070(8)(b). WAC 365-196-440(2)(d) lists factors to consider when estimating demand for parks, open space and recreational services.</p>	<p>Appendix E, p. E-30 through E-33.</p>	<p>Update Appendix E, p. E-30 through E-33.</p>
<p>d. An evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand. RCW 36.70A.070(8)(c). WAC 365-196-440(2)(f) recommends identifying other local, statewide and regional recreation plans for future facilities and opportunities for public and private partnerships to meet regional demand.</p>	<p>Chapter 7, p. 7-3 through 7-13 Appendix E, p. E-30 through E-33.</p>	<p>Update</p>
<p>e. The element is consistent with and is a part of the Capital Facilities Element as it relates to park and recreation facilities. RCW 36.70A.070(3)(e). WAC 365-196-440(2)(e) recommends identification of future facilities and services consistent with the land use and capital facilities elements. WAC 365-196-440(2)(g)(iii) recommends identifying strategies for financing in the parks and recreation element, a separate parks plan, or the capital facilities element.</p>	<p>Appendix E, p. E-30 through E-33.</p>	<p>Update element and Capital Facilities Element to identify future facilities and services consistent with land use and capital facilities element.</p>

9. The Shoreline Element of the comprehensive plan is the goals and policies of the Shoreline Master Program (SMP). RCW 36.70A.480 The SMP goals and policies may also be included in an Environmental Element. The SMP goals and policies should be consistent with the rest of the comprehensive plan.

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
<p>SMP goals and policies are included in the comprehensive plan. RCW 36.70A.480. When a jurisdiction updates its SMP consistent with Ecology's new guidelines (Chapter 173-26 WAC), and according to a schedule in RCW 90.58.080, protection for critical areas within shorelines is transferred from the critical areas ordinance to the SMP. Protection must be at least equal to that from the CAO under the GMA.</p>	<p><input checked="" type="checkbox"/> SMP goals and policies. Clark County's Shoreline Master Program (SMP) was approved by the Department of Ecology (DOE) on August 29, 2012.</p>	<p>NONE NEEDED.</p>

<p>10. Provisions for Siting Essential Public Facilities (EPFs) should be consistent with CWPPs, RCW 36.70A.200, and should consider WAC 365-196-340 and 550. This section can be included in the Capital Facilities Element, Land Use Element, or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs.</p>		
<p>a. The plan includes a process or criteria for identifying and siting essential public facilities (EPFs). EPFs include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities(SCTF) (defined in RCW 71.09.020(14)). [RCW 36.70A.200(1)] WAC 365-196-550 provides a list of essential public facilities and suggests a potential siting process.</p>	<p><input checked="" type="checkbox"/> EPF identification and siting process Chapter 6, Policy 6.0.10 and 6.0.11 CCC Chapter 40.560, Plan and Code Amendments.</p>	<p>NONE NEEDED.</p>
<p>b. Policies that address the statutory requirement that no comprehensive plan may preclude the siting of essential public facilities. RCW 36.70A.200(5). WAC 365-196-550(3) list types of comprehensive plan provisions or development regulations that could make the siting of an essential public facility impossible or impractical.</p>	<p><input checked="" type="checkbox"/> No preclusion policy No specific policy</p>	<p>NONE NEEDED.</p>
<p>c. Jurisdiction considered the Office of Financial Management's list of essential state public facilities that are required or likely to be built within the next six years. RCW 36.70A.200(4). (Instructions to find the list are available from GMS)</p>	<p><input checked="" type="checkbox"/> List considered List not considered</p>	<p>NONE NEEDED.</p>

11. Optional plan elements and sub-area plans may be included in the comprehensive plan.

Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
<p>Additional elements are included in the plan, such as energy conservation, historic preservation, natural hazards, or community design?. [RCW 36.70A.080 and WAC 365-196-445] These elements should be consistent with all other elements of the plan.</p> <p>Resources: <i>Historic Preservation: A Tool for Managing Growth</i>, Commerce, 1994, revised in 2005, <i>Optional Comprehensive Plan Element for Natural Hazard Reduction</i>, Commerce, 1999.</p>	<p>Chapter 4, Environmental Element, Chapter 8 includes historic preservation, Chapter 10, Schools, and Chapter 11 discusses community design.</p>	<p>NONE NEEDED.</p>
<p>If any sub-area plans included in the plan, they consistent with the other plan elements. RCW 36.70A.080(2).</p>	<p>The following sub-area plans are consistent with other plans: Highway 99, Mill Creek, Fairgrounds, Salmon Creek, and Pleasant Valley Highlands.</p>	<p>NONE NEEDED.</p>

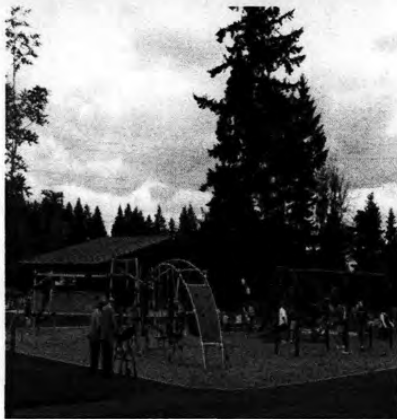
12. Consistency is required by the GMA.		
<p>a. All plan elements are consistent with relevant county-wide planning policies (CWPPs) and the GMA. RCW 36.70A.100 and 210 and WAC 365-196-400(2)(c) and 520. WAC 365-197-400(2)(c) suggests CWPPs be referenced in each element, or be appended to the plan to clearly show consistency. Some jurisdictions use a table to show consistency.</p>	<p><input checked="" type="checkbox"/> CWPPs CWPPs are included in Chapter 1-13.</p>	<p>NONE NEEDED.</p>
<p>b. The plan describes how all elements fit together, such as consistency of plan elements and future land use map, and consistency of land use and capital facilities elements. RCW 36.70A.070 (preamble). WAC 365-197-400(2)(f) recommends inclusion at the beginning of the comprehensive plan a section which summarizes how the various pieces of the plan fit together.</p>	<p><input checked="" type="checkbox"/> Internal consistency Yes, internal consistency is explained in Community Framework Plan, p 1-15.</p>	<p>None needed.</p>
<p>c. Plan is coordinated with the plans of adjacent jurisdictions. RCW 36.70A.100. WAC 365-196-520 suggests counties and cities circulate their proposed plans and SEPA documents with other counties and cities with which they share a common border or has related regional issues. Counties and cities are encouraged to resolve conflicts through consultation and negotiation.</p>	<p><input checked="" type="checkbox"/> External consistency Community Framework plan discusses communities vision and plan policies for the comprehensive growth management plan.</p>	<p>Continue to coordinate the plans with adjacent jurisdictions.</p>

13. Public participation, plan amendments and monitoring

Note: **Bold** items and checkboxes are a requirement of the GMA. Other items are other state or federal laws, advisory recommendations from the WAC, or examples of best practices.

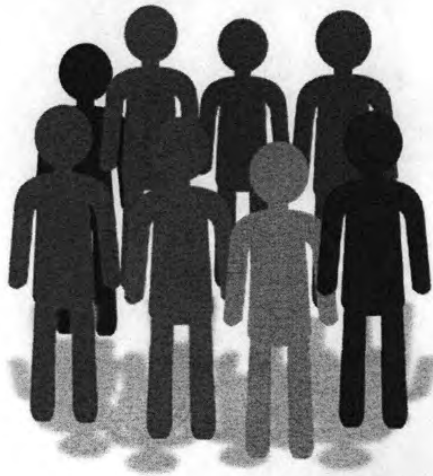
Comprehensive plan provisions	Page # and how addressed in plan	Update action, if needed
<p>a. Plan ensures public participation in the comprehensive planning process. RCW 36.70A.020(11), .035, and .140. WAC 365-196-600(3) provides a list of possible public participation choices.</p>	<input checked="" type="checkbox"/> Public participation Appendix F includes public involvement	NONE NEEDED.
<p>b. If the process for making amendments is included in the comprehensive plan:</p> <ul style="list-style-type: none"> • The plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in RCW 36.70A.130(2). WAC 365-196-640 • The plan sets out a procedure for adopting emergency amendments and defines emergency. RCW 36.70A.130(2)(b) and RCW 36.70A.390, WAC 365-196-650(4) 	<input checked="" type="checkbox"/> Broadly publicized plan amendment process. <input checked="" type="checkbox"/> Plan amendments no more than once a year. Chapter 14 discusses procedural guidelines for plan amendment process. Community Planning web page lists dates and deadlines for annual plan amendments. CCC Chapter 40.560	NONE NEEDED.
<p>c. Plan or program for monitoring how well comprehensive plan policies, development regulations, and other implementation techniques are achieving the comprehensive plan's goals and the goals of the GMA . WAC 365-196-660 discusses a potential review of growth management implementation on a systematic basis.</p>	Chapter 1 county-wide planning policies 1.1.6 through 1.1.9	Update as needed

Clark County 20-Year Comprehensive Management Plan Review 2015-2035



Oliver Orjiako, Director, Community Planning

2035 Population Projection



BOCC Hearing ~ January 21, 2014

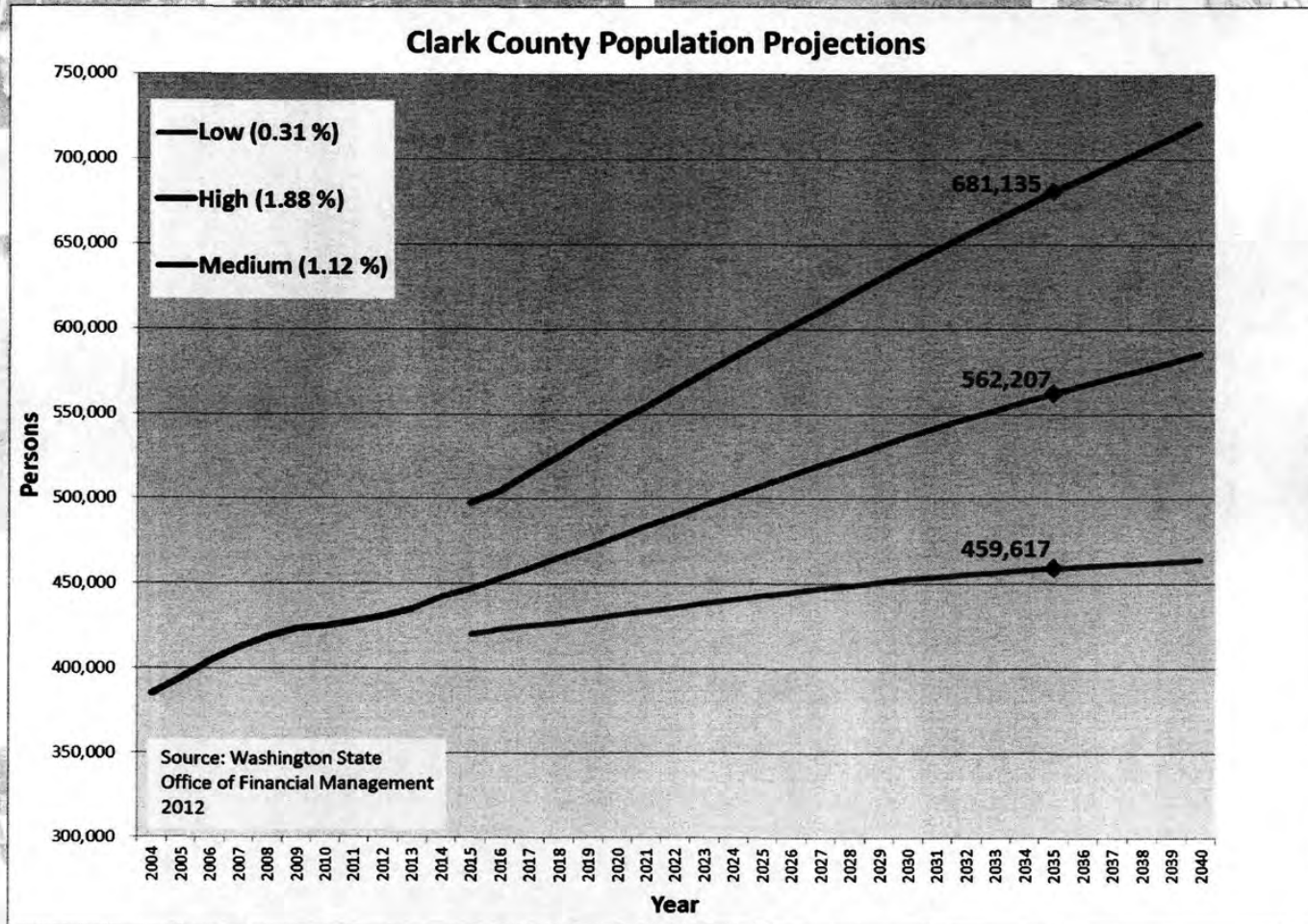
Agenda

- **Review population projection numbers**
- **Confirm Clark County's population number for the Comprehensive Plan update**
- **Review Public Participation Plan progress since work session**
- **Approve Public Participation Plan**
- **Comments and questions**
- **Discuss and confirm next steps**

Review population projection

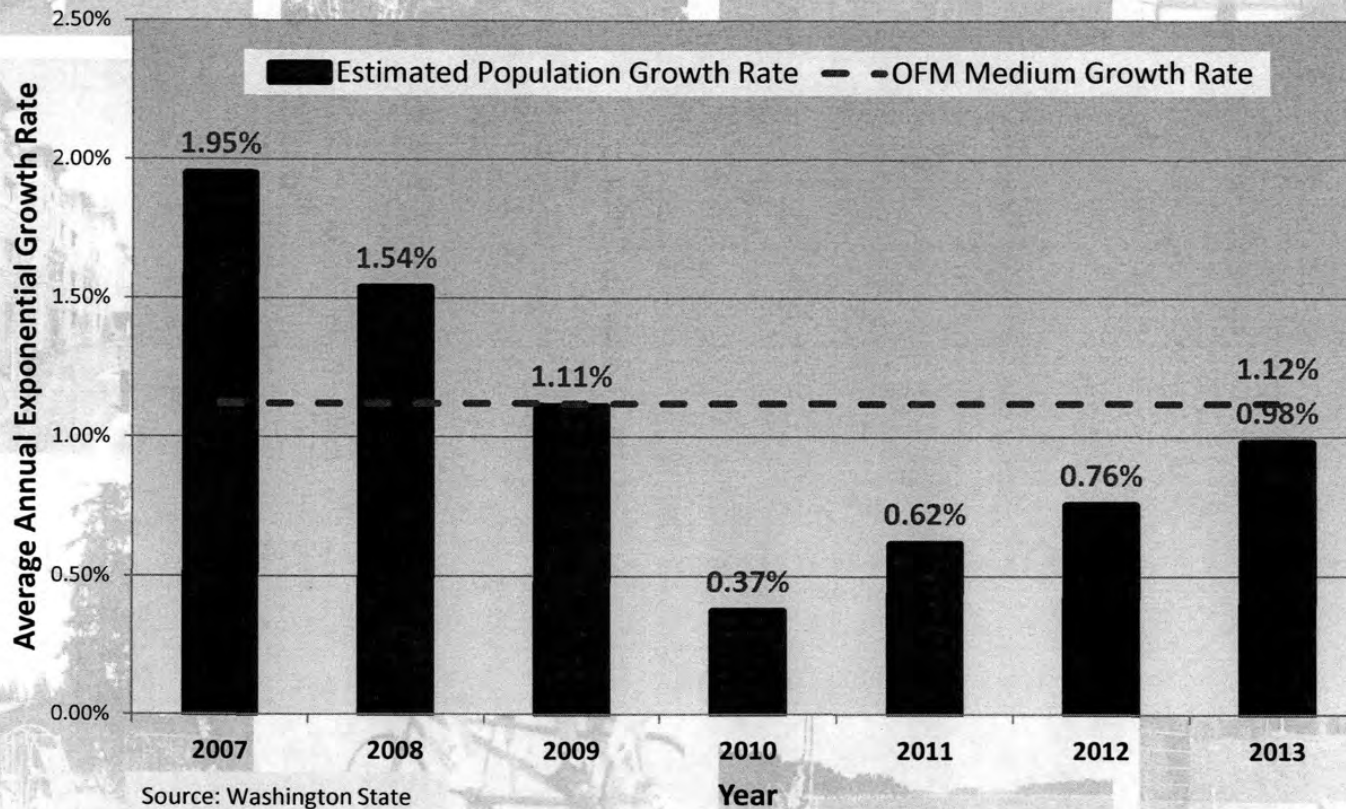
- **RCW 43.62.035** requires the State Office of Financial Management (OFM) to prepare 20 year population projections for each Growth Management county in high, medium and low scenarios.
- Clark County's 2035 population projections are:
 - High = 681,135 (1.8%)
 - **Medium = 562,207 (1.12%)**
 - Low = 459,617 (0.31%)
- **RCW 36.70A.110** and **RCW 36.70A.115** directs County officials to select the county planning target; then within each county, population planning targets are collaboratively developed for all cities, towns, and unincorporated areas as part of the city and county planning process.

Clark County population projections



Estimated Growth Rates

Estimated Growth Rates Compared to OFM Medium Projection



Source: Washington State
Office of Financial Management

Historical Population

Historical Data -10 year interval

	Population total		Ten Year Growth	Average Annual Exponential Population Growth Rate
1970	128,454	1960 to 1970	34,645	3.14
1980	192,227	1970 to 1980	63,773	4.03
1990	238,053	1980 to 1990	45,826	2.14
2000	345,238	1990 to 2000	107,185	3.72
2010	425,363	2000 to 2010	80,125	2.09

Changes in population projections from 2007

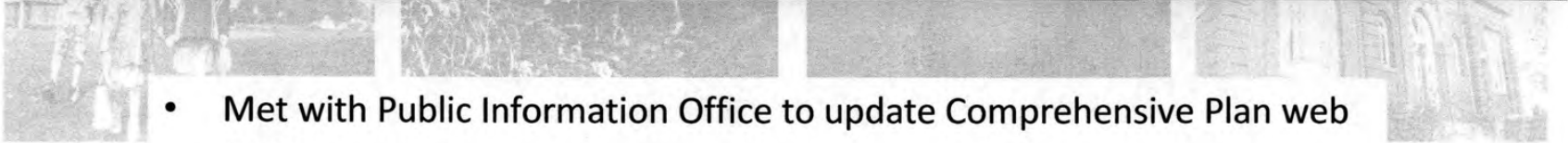
- Many 2012 GMA county population projections are **lower** than those predicted in the 2007 GMA projections.
- Reasons for lower projections include:
 - 2010 Census data (real time data) adjustments to inputs used for projections
 - Economic downturn
 - Lower than anticipated growth rates

Why is the OFM medium series recommended?

- The **medium series** projection is considered **most likely** to occur based on current information and trends.
- The **medium series** is developed by examining all available data and applying methodological assumptions based on historical patterns of county growth, stability, or decline.
- The **high** and **low series** represent the measure of uncertainty as the future does not always follow past trends.

Progress Since Last Worksession

- Working with Public Information and Outreach on development of new Comprehensive Plan Update web site.
 - New page will mirror the BOCC “grid” and will show meeting dates and have links to materials that will be presented to the public.
 - It should go live within two weeks.
- Added Comprehensive Plan Update to items that the public can sign up to receive updates via e-mail. Public receives updates for all news releases, web dates, open houses, work sessions and hearings. There are currently **594** active e-mails for the comp plan on this system. We also use this notification system for several other projects to keep people informed and involved.



- Met with Public Information Office to update Comprehensive Plan web page.
- A new page will mirror the BOCC “grid” and will show meeting dates and have links to materials that will be presented to the public. It should go live within two weeks.
- Added Comprehensive Plan Update to items that the public can sign up to receive updates via e-mail.
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“Get Project Updates” Sign-up Page

Current Subscribers

Comp Plan: 594

Commission on Aging : 1,572

Surface Mining Overlay: 184

Rural Lands: 151

Bike & Pedestrian: 120

I-502 : 46

Historic : 25

Pleasant Highlands: 24

CLARK COUNTY WASHINGTON
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Community Planning > Keeping in touch

Community Planning

- Current projects
- Completed projects
- A to Z index
- News
- Contact us

CLARK COUNTY Community Planning
Planning for Clark County's promising future

Get project updates!

Join our project email lists to receive updates on our progress and meeting announcements.

<input type="checkbox"/> Aging Readiness Plan	<input type="checkbox"/> I-502 Marijuana Facilities
<input type="checkbox"/> Bicycle and Pedestrian Plan	<input type="checkbox"/> Pleasant Highlands Subarea Plan
<input type="checkbox"/> Comprehensive Growth Management Plan	<input type="checkbox"/> Rural Lands Update
<input type="checkbox"/> Historic Preservation Program	<input type="checkbox"/> Surface Mining Overlay Update

Name: _____

Business/Organization: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Fax: _____

Email: _____

Validate Email: _____

Submit

Find it

Having trouble finding what you are looking for?

- A-Z index - All services and programs are listed.
- Contact us on the phone during business hours or by email any time.

Browse for information

- COMPREHENSIVE GROWTH MANAGEMENT PLAN
- LAND USE PLANNING
- TRANSPORTATION PLANNING
- HISTORIC PRESERVATION

Increasing Public Information Access

Our new Comp Plan page will have all of the links to public information and presentations to match our Planning Commission page that was revised in mid-2013.

This is our current Planning Commission "Grid".

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CLARK COUNTY Community Planning
Planning for Clark County's promising future

Planning Commission
Hearings and meeting notes

Hearings
Work Sessions are typically held on the first Thursday of each month with public hearings being held on the third Thursday of each month. Alternate Thursdays may be scheduled as needed.
Hearings are held at the Public Service Center, 1300 Franklin St., sixth-floor, Vancouver. Archived videos of the hearings can also be viewed on CVTV Channel 23.
■ January 16, 2014 Worksession Agenda
Please submit all correspondence relating to issues before the commission so that it will be received **at least two days prior** to a public hearing for due consideration. E-mail testimony must be sent no later than 5 p.m. two days before a hearing to ensure that the clerk has time to receive, process, and send the testimony for review by the commission. Public comments sent later than 5 p.m. the day before a hearing may not be included in the hearing record.
Requests for information and correspondence to the commission, should be addressed to:
Clark County Planning Commission
c/o Marilee McCall
Clark County Community Planning
PO Box 9810
Vancouver, WA 98666-9810
marilee.mccall@clark.wa.gov

Meeting notes
2013 / previous years
2014

MINUTES / NOTES (pdf)	AGENDAS for Worksessions & Hearings	Agenda Topics Covered (Highlighted items are links to pdf documents)
January 16	January 16 Worksession	Comprehensive Plan: <ul style="list-style-type: none"> ■ Issue Paper 1-GMA Overview ■ Issue Paper 2-Population & Job Projections ■ Commerce Checklist ■ Public Participation Plan

Related information

- Board of Clark County Commissioners
- Clark County Code
- Maps Online (property information)

Find it

Having trouble finding what you are looking for?

- A-Z index - All services and programs are listed.
- Contact us on the phone during business hours or by email any time.

Conclusion

Discussion and Direction from BOCC requested:

- Adoption of Population Projection Number
- Approval of Proposed Public Participation Plan

Thank you!

Comments and questions?

