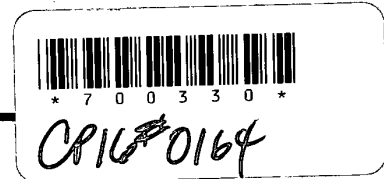


**O'Donnell, Mary Beth**



**From:** McCall, Marilee  
**Sent:** Wednesday, July 02, 2014 2:57 PM  
**To:** Amanda Smeller-Woodland; Snodgrass, Bryan; Eiken, Chad; Elizabeth Decker-Consultant; Eric Eisemann-Consultant; Erin Erdmand-Battle Ground; Jeff Sarvis-La Center; Lee Knottnerus-Ridgefield; Mitch Kneipp-Washougal; James Weldon; Phil Bourquin-Camas; Robert Maul-Camas; Sam Crummett-Battle Ground; Towne, Sandra; Sara Fox-Camas; 'Steve Stuart-Ridgefield'  
**Cc:** Albrecht, Gary; Alvarez, Jose; Anderson, Colete; Euler, Gordon; Hermen, Matt; Kamp, Jacqueline; Lebowsky, Laurie; Niten, Jeff; O'Donnell, Mary Beth; Orjiako, Oliver  
**Subject:** City-County Coordination Meeting FRIDAY 7/11 - Agenda/Issue Paper 5/June Meeting Minutes  
**Attachments:** 2014-0613\_City\_County\_Minutes.pdf; 2014-0711\_IssuePaper5\_SEPAScoping.pdf; 2014-0711\_City-CountyAGENDA-Vancouver.pdf

Good afternoon, All!

Reminder that our next City-County Coordination Meeting will be held next Friday, July 11, in Vancouver.

The agenda, Issue Paper #5, and last month's meeting minutes are attached.

Thanks, and have a great day!

**Marilee McCall** | Administrative Assistant  
Community Planning | "Planning for Clark County's promising future"  
tel: 360.397.2280 ext. 4558 | fax: 360.759.6762  
P.O. Box 9810 | Vancouver WA 98666  
[www.clark.wa.gov/planning](http://www.clark.wa.gov/planning)



## County–City Coordination Meeting AGENDA

Date: Friday, July 11, 2014

Time: 10:00 AM to 11:30 PM

Location:

City of Vancouver, City Hall

415 West 6<sup>th</sup> Street.

2<sup>nd</sup> Floor Birch Conference Room

Vancouver, WA 98668

# *City-County Planning Directors Coordination Meeting*

**Outcomes:**

- Discussion and consensus on adjustments to the growth allocation.
- Coordination on all BOCC work sessions on the Comp Plan update.

<b>Agenda Item:</b>	<b>Introduced by:</b>
Welcome & Introductions (5 minutes)	Oliver Orjiako
Review of last meeting summary notes (5 minutes)	All
Adjustments of Growth Allocation discussion and Overview of BOCC 6/24 Hearing (30 minutes)	Oliver Orjiako All
Progress on Cities process and proposed 2016 plans (20 minutes)	All
BOCC WS 7/16 and Open Houses for the SEPA scoping process (10 minutes)	All
Roundtable (10 minutes)	All
Next Meeting Agenda and Location (5 minutes)	All

**Please, plan on a group lunch in Vancouver after the meeting!**

**Next meeting: Time/location**

**August 8, 2014: In Washougal (10:00 – 12:00 p.m.)**

## Clark County Comprehensive Plan 2016 Update

Planning for growth 2015 – 2035

SEPA Scoping – Issue Paper 5

### Purpose

This memorandum provides a basic framework and starting point from which the county and its cities will launch the environmental impact review process under the State Environmental Policy Act (SEPA). This process will be used to inform the public about three proposed growth alternatives, advertise the county's intent to prepare a Supplemental Environmental Impact Statement (SEIS), and provide an opportunity to comment on the scope of impacts to be examined in the SEIS.

### Background

In July 2013, Clark County began updating its Comprehensive Growth Management Plan to meet the 2016 periodic update requirement of RCW 36.70A.140. Community Planning prepared the following issue papers to help the Board of County Commissioners make decisions about the update:

- Issue Paper 1 - Comprehensive Plan Overview: A summary of the county's Planning Assumptions, 2013 vacant and buildable lands model (VBLM) inventory and population and employment projections.
- Issue Paper 2 – Population and Job Projections: Background information for a discussion with the cities and the town of Yacolt on population and job planning assumptions for 2015-2035. On Jan. 21, 2014, the Board adopted the state Office of Financial Management's (OFM) medium population projection of 562,207 for the 20-year period ending 2035 (Res. 2014-01-09).
- Issue Paper 3 – Employment forecast based on input from Washington Employment Security Department (ESD). It was revised as Issue Paper 3:1 to include the 2014 VBLM information. On April 29, 2014, the Board adopted the high employment forecast of 91,200 net new jobs for the 20-year period ending 2035 (Res. 2014-04-01).
- Issue Paper 4 – Population and Job Allocation: On June 24, 2014, the Board identified the methodology for allocating growth by UGA and adopted preliminary allocations for initial review (Res. 2014-06-17).

This issue paper, Issue Paper 5, will discuss the environmental impact review process under the State Environmental Policy Act (SEPA) and seek Board direction on development of alternatives.

### SEPA Process

Enacted in 1984, the State Environmental Policy Act (SEPA) requires local governments to evaluate environmental impacts that could result from actions they approve or undertake. The most common evaluation is to discuss potential impacts of a proposed development on various resources and qualities of the environment listed on the SEPA checklist. There also are non-project actions that are reviewed, such as adoption of code language or a new plan or policy. The completed checklist is shared with federal, state and local agencies, Indian tribes, neighborhood organizations and interested parties.

Large development projects, such as an asphalt plant, and certain non-development projects, such as expansion of an urban growth area, require a more in-depth SEPA review, including, 1) identification and analysis of potential project-related impacts, and 2) consideration of possible alternatives to the proposed action. An environmental impact statement (EIS) is prepared, discussing any potential impacts. The county prepared an EIS in 2007, issuing both a draft EIS (DEIS) and a final EIS (FEIS). Comments on alternatives presented in the draft were used to determine a preferred alternative that was the focus of analysis in the FEIS.

For the 2016 update, the county is proposing to add to the 2007 environmental analysis, as needed, by preparing a supplemental EIS (SEIS). Under SEPA, analysis of a plan's impacts is not required to be site-specific, but rather give an overview of impacts that could be expected under the alternatives.

The EIS process under SEPA begins with a scoping process. That is when the county seeks public input and Board direction to define issues related to the comprehensive plan update that will be addressed in the draft SEIS. The preferred alternative studied in the final SEIS and eventually adopted by the Board will reflect local jurisdictions' input, Board directives, guiding principles and values and countywide planning policies. The SEIS and comprehensive planning process will end with adoption of an updated comprehensive growth management plan for Clark County.

### Methodology

Since Clark County's 2007 Comprehensive Growth Management Plan update, conditions in the county, as well as state and federal laws, have changed, requiring corresponding changes to the plan. The Board has adopted planning assumptions and principles and values that provide policy direction for reviewing and updating the county's growth management plan by June 2016.

As stated above, preparation of an EIS must include alternatives, including a 'no action' alternative that maintains the status quo. Possible alternatives for review in the EIS are listed below.

**Alternative 1: No Action Alternative.** This alternative is the adopted Comprehensive Plan as amended in July 2014, with the current urban growth boundaries, planning assumptions, policies and implementation ordinances.

#### **Alternative 2: County-Initiated Actions.**

- a) Urban growth areas adopted in July 2014.
- b) Rural Land amendments to the Zoning Map, such as AG-20 to AG-10, FR-40 to FR-20 and R-20 to R-10, where needed.
- c) Washougal UGA amendments to the Zoning Map to reflect county zoning and application of Urban Holding.
- d) Vancouver UGA amendments to the Zoning Map to remove the Three Creeks Overlay.
- e) Removal of Urban Holding in the area known as Fisher's Swale.
- f) New Public Facility zone.
- g) Eliminate Comprehensive Plan Chapter 1 Table 1.6, Mixed Use footnote and subsequent Comprehensive Plan and Zoning changes.
- h) Streamline commercial zones from three to two.

- i) Zoning Map changes to include property owner site-specific requests, particularly within the Salmon Creek and Discovery planning areas.
- j) Zoning Map cleanup of Urban Reserve application consistency, UR-10, UR-20 and UR-40; Comprehensive Plan and Zoning Map cleanup of Urban Holding application consistency.
- k) New Arterial Atlas Map for bicycles.

**Alternative 3: City-Requested Actions.**

- a) Urban growth areas adopted in July 2014.
- b) County-initiated actions.
- c) Expansion areas proposed by cities in July 2014.
- d) At the request of property owners, sites that meet Board directives and other criteria. The new planning assumptions, policy direction, principles and values defined by the commissioners will be used in this alternative.

After the scoping process, land use alternatives will be developed based on technical analysis, input from cities, the Board’s principles and values and results of the environmental scoping and analysis. From the DSEIS, a preferred alternative will emerge, providing a 20-year land supply and meeting the 2014 planning assumptions and policy directions.

**NEXT STEPS**

During four open houses in August, the public is invited to comment on the scope of impacts to be examined in the Supplemental Environmental Impact Statement. All open houses will be 7 - 8:30 p.m. Here are the open house dates and locations:

Tuesday, Aug. 19	Fort Vancouver Community Library, 901 C St., Vancouver
Wednesday, Aug. 20	Lacamas Lake Lodge, 227 N.E. Lake Rd., Camas
Wednesday, Aug. 27	Ridgefield Community Center, 210 N. Main Ave., Ridgefield
Thursday, Aug. 28	Battle Ground Community Center, 9123 E. Main St., Battle Ground



City-County Planning Coordination Meeting  
City of Ridgefield, Ridgefield Community Center 210 N. Main Avenue  
Ridgefield, Washington

---

## Meeting Notes

Friday, June 13, 2014

10:00 a.m. - 11:30 a.m.

City Staff: Elizabeth Decker, City of Ridgefield/ City of La Center, Erin Erdman, City of Battle Ground; Chad Eiken and Bryan Snodgrass, City of Vancouver; Bart Stepp, City of Woodland, Robert Maul and Sarah Fox, City of Camas, Amanda Smeller, City of Woodland.

County Staff: Oliver Orjiako, Gordy Euler, Gary Albrecht and Jose Alvarez

Meeting Notes by: Gary Albrecht

### Welcome & Introductions

- Oliver welcomed everyone to the meeting and initiated introductions.

### Review of last meeting Summary

- Last meeting summary discussed. No comments/questions.

### Population & Employment Allocation Discussion

- Outcome of this meeting is to have a consensus in support of Issue Paper #4 if changes need to be made, then we would like to agree to the changes today.
- Commissioner Barnes is the newest Commissioner, and needs to be brought up to speed through the Issue Papers. And these papers are for our city partners to help clarify these issues.
- In Issue Paper #4, we tried to follow the city/county agreement on methodology of using the vacant and buildable lands model to allocate growth.
- On page #2, Oliver discussed "The following are essential to the outcome regardless of which method is used:"
- Oliver agreed to add additional language to ensure flexibility during the allocation process.
- Page #2 indicates consistency with local plans and using the OFM medium number; using scenario #4, 91,200 jobs and the vacant lands model in use since 1994, and allow for flexibility when necessary.
- Carrying capacity is not the same as the actual vacant land model capacity.
- VBLM is not a true capacity measure. Table 1, 2035 Population Forecast discussed.
- Table 2, 2015-2035 Employment Forecast by UGA discussed.
- VBLM does not show public sector jobs. This forecast includes Scott Bailey's Public Sector jobs that range from 6,800 to 7,400 government jobs.
- 2007 Comprehensive Plan overrides discussed.
- Oliver discussed Issues to consider.

- Oliver requests input on the 2014 VBLM from the cities. Comments can focus on ability to accommodate identified vacant lands model jobs, and sub area plans or overrides that are not identified in the vlm.
- Methodology should include market and redevelopment factors.
- Market factor is applied to acreage.
- Oliver mentioned the City of Vancouver edits to Issue Paper #4.
- Mixed use is applied in the vlm at different commercial/residential splits according to the jurisdiction.
- Issue Paper #4 does not discuss carrying capacity. The City of Vancouver indicates that the paper needs to express carrying capacity to truly understand allocation.
- Total jobs number does not seem accurate since the total number does not include the public sector jobs.
- Market factors need to be included in sizing the UGAs.
- Redevelopment is not included in the allocation analysis, and needs to be considered in the capacity estimate.
- Suggested assumptions to reconsider include the infrastructure estimate and a rural jobs allocation should be considered while allocating jobs to the UGAs.
- VBLM underestimates true capacity; it does not include completed sub-area plans, redevelopment, and vacancy rates.
- General consensus is to show more market factor information in the tables.
- Consensus on the issues of showing a reduction of planning population number from 584,310 in 2007 to 562,207 in 2016, and what this reduction means to a UGA; will a reduced population mean boundary shrinkage?
- Are the commercial and industrial lands in the correct spots?
- Concerns about using the current methodology #3 outlined in Issue Paper #4.
- Deadline to submit draft and final land use to the County is July 10<sup>th</sup> for a draft and July 30<sup>th</sup> for a final land use plan.

2016 Comp Plan SEPA Scoping

- Oliver mentioned the upcoming SEPA Open Houses, and indicated county staff will contact the jurisdiction holding the Open House.

**Open House Venues**

Vancouver	Ft. Vancouver Comm. Library 920 C Street Vancouver WA 98660	Tuesday, August 19 1 <sup>st</sup> floor conf. room Capacity 125	Marla Young 906-5112 <a href="mailto:myoung@ftvl.org">myoung@ftvl.org</a>
East County: Camas/Washougal	Lacamas Lake Lodge 227 NE Lake Road Camas WA 98607	Wednesday, August 20 Capacity 100	Susan Newlove 834-5307, x4481 <a href="mailto:snewlove@cityofcamas.us">snewlove@cityofcamas.us</a>
West County: Ridgefield, La Center, Woodland	Ridgefield Community Center 210 North Main Ave Ridgefield WA 98642	Wednesday, August 27 Large room Capacity 100	Eric Eisemann 750-0038 <a href="mailto:e.eisemann@e2landuse.com">e.eisemann@e2landuse.com</a> On site: Julie Basarab <a href="mailto:Julie.basarab@ci.ridgefield.wa.us">Julie.basarab@ci.ridgefield.wa.us</a>
North County: Battle Ground/ Yacolt	Battle Ground Comm. Center 912 East Main Street Battle Ground WA 98604	Thursday, August 28 Capacity 100	Sam Crummet, Planner Supervisor 342-5042 <a href="mailto:sam.crummet@cityofbg.org">sam.crummet@cityofbg.org</a> Judy Jones, Customer Service 342-5043 <a href="mailto:judy.jones@cityofbg.org">judy.jones@cityofbg.org</a>

Discussion of BOCC direction on Planning Assumptions

- Staff is asking the board to affirm the planning assumptions on page 6.

Cities proposed 2016 plans

Roundtable

- Woodland – Council will vote on extending marijuana moratorium at their next meeting. They will form an adhoc committee to help determine appropriate zones.
- Clark County – Working on Fireworks, last years’s advisory vote was to change the time of sales and time to shoot off fireworks. Hearing scheduled in June. Surface Mining Overlay hearing is on June 3<sup>rd</sup>. I-502 Marijuana Hearing is May 27<sup>th</sup>. Shoreline Master Program Limited Amendment, Open House in Ridgefield on June 24<sup>th</sup>, Planning Commission Worksession on July 10<sup>th</sup> and Hearing on July 17. Board Hearing on August 19. Working on a couple of annual reviews; 1) NE 10<sup>th</sup> recommended adding more acreage to last year’s proposal that was brought forward. 2) Camas/Washougal redesignation of parks/open space to light industrial zone.
- Battle Ground – 60–day moratorium on medical marijuana and collective gardens and will hold a public hearing on the 16<sup>th</sup> for a six month moratorium. One marijuana retailer license from I-502 lottery. Council gave authority for staff to move forward on a parcel for annexation on SR 502.
- Camas – One marijuana retail license and will work to find an appropriate site for sales. And will likely not allow production or processing in Camas. Property owner requested to be taken out of the Camas UGA and moved into Washougal’s UGA. Rep. Senator Pike got involved and the property owner was told to work with the City of Washougal. Looking to adopt an updated parks plan, and exploring the possibility of creating an LID for the north UGA.



- 
- City of Vancouver – is updating their TIF program and the proposed new City TIF districts will end at the City boundary. The City sold the Esther Short Building; working on 4<sup>th</sup> Plain Corridor Bus Rapid Transit plan to downtown mall. Vancouver got 6 lottery marijuana retail licenses, 5 of the 6 do not meet the city's standards. Working on a couple brownfield sub-area plans.

**O'Donnell, Mary Beth**



**From:** Anderson, Colete  
**Sent:** Thursday, July 03, 2014 6:59 AM  
**To:** McCall, Marilee; Amanda Smeller-Woodland; Snodgrass, Bryan; Eiken, Chad; Elizabeth Decker-Consultant; Eric Eisemann-Consultant; Erin Erdmand-Battle Ground; Jeff Sarvis-La Center; Lee Knottnerus-Ridgefield; Mitch Kneipp-Washougal; James Weldon; Phil Bourquin-Camas; Robert Maul-Camas; Sam Crummett-Battle Ground; Towne, Sandra; Sara Fox-Camas; 'Steve Stuart-Ridgefield'  
**Cc:** Albrecht, Gary; Alvarez, Jose; Euler, Gordon; Hermen, Matt; Kamp, Jacqueline; Lebowsky, Laurie; Niten, Jeff; O'Donnell, Mary Beth; Orjiako, Oliver  
**Subject:** RE: City-County Coordination Meeting FRIDAY 7/11 - Agenda/Issue Paper 5/June Meeting Minutes  
**Attachments:** 14\_0630\_CWPP\_OH\_Final\_Draft.pdf

Missed one! Here is the final draft CWPP for us to share... We're planning on included the CWPP at the open houses.

Colete

---

**From:** McCall, Marilee  
**Sent:** Wednesday, July 02, 2014 2:57 PM  
**To:** Amanda Smeller-Woodland; Snodgrass, Bryan; Eiken, Chad; Elizabeth Decker-Consultant; Eric Eisemann-Consultant; Erin Erdmand-Battle Ground; Jeff Sarvis-La Center; Lee Knottnerus-Ridgefield; Mitch Kneipp-Washougal; James Weldon; Phil Bourquin-Camas; Robert Maul-Camas; Sam Crummett-Battle Ground; Towne, Sandra; Sara Fox-Camas; 'Steve Stuart-Ridgefield'  
**Cc:** Albrecht, Gary; Alvarez, Jose; Anderson, Colete; Euler, Gordon; Hermen, Matt; Kamp, Jacqueline; Lebowsky, Laurie; Niten, Jeff; O'Donnell, Mary Beth; Orjiako, Oliver  
**Subject:** City-County Coordination Meeting FRIDAY 7/11 - Agenda/Issue Paper 5/June Meeting Minutes

Good afternoon, All!

Reminder that our next City-County Coordination Meeting will be held next Friday, July 11, in Vancouver.

The agenda, Issue Paper #5, and last month's meeting minutes are attached.

Thanks, and have a great day!

**Marilee McCall** | Administrative Assistant  
Community Planning | "Planning for Clark County's promising future"  
tel: 360.397.2280 ext. 4558 | fax: 360.759.6762  
P.O. Box 9810 | Vancouver WA 98666  
[www.clark.wa.gov/planning](http://www.clark.wa.gov/planning)

## CHAPTER 1 COMMUNITY VISION (New Chapter)

August 2014 OPEN HOUSES DRAFT

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments
<p>1.1.1 Clark County, municipalities and special districts will work together to establish urban growth areas within which urban growth shall be encouraged and outside of which growth may occur only if it is not urban in nature. Each municipality within Clark County shall be included within an urban growth area. An urban growth area may include territory located outside of a city if such territory is characterized by urban growth or is adjacent to areas characterized by urban growth.</p>	No Change.
<p>1.1.2 Urban growth areas shall include areas and densities sufficient to permit the urban growth that is projected to occur in Clark County for the succeeding 20-year period.</p>	No Change.
<p>1.1.3 Urban growth shall be located primarily in areas already characterized by urban growth that have existing public facility and service capacities to adequately serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services that are provided by either public or private sources.</p> <p>Urban governmental services shall be provided in urban areas. These services may also be provided in rural areas, but only at levels appropriate to serve rural development. Urban governmental services include those services historically and typically delivered by cities or special districts, and include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection, public transit services, and other public utilities not normally associated with non-urban areas.</p>	No Change.
<p>1.1.4 An urban growth area may include more than a single city.</p>	No Change.
<p>1.1.5 Urban growth is defined as growth that makes intensive use of land for the location of buildings, structures, and impermeable</p>	No Change.

<p>surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, fiber, or the extraction of mineral resources.</p>	
<p>1.1.6 Clark County and cities shall review, at least every seven (7) years, their designated urban growth area or areas in compliance with RCW 36.70A.215. The purpose of the review and evaluation program shall be to determine whether Clark County and its cities are achieving urban densities within Urban Growth Areas. This shall be accomplished by comparing the growth and development assumptions, targets and objectives contained in these policies (and in county and city comprehensive plans) with actual growth and development that has occurred.</p>	<p>Clark County and cities shall review, <del>at least every seven (7) years,</del> their designated urban growth area or areas in compliance with RCW 36.70A.215. The purpose of the review and evaluation program shall be to determine whether Clark County and its cities are achieving urban densities within Urban Growth Areas. This shall be accomplished by comparing the growth and development assumptions, targets and objectives contained in these policies (and in county and city comprehensive plans) with actual growth and development that has occurred.</p>
<p>1.1.7 Each municipality within Clark County shall annually provide to Clark County parcel specific information on land developed or permitted for building and development in three categories: residential, commercial, and industrial. Clark County and municipalities shall follow the guidelines specified in the Plan Monitoring Procedures Report for the collection, monitoring, and analysis of development activity and potential residential/employment capacity.</p>	<p>No Change.</p>
<p>1.1.8 Clark County, in cooperation with the municipalities, shall prepare a Buildable Lands Capacity Report every seven years, with the first report completed by September 2002. The report will detail growth, development, capacity, needs, and consistency between comprehensive plan goals and actual densities for Clark County and the municipalities within it.</p>	<p>Clark County, in cooperation with the municipalities, shall prepare a Buildable Lands Capacity Report <u>consistent with RCW 36.70A</u> <del>every seven years, with the first report completed by September 2002.</del> The report will detail growth, development, capacity, needs, and consistency between comprehensive plan goals and actual densities for Clark County and the municipalities within it.</p>
<p>1.1.9 Clark County and municipalities shall use the results of the Buildable Lands Capacity Report to determine the most appropriate means to address inconsistencies between land capacity and needs. In addressing these inconsistencies, Clark County and municipalities shall identify reasonable measures, other than adjusting urban growth areas, that will be taken to comply with the requirements of RCW 36.70A.215.</p>	<p>Clark County and municipalities shall use the results of the Buildable Lands Capacity Report to determine the most appropriate means to address inconsistencies between land capacity and needs. In addressing these inconsistencies, Clark County and municipalities shall identify reasonable measures, other than adjusting urban growth areas, that will be taken to comply with the requirements of RCW 36.70A.215.</p>

<p>1.1.10 Population projections used for designating urban growth areas will be based upon information provided by the Office of Financial Management and appropriate bi-state/regional sources.</p>	<p>No Change.</p>
<p>1.1.11 Interagency Cooperation. Clark County and each municipality will work together to:</p> <ul style="list-style-type: none"> <li>• establish a Technical Advisory Committee to develop an ongoing coordination program within the urban growth area;</li> <li>• provide opportunities for each jurisdiction to participate, review and comment on the proposed plans and implementing regulations of the other;</li> <li>• coordinate activities as they relate to the urban growth area;</li> <li>• coordinate activities with all special districts;</li> <li>• seek opportunities for joint efforts, or the combining of operations, to achieve greater efficiency and effectiveness in service provision; and,</li> <li>• conduct joint hearings within the urban growth areas to consider adoption of Comprehensive Plans.</li> </ul>	<p>No Change.</p>
<p>1.1.12 Coordination of land use planning and development:</p> <ul style="list-style-type: none"> <li>• Clark County and each municipality shall cooperatively prepare land use and transportation plans and consistent development guidelines for the urban area.</li> <li>• Comprehensive Plans must be coordinated. The comprehensive plan of each county or city shall be coordinated with, and consistent with, the comprehensive plans adopted by other counties or cities with which Clark County or city has, in part, common borders or related regional issues. The city and Clark County shall play partnership roles in the production of plans which provide the opportunity for public and mutual participation, review and comment.</li> <li>• Conversion of industrial or employment lands to non-industrial or non-employment center districts may occur within the following parameters:</li> </ul>	

<ul style="list-style-type: none"> <li>○ Protect and preserve lands zoned heavy industrial for heavy industrial uses.</li> <li>○ Protect employment center lands from conversion to residential.</li> <li>○ Consider rezoning of employment center lands to non-retail commercial, office campus, or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs, and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics, and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation.</li> <li>● Urban development shall be limited to areas designated by the urban growth boundary. Clark County and each local jurisdiction urban areas would have a higher average density than currently exists, approximately 4, 6 to 8, units per net residential acre depending on the specific urban area. No more than 75 percent of the new housing stock would be of a single product type (e.g., single-family detached residential or attached multi-family). This would not apply to the Yacolt urban growth area due to wastewater management issues.</li> </ul>	<p>Consider rezoning of employment center lands to non-retail commercial, <del>office campus</del>, or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs, and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics, and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation.</p>
<p>1.1.13 Urban Growth Area Centers (UGA) have a full range of urban levels of services and can be divided into three main categories in the following density tiers:</p> <ul style="list-style-type: none"> <li>● Vancouver Urban Growth Area is now or will be a major urban area activity centers with a full range of residential, commercial, and industrial uses, high-capacity transit corridors, schools, major cultural and public facilities. Major urban areas centers, have or will have, urban densities of development of at least 8 units per net residential acre (6 gross units per acre) as an overall average. Areas along high capacity</li> </ul>	<p>No Change.</p>

<p>transit corridors and priority public transit corridors may have higher than average densities while other areas would have lower densities (e.g. established neighborhoods and neighborhoods on the fringes of the urban area). Regional institutions and services (government, museums, etc.) should be located in the urban core.</p> <ul style="list-style-type: none"> <li>• Urban Growth Areas of Battle Ground, Camas, Ridgefield, and Washougal, will have a full range of residential, commercial, and industrial uses, schools, neighborhood, community, and regional parks, and are within walking distance to HCT corridors or public transit. These areas will have employment opportunities and lower densities than a major urban area centers, averaging at least 6 units per net residential acre (4.5 gross units per acre). Higher densities occur along transit corridors and in the community center, with lower densities in established neighborhoods and on the outskirts of the community. These urban growth areas centers should have a center focus that combines commercial, civic, cultural and recreational uses.</li> <li>• La Center Urban Growth Area is located in predominantly a residential area with at least 4 housing units per net residential acre (3 gross units per acre), and include pedestrian-oriented commercial uses, schools, and small parks. There are no standards for the Yacolt urban growth area due to lack of public sewer. A mix of residential uses and densities are or will be permitted. Neighborhoods are to have a focus around parks, schools, or common areas.</li> </ul>	
<p>1.1.14 Rural Centers are outside of urban growth areas centers and urban reserve areas and provide public facilities (e.g., fire stations, post offices, schools) and commercial facilities to support rural lifestyles. Rural centers have residential densities consistent with the surrounding rural minimum lot</p>	<p>No Change.</p>

<p>sizes and do not have a full range of urban levels of services.</p>	
<p>1.1.15 Establish consistent regional criteria to determine the size of urban growth areas for the 20-year comprehensive plans that:</p> <ul style="list-style-type: none"> <li>• Assume the need for residential market factor lands added to the amount called for in the population forecast to build in flexibility;</li> <li>• include a household size of 2.59 people per household;</li> <li>• conserve designated agriculture, forest or mineral resource lands;</li> <li>• ensure an adequate supply of buildable land;</li> <li>• have the anticipated financial capability to provide infrastructure/services needed for the 20-year growth management population projections; and,</li> <li>• balance industrial, commercial, and residential lands.</li> </ul>	<p>Establish consistent regional criteria to determine the size of urban growth areas for the 20-year comprehensive plans that:</p> <ul style="list-style-type: none"> <li>• Assume the need for residential market factor lands added to the amount called for in the population forecast to build in flexibility;</li> <li>• include a household size of <u>2.66</u> -2.59 people per household;</li> <li>• conserve designated agriculture, forest or mineral resource lands;</li> <li>• ensure an adequate supply of buildable land;</li> <li>• have the anticipated financial capability to provide infrastructure/services needed for the 20-year growth management population projections; and,</li> <li>• balance industrial, commercial, and residential lands.</li> </ul>
<p>1.1.16 Establish consistent regional criteria for urban growth area boundaries for the 20-year comprehensive plans that consider the following:</p> <ul style="list-style-type: none"> <li>• geographic, topographic, man-made and natural features (such as drainages, steep slopes, riparian corridors, wetland areas, etc.);</li> <li>• public facility and service availability, limits and extensions;</li> <li>• jurisdictional and special district boundaries;</li> <li>• location of designated natural resource lands and critical areas; and,</li> <li>• minimize split designations of parcels.</li> </ul>	<p>No Change.</p>
<p>1.1.17 There shall be no net material increase in card room capacity within the La Center Urban Growth Area.</p>	<p>No Change.</p>
<p>1.1.18 The City of La Center shall be the primary agent for planning, permitting, funding, constructing and maintaining a new bridge crossing the East Fork Lewis River outside the La Center Urban Growth Area. The new bridge shall meet or exceed county and city public works and environmental standards. Prior to the next county comprehensive plan update, Clark County shall incorporate the new bridge and necessary arterials into</p>	<p>No Change.</p>



	the Clark County Arterial atlas and may provide technical assistance.	
1.1.19	An additional 120 acres +/- of industrial land –located west of Interstate 5 and east of 41st Avenue, and south of 309th Street and north of 299th Street – shall be added to the La Center Urban Area as an out-of-cycle subarea amendment if the United States government recognizes a new tribal reservation within the La Center Urban Area.	No Change.
2.1.0	The county and each municipality shall prepare an inventory and analysis of existing and projected housing.	No Change.
2.1.1	The Comprehensive Plan of the county and each municipality shall identify sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities. All jurisdictions will cooperate to plan for a "fair share" of the region's affordable housing needs and housing for special needs population.	No Change.
2.1.2	Link economic development and housing strategies to achieve parity between job development and housing affordability.	No Change.
2.1.3	Link transportation and housing strategies to assure reasonable access to multi-model transportation systems and to encourage housing opportunities in locations that will support the development of public transportation.	No Change.
2.1.4	Link housing strategies with the locations of work sites and jobs.	No Change.
2.1.5	Link housing strategies with the availability of public facilities and public services.	No Change.
2.1.6	Encourage infill housing within cities and towns and urban growth areas.	No Change.
2.1.7	Encourage flexible and cost efficient land use regulations that allow for the creation of alternative housing types which will meet the needs of an economically diverse population.	No Change.
3.0.1	The county shall recognize existing development and provide lands, which allow rural development in areas, which are developed or committed to development of a rural character.	No Change.

<p>3.0.2 The county and each municipality shall cooperate to ensure the preservation and protection of natural resources, critical areas, open space, and recreational lands within and near the urban area through adequate and compatible policies and regulations.</p>	<p>No Change.</p>
<p>4.1.1 Urban growth areas shall be established consistent with the protection of the environment and the enhancement of the county's high quality of life, including air and water quality, and the availability of water. The establishment of urban growth areas shall also be done in a manner consistent with the preservation of land, sites and structures that have historical or archeological significance.</p>	<p>No Change.</p>
<p>4.1.2 The county and each municipality shall cooperate to ensure the preservation and protection of natural resources, critical areas, open space, and recreational lands within and near the urban area through adequate and compatible policies and regulations. These policies and regulations shall provide for the long-term viability of terrestrial habitat functions and natural watershed processes identified by scientifically-based assessment.</p>	<p>No Change.</p>
<p>5.0.1 Clark County, Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Organization (RTPO), state, bi-state, municipalities, and C-TRAN shall work together to establish a truly regional transportation system which:</p> <ul style="list-style-type: none"> <li>• reduces reliance on single occupancy vehicle transportation through development of a balanced transportation system which emphasizes transit, high capacity transit, bicycle and pedestrian improvements, and transportation demand management;</li> <li>• encourages energy efficiency;</li> <li>• recognizes financial constraints; and,</li> <li>• minimizes environmental impacts of the transportation systems development, operation and maintenance.</li> </ul>	<p>No Change.</p>
<p>5.0.2 Regional and bi-state transportation facilities shall be planned for within the context of county-wide and bi-state air, land</p>	<p>No Change.</p>

	and water-resources.	
5.0.3	The state, MPO/RTPO, county, and the municipalities shall adequately assess the impacts of regional transportation facilities to maximize the benefits to the region and local communities.	No Change.
5.0.4	The state, MPO/RTPO, county, and the municipalities shall strive, through transportation system management strategies, to optimize the use of and maintain existing roads to minimize the construction costs and impact associated with roadway facility expansion.	No Change.
5.0.5	The county, local municipalities and MPO/RTPO shall, to the greatest extent possible, establish consistent roadway standards, level-of-service standards and methodologies, and functional classification schemes to ensure consistency throughout the region.	No Change.
5.0.6	The county, local municipalities, C-TRAN and MPO/RTPO shall work together with the business community to develop a transportation demand management strategy to meet the goals of state and federal legislation relating to transportation.	No Change.
5.0.7	The state, MPO/RTPO, county, local municipalities and C-TRAN shall work cooperatively to consider the development of transportation corridors for high capacity transit and adjacent land uses that support such facilities.	No Change.
5.0.8	The state, county, MPO/RTPO and local municipalities shall work together to establish a regional transportation system which is planned, balanced and compatible with planned land use densities; these agencies and local municipalities will work together to ensure coordinated transportation and land use planning to achieve adequate mobility and movement of goods and people.	No Change.
5.0.9	The state, county, MPO/RTPO and local municipalities shall work together to establish a regional transportation system which is planned, balanced and compatible with planned land use densities; these agencies and local municipalities will work	No Change.

	together to ensure coordinated transportation and land use planning to achieve adequate mobility of goods and people. State or regional facilities that generate substantial travel demand should be sited along or near major transportation and/or public transit corridors.	
5.0.10	State or regional facilities that generate substantial travel demand should be sited along or near major transportation and/or public transit corridors.	No Change.
6.0.1	The County, State, municipalities and special districts shall work together to develop realistic levels of service for urban governmental services.	No Change.
6.0.2	Plans for providing public facilities and services shall be coordinated with plans for designation of urban growth areas, rural uses, and for the transition of undeveloped land to urban uses.	No Change.
6.0.3	Public facilities and utility services shall be planned so that service provision maximizes efficiency and cost effectiveness and ensures concurrency.	No Change.
6.0.4	The County, municipalities and special districts shall, to the greatest extent possible, agree upon present and future service provision within the urban area.	No Change.
6.0.5	The County, municipalities and special districts shall agree on a full range of services to meet the needs of the urban area, including sewer, water, storm drainage, transportation, police, fire, parks, etc.	No Change.
6.0.6	The County, its municipalities and special districts shall work together to ensure that the provision of public facilities and services are consistent and designed to implement adopted comprehensive plans.	No Change.
6.0.7	Local jurisdictions shall establish a process to re-evaluate the land use element of their comprehensive plans upon its determination that the jurisdiction lacks the financing resources to provide necessary public facilities and services to implement their plan.	No Change.
6.0.8	General and special purpose districts should consider the establishment of impact fees as a method of financing public facilities required to support new development.	No Change.

6.0.9 The County, its municipalities, and special districts will work together to develop financial tools and techniques that will enable them to secure funds to achieve concurrency.	No Change.
6.0.10 The Comprehensive Plan of the County and each municipality shall include a process for identifying and siting essential public facilities such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and regional parks.	No Change.
6.0.11 When siting state and regional public facilities, the County and each municipality shall consider land use compatibility, economic and environmental impacts and public need.	No Change.
6.0.12 The County shall work with the state, each municipality and special districts to identify future needs of regional, and state wide public facilities. This will ensure county-wide consistency and avoid duplications or deficiencies in proposed facilities.	No Change.
6.0.13 The County, municipalities, special districts and Public Health will work cooperatively to develop fair and consistent policies and incentives to: eliminate private water and sewer/septic systems in the urban areas; and to encourage connection to public water and sewer systems.	No Change.
6.0.14 Within Urban Growth Areas, cities and towns should be the providers of urban services. Cities and towns should not extend utilities without annexation or commitments for annexation. Exceptions may be made in cases where human health is threatened. In areas where utilities presently extend beyond city or town limits, but are within Urban Growth Areas, the city or town and the county should jointly plan for the development, with the county adopting development regulations which are consistent with the city or town standards.	No Change.
6.0.15 Plans for providing public utility services shall be coordinated with plans for designation of urban growth areas, rural uses, and for the transition of undeveloped land to urban uses.	No Change.

6.0.16	The County, municipalities and special districts shall, to the greatest extent possible, agree upon present and future service provision within the urban area.	No Change.
6.0.17	Establish a stormwater treatment plan for existing and future developments that complies with salmon recovery objectives.	No Change.
7.0.1	The county and each municipality shall identify open space corridors, riparian areas, important isolated open space and recreational areas within and between urban growth areas, and should prepare a funding and acquisition program for this open space. Open space shall include lands useful for parks and recreation, fish and wildlife habitat, trails, public access to natural resource lands and water, and protection of critical areas.	No Change.
8.0.	The county and each municipality should identify cultural resources within urban growth areas and the county.	No Change.
9.0	Clark County Economic Development Vision Statement: "Clark County will grow as a high-wage economy that creates jobs at a rate in excess of population growth, and an increasing percentage of the population will both live and work in Clark County. There will be an emphasis on emerging clusters that have a significant knowledge-based component.	No Change.
9.1.1	The county and cities will demonstrate their commitment to long-term economic growth by promoting a diverse economic base, providing opportunity for all residents, including unemployed and disadvantaged persons. Growth which helps to measurably raise the average annual wage rate of community residents and preserves the environmental quality and livability of our community is viable growth and will improve the lifestyle of Clark County residents.	No Change.
9.1.2	The county and cities will demonstrate their commitment to the retention of those enterprises which have created the economic base of the county, and promote their continued growth in a predictable environment, which encourages investment and job growth.	No Change.
9.1.3	The county and cities will encourage long-	No Change.

	term growth of businesses of all sizes, because economic diversification and stratification are important factors in overall job growth for the county and cities.	
9.1.4	The county and cities will promote productivity and quality among its businesses to meet world and market standards for their products and services.	No Change.
9.1.5	The county and cities will encourage higher educational levels for residents, and improvements in the measurable performance of high school graduates compared with other counties in the state.	No Change.
9.1.6	The county and cities may give priority assistance to employers who will increase the standard of living in the community.	No Change.
9.1.7	The county and cities will plan for long-term economic growth which enhances the capacity of existing air shed for job-generating activities.	No Change.
9.1.8	The county and cities will provide for orderly long-term commercial and industrial growth and an adequate supply of land suitable for compatible commercial and industrial development.	No Change.
9.1.9	The county and cities will encourage the recruitment of new business employers to absorb the increasing labor force, and to supply long-term employment opportunities for county's residents who are currently employed outside of the State.	No Change.
9.1.10	The county and cities will work together to establish specific common benchmarks that will measure the region's overall economic viability. These benchmarks will be included in the county's Comprehensive Plan and are encouraged to be included in each jurisdictions comprehensive plan.	No Change.
9.1.11	<p>Conversion of industrial or employment center lands to non-industrial or non-employment center districts may occur within the following parameters:</p> <ul style="list-style-type: none"> <li>• Protect and preserve lands zoned heavy industrial for heavy industrial uses.</li> <li>• Protect employment center lands from conversion to residential.</li> <li>• Consider rezoning of employment center lands to non-retail commercial, office campus, or business park if the proponent can show that (a) the zone</li> </ul>	No Change.

<p>change would accommodate unforeseen and rapidly changing commercial development needs, and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics, and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation.</p>	
<p>9.1.12 Encourage use of a multi-modal transportation system that facilitates the reduction of travel times and reduces the need for additional road construction within the region.</p>	<p>No Change.</p>
<p>9.1.13 Following consultation with interested cities, the county may, consistent with state requirements, designate Major industrial developments RCW 36.70A.365 and /or Master planned developments – Master planned locations RCW 36.70A.367 outside urban growth areas. Appropriate or required Intergovernmental Agreements consistent with the provisions of the state law shall accompany such designation.</p>	<p>No Change.</p>
<p>10.1.1 The county and each city shall give full consideration to the importance of school facilities and encourage development of sustainable learning environments through the adoption and implementation of county and city comprehensive land use plan policies and development regulations.</p>	<p>No Change.</p>
<p>10.1.2 The county and the cities shall jointly establish a school advisory body that is comprised of representatives from the county, cities, school districts, and special purpose districts and other interest groups. The advisory body may undertake the following, but shall in no way compromise or complicate an individual district's authority to take actions on its own in its best interest:</p> <ul style="list-style-type: none"> <li>• Uniform data collection. Identify, monitor, and report to the community, at least annually, on the key performance indicators related to quality schools, capital facilities plans, and community development (Note: one of the points is to be able to relate schools data to other annual planning</li> </ul>	<p>No Change.</p>



<p>data provided by the cities and the county);</p> <ul style="list-style-type: none"> <li>• State and federal law issues. Develop issue papers and consensus recommendations regarding provisions of state and federal law which impact the adequacy and/or timely provision of school capital facilities.</li> <li>• Policy development and implementation. Actively participate in the development or amendment of city and county comprehensive plans and development regulations relating to or impacting schools including: <ul style="list-style-type: none"> <li>○ Location of Urban Growth Areas;</li> <li>○ Location and mix of residential land use designations;</li> <li>○ Commercial/industrial tax base within each school district;</li> <li>○ Potential location of future school sites;</li> <li>○ Potential co-location of school facilities with other public facilities (i.e. parks);</li> <li>○ Phasing of residential development;</li> <li>○ Private/public partnerships;</li> <li>○ School facility permitting processes;</li> <li>○ School impact fees; and</li> <li>○ Last resort safety net considerations.</li> </ul> </li> </ul>	
<p>10.1.3 The county and each city shall include sufficient vacant land at adequate sizes in the future land use categories to meet projected demand for new schools.</p>	<p>No Change.</p>
<p>10.1.4 Large residential development should confer with school districts on school impacts.</p>	<p>No Change.</p>
<p>10.1.5 Work cooperatively with school districts to facilitate permitting of new facilities and modernization of older facilities through clear regulations, effective on-site and off-site improvements, team approaches, and shared information regarding county processes.</p>	<p>No Change.</p>
<p>10.1.6 Encourage jurisdictions to cooperate in planning and permitting school facilities through land use policies and regulations that minimize the financial burden associated with developing school facilities.</p>	<p>No Change.</p>

11.0.1 The community design element shall help conserve resources and minimize waste.	No Change.
11.0.2 The county's community design standards shall be appropriate to the region, exhibiting continuity of history and culture and compatibility with the climate, and encourage the development of local character and community identity.	No Change.
<p>11.0.3 The goals and policies of this element are intended to:</p> <ul style="list-style-type: none"> <li>• clarify and define design objectives for zoning ordinances;</li> <li>• reduce review time during the design phase of proposed projects;</li> <li>• improve the visual attractiveness of the community;</li> <li>• encourage quality architecture and landscape design;</li> <li>• minimize land use conflicts; and,</li> <li>• develop clear and consistent analysis of new projects.</li> </ul>	No Change.
12.0.1 Community Comprehensive Plans shall contain an annexation element. In collaboration with adjacent cities, towns, and Clark County, each city and town shall designate areas to be annexed. Each city and town shall adopt criteria for annexation and a plan for providing urban services and facilities within the annexation area. Policies for the transition of services shall be included in each annexation element. All cities and towns shall phase annexations to coincide with their ability to provide a full range of urban services to areas to be annexed.	No Change.
12.0.2 Developing areas within urban growth and identified annexation areas should annex or commit to annex to adjacent cities in order to receive a full range of city-provided urban services. Unincorporated areas that are already urbanized are encouraged to annex to the appropriate city or town that provides the urban services. Incorporation of new cities and towns is a legal option allowed for under Washington law. Incorporation may be appropriate if an adequate financial base is identified or annexation is impractical.	No Change.
12.0.3 The county shall encourage and support annexations to cities and town within Urban	No Change.

<p>Growth Areas if consistent with the policies contained within the annexation element.</p>	
<p>12.0.4 No city or town located in a county in which Urban Growth Areas have been designated may annex territory beyond an urban growth area.</p>	<p>No Change.</p>
<p>12.0.5 An inter-jurisdictional analysis and process which assesses the fiscal and other impacts related to annexation on the county, the city or town, and special purpose districts shall be developed consistent with the policies contained in the annexation proposal.</p>	<p>No Change.</p>
	<p><b><u>13.1.1 The county and cities shall implement the mutually-adopted shoreline goals, policies, and shoreline designations through development regulations contained in their respective shoreline master programs. Such programs are designed to foster appropriate uses of and access to shorelines of the state while protecting natural resources and shoreline ecological functions.</u></b></p>
	<p><b><u>1.1.20 Communities should be designed in a way that promotes and protects aging-in-place for all age groups; especially by providing opportunities for physical activity and access to healthy food.</u></b></p>