



CP 16 # 0210

County–City Coordination Meeting AGENDA

Date: Friday, August 8, 2014

Time: 10:00 AM to 11:30 PM

Location:

City of Washougal, City Hall

1701 C Street.

Washougal, WA 98671

City-County Planning Directors Coordination Meeting

Outcomes:

- Accurate representation of City Requests.
- Coordination on all BOCC work sessions on the Comp Plan update.
- Which cities are participating in which open houses.

Agenda Item:	Introduced by:
Welcome & Introductions (5 minutes)	Oliver Orjako
Review of last meeting summary notes (5 minutes)	All
Discussion of City Requests (30 minutes)	Oliver Orjako / All
Update on Open Houses SEPA Scoping/Cities Participation (20 minutes)	All
Discussion of growth allocation/timing (10 minutes)	All
Roundtable (10 minutes)	All
Next Meeting Agenda and Location (5 minutes)	All

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

Next meeting: Time/location

September 12, 2014: Clark County Public Service Center Building (10:00 – 12:00 p.m.)



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CLARK COUNTY
WASHINGTON

ATTENDANCE SIGN IN for: August 8, 2014

****Please PRINT Clearly****

City/County Coordination Meeting

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL
Chete Anderson	Clark County		
Robert Mann	Camas		
B SHODRAS	VANC		
Sandra Toune	UMC		
Jose ALVAREZ	Clark County		
Erin Erdman	City of Battle Ground		
Sarah Fox	City of Camas		
Samy Albert	Clark County		
Oliver Ozjaks	" "		



City-County Planning Coordination Meeting
City of Vancouver City Hall, 415 West 6th St.
Vancouver, Washington

Meeting Notes

Friday, June 13, 2014

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

City Staff Eric Eisemann, City of Ridgefield/ City of La Center, Erin Erdman, City of Battle Ground; Sandra Towne and Bryan Snodgrass, City of Vancouver; Robert Maul, City of Camas, and Mitch Kneipp, City of Washougal.

County Staff. Oliver Orjiako, Gordy Euler, Gary Albrecht, Colete Anderson 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.

Adjustments of Growth Allocation discussion and overview of BOCC 6/24 Hearing

- Outcome of meeting is to discuss/concerns issues and find a path forward to a solution.
- Issue Paper #5 and July 16 PowerPoint emailed to group.
- City of Ridgefield expressed a concern about their allocation. They will get their request to the county soon,
- Most cities do not want to shrink or expand their boundaries.
- City of La Center is asking to add 56 acres of land for jobs.
- County needs to revisit the allocation to cities.
- Washougal is okay with their allocation.
- BG is in process of determining their needs.
- BOCC Hearing The commissioners appear to be open to revisiting the planned population number.
- BOCC was presented more information by DEAB about raising the infrastructure deductions going from 27% to 33%.
- BIA submitted a letter from James Howsley requesting to revisit the population growth rate, as the BIA believes the current 562, 207 (OFM medium) is too low.
- Cities have strong concerns about the BOCC making any changes to the population growth number or the infrastructure deduction number.
- RTC is updating their RTP plan based on the adopted population number , 562,207.
- **Oliver will send Eric Golemo/DEAB and BIA letter to group.**

- More information is needed on development that is occurring and how the new stormwater regulations impact development.
- Cities would like to know when the BOCC may revisit the planning number or infrastructure deductions.
- The BOCC has reviewed Ron Wierenga's memo on infrastructure deduction and the new stormwater regulations.
- Staff is hoping to have preliminary maps for the upcoming Open Houses ready by the end of July.

Progress on Cities process and proposed 2016 plans

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

BOCC WS 7/16 and Open Houses for the SEPA scoping process

- Purpose of Work Session is to discuss the SEPA process, provide a rural lands update, and discuss other issues.
- County is required to do a SEPA level review. Since we are not moving the boundary we will do a supplemental EIS and re-adopt the 2007 EIS. At the end of July the county will be publishing LEGAL notices for the Environmental Threshold Determination, adopting the 2007 SEPA document, and advertising for the upcoming SEPA Open Houses.
- RFP in progress to find a consultant to help us with the SEPA update.
- Alternatives. No action (current UGBs and zoning), county-initiated changes, and city-initiated requests.
- Woodland was not covered in the 2007 EIS.

Vancouver	Ft Vancouver Comm Library 920 C Street Vancouver WA 98660	Tuesday, August 19 1 st floor conf room Capacity 125	Marla Young 906-5112 myoung@ftvl.org
East County. Camas/Washougal	Lacamas Lake Lodge 227 NE Lake Road Camas WA 98607	Wednesday, August 20 Capacity 100	Susan Newlove 834-5307, x4481 snewlove@cityofcamas.us
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 e_eisemann@e2landuse.com On site. Julie Basarab Julie.basarab@ci.ridgefield.wa.us
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 sam.crummet@cityofbg.org Judy Jones, Customer Service 342-5043 judy.jones@cityofbg.org

- Open House times are 7:00 - 8:30 and we will have a PowerPoint presentation at the beginning of evening.
- SEIS completion with the BOCC in December 2014. In January 2015 proposing a joint hearing with the PC & Board. SEIS final completion in April or May 2015.

- City of Vancouver is interested in pursuing an Arterial Atlas amendment for NE 18th St. into Camas. Staff informed the City of Vancouver that the first attempt failed.
- Issue Paper #5 indicates removing Three-Creeks Overlay in the VUGA.
- County is receiving property owner requests to rezone property.
- Alternative #3 should only be the city requests.
- Staff indicated Alternative #2 will only be county-initiated actions.
- Staff indicated Alternative #3 will only be city-initiated actions.
- Rural Lands Review, recently completed a rural preference census about going to smaller parcels for AG-20 and FR-40 parcels. Staff working on a Rural PUD ordinance; working with Food Systems Council to keep agriculture properties in agriculture. People were interested in clustering, but not sure if property owners understand how the clustering provision works.
- Rural Lands next steps - complete draft code language for smaller parcel sizes, draft code language for cottage housing in rural centers, lot reconfiguration areas dealing with nonconforming lots; include results of 2012 USDA Farm Census in terms of showing our work.
- Clark County Citizens United (CCCU) appealed the 1994 Comp Plan. They are contacting the Board's office indicating that the County got the 1994 plan resource designations wrong. They want no non-conforming lot sizes in the rural areas. Jose prepared a memo to the Board responding to the issues raised by CCCU.
- This memo will be available on THE GRID.
- Staff's goal is to show the Board that the issue raised above has already been litigated.
- Staff will present this information to the Board.
- City of Vancouver submitted a one-page letter to the Board indicating no changes to the boundary and that there is ample room within existing boundary; Market not caught up with the adequate amount of land. No change needed.
- City of La Center submitted a letter requesting an additional 56 acres for jobs.
- City of Ridgefield is still looking for some flexibility and exploring the idea of adding Tri-Mountain Golf Course to their UGA.
- City of Battle Ground does not see any changes in boundary at this point.
- City of Washougal is not anticipating any kind of expansion. There is a concern about the map precluding city from expanding since it is surrounded by Agriculture zoning.
- City of Camas is beginning a visioning process with a Consultant (Cogan, Owens, Cogan) during Camas Days on July 25th & 26th, City will have a booth to discuss visioning with the community.

Land Calculator

Overall there is a surplus of residential and employment land. The calculator allows you to change planning assumptions to see how it affects the capacity for example increasing the infrastructure deduction to 35% for residential land would reduce the surplus of residential land from 2,200 to 1,700 acres. Commercial shows a deficit of 1,100 acres assuming 79% of jobs fit into a commercial designation based on Scott Bailey's analysis. A couple of years ago the county completed a comprehensive plan streamlining process changing Business Park from Commercial designation to Industrial Designation. Jose is interested in exploring the extent of this change on the

commercial/industrial land supply. Surplus of 1,858 acres of Industrial land. VBLM excludes public sector jobs, footnote kept for capacity of redevelopment. Port has a separate category and is included in the VBLM.

Roundtable

- Round table discussed above.
- Clark County - Jacqui Kamp sent out an RFQ for an online survey that will help with public outreach. Peak Democracy appears to be the best consultant for an online survey. Staff is interested in partnering as a possible future round table discussion. Goal is to have a consultant on board by the end of August.



CHECKING IN ON OUR FUTURE



Environmental Impact Statement – Scoping OPEN HOUSE

Purpose of this open house

Clark County is revising its Comprehensive Growth Management Plan. As part of the process, the county will prepare a supplemental environmental impact statement (SEIS) in compliance with the State Environmental Policy Act (SEPA). The review process will keep the public informed about environmental impacts anticipated under each of the proposed growth alternatives.

Agencies, affected tribes and the public are invited to comment on the scope of the EIS. The scope determines the range and kinds of issues studied in the EIS. You can comment on alternatives, mitigation measures, probable significant adverse impacts, or other relevant issues.

You can submit comments using the comment form or submit them in writing on the county website at www.clark.wa.gov/planning/2016update/comments.html.

Comments must be received by September 1, 2014.

How it works

The open house will start with an explanation of the purpose of an environmental impact statement and description of input helpful to determine what an EIS should include. You can then walk through the room to ask questions at any of the seven stations featuring information on relevant topics.

The stations are:

- Station 1:** Welcome; purpose
- Station 2:** Current Comprehensive Plan zoning map
- Station 3:** Planning assumptions
- Station 4:** Possible alternatives
- Station 5:** Environmental constraints and the built environment
- Station 6:** Transportation system
- Station 7:** Parks Master Plan update



Context for comprehensive planning

Since the Clark County Comprehensive Growth Management Plan was updated and adopted in 2007, conditions in the county, as well as state and federal laws, have changed, requiring corresponding changes to the plan. In addition, we now have better mapping and more accurate information about buildable lands. This additional data might change conclusions in the previous plan about the current urban growth areas' capacity to accommodate future population and jobs. As a result, in early 2014, the Board of Clark County Commissioners issued planning assumptions and policy direction for reviewing and updating the growth management plan.



Environmental Impact Statement – a general statement of impacts

SEPA requires potential impacts of proposed changes as part of a comprehensive plan update to be evaluated in an environmental impact statement. As allowed by SEPA, analyses are not detailed to specific sites, but instead give an overview of what could be expected under any alternative.



SEPA allows adoption of other documents when researching existing conditions and anticipated impacts. Because growth hasn't occurred as predicted in the 2007 EIS, the county will re-adopt that document and supplement it with additional information for the 2016 update.

Alternatives in the EIS will be considered based on requirements of the Growth Management Act (GMA), objectives of the comprehensive plan, and county planning policies.

STATIONS




STATION 1: Welcome; Purpose

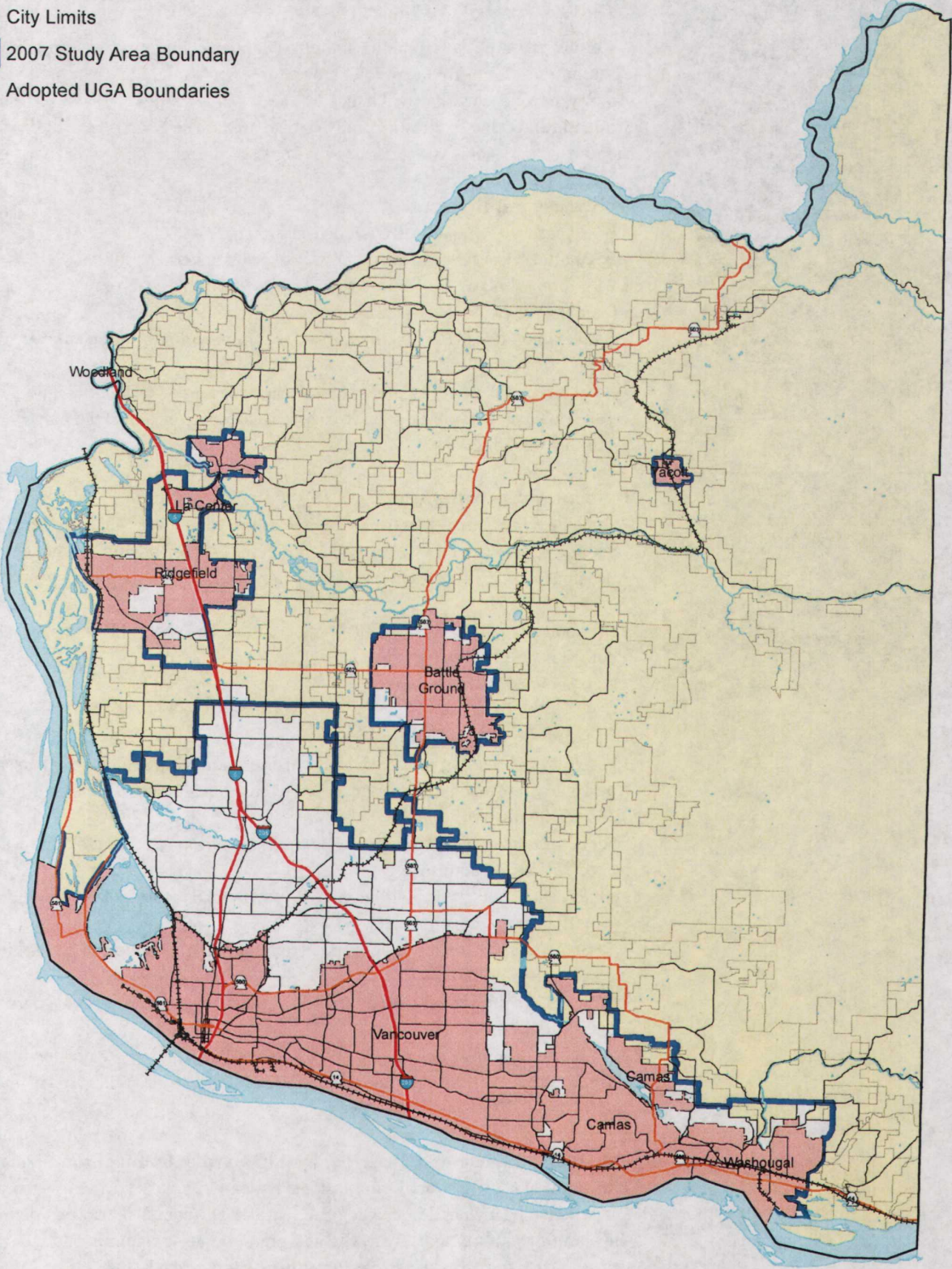
To provide you with information about the alternatives Clark County is studying to accommodate the population and employment growth expected over the next 20 years.

STATION 2: Current Comprehensive Plan zoning map

This map shows the current zoning in unincorporated areas of Clark County.

2007 EIS STUDY AREA AND CURRENT URBAN GROWTH BOUNDARIES

-  City Limits
-  2007 Study Area Boundary
-  Adopted UGA Boundaries





STATION 3: Planning assumptions

Planning assumptions guide the amount of land needed for future growth. Assumptions, for example, predict how many people might live or work in Clark County, how densely they will live, and how much land must be set aside to avoid wetlands and other environmentally critical areas. The Board of Clark County Commissioners approved the following key assumptions:

Policy assumptions

- Base year for the plan is 2015; end year is 2035.
- Population forecast is 562,207, an increase of 1.12 percent annually.
- Jobs forecast is 91,200, an increase of more than 2 percent annually.
- Urban/rural population split is a 90:10.
- Employment density is 20 employees per commercial acre, nine employees per industrial acre.
- Add a market factor of 15 percent to acreage needed for residential lands.
- Add a market factor of 15 percent to acreage needed for industrial and commercial lands.

Consultative assumptions, county planning policies

- Housing densities of eight units per acre in the Vancouver urban growth area; six units per acre in the Battle Ground, Camas, Ridgefield and Washougal urban growth areas; and four units per acre in the La Center urban growth area.
- New housing will be no more than 75 percent of any one product type, such as detached or attached housing.
- 2.66 persons per household.

Data-driven assumptions

- For every new acre of residential land inside an existing urban growth area, 27.7 percent will be used for infrastructure. This set-aside rate includes both onsite and offsite infrastructure.
- For commercial, industrial and business park zones, 25 percent overall will be used for infrastructure.
- 10 percent of vacant residential inventory will not convert to accommodate growth over the 20-year plan.
- 30 percent of underused residential inventory will not convert to accommodate growth over the 20-year plan.
- Underused commercial and industrial parcels have a building value per acre of \$50,000 or less.
- Future development on critical lands is based on excluding the portion of land hindered by critical areas. The portion not hindered by critical areas is included in the buildable lands inventory.

Values and principles articulated by the Board of County Commissioners

The Board of Clark County Commissioners stated its values for the revised plan and lands to be included in urban growth areas. The complete text and details of the planning assumptions are available from Community Planning at www.clark.wa.gov/planning/2016update/index.html.

STATION 4: Possible alternatives

The county population forecast for 2035 is 562,207, lower than the 2024 forecast of 584,310. Because of this lower forecast, the county has determined that most, if not all, of the expected population and jobs can be accommodated within existing urban growth boundaries.

For this scoping, the county has identified a range of options for land use changes instead of options for adding land to urban growth areas. They are:

- **No Action Alternative**, which would be the adopted 2007 Comprehensive Growth Management Plan, as amended, including current urban growth boundaries, planning assumptions, policies, and implementation ordinances.
- **County-initiated changes**, such as recent work to update application of the surface mining overlay, creation of a public facilities zone, and review of minimum parcel size for agriculture and forest lands; and areas proposed for change by property owners within existing boundaries.

New planning assumptions, policy direction, changes in land use/zoning, and principles and values defined by the commissioners would be used for this alternative.

- **Expansion of urban growth areas proposed by cities.**

The cities of Battle Ground, La Center, and Ridgefield are considering expanding their urban growth areas to support job growth.

After EIS scoping, a preferred alternative will be developed based on technical analysis, input from cities, principles and values, and results of the environmental scoping and analysis. The preferred alternative is expected to include areas roughly equivalent to current urban growth boundaries, plus lands selected from within the 2007 EIS Study Area (see map on the page 3) sufficient to meet 2016 planning assumptions and policy directions.





STATION 5: Environmental constraints and the built environment

ELEMENTS OF THE ENVIRONMENT

By adopting the 2007 EIS, the county will use much of its data and analyses as a starting point for additional study. Interested parties are invited to comment on the elements commonly included in SEPA, as well as other issues of concern. These elements are listed below.

Natural environment

1. Earth

- a. Soils

2. Water

- a. Surface waters
- b. Floods
- c. Groundwater and aquifer recharge areas
- d. Public water supplies

3. Fish and wildlife habitat

- a. Habitat, numbers, diversity of plant, animal species
- b. Wetlands
- c. Threatened and endangered species
- d. Migratory species and migration routes

4. Energy and natural resources

- a. Amount required, rate of use, efficiency
- b. Source, availability
- c. Conservation and renewable resources

Built environment

1. Land and shoreline use

- a. Relationship to existing land use plans and to estimated population
- b. Housing
- c. Economy
- d. Resource lands

2. Transportation

- a. Roadway network, including freight
- b. Transit
- c. Non-motorized modes

3. Public services and utilities

- a. Fire
- b. Police
- c. Schools
- d. Parks or other recreational facilities
- e. Libraries
- f. General government facilities
- g. Public water supplies
- h. Solid waste
- i. Sanitary sewer

4. GMA requirements

- a. State statutes
- b. County-wide planning policies
- c. Concurrency
- d. Fiscal impacts
- e. Public involvement

STATION 6: Transportation system

Transportation is a key aspect of the comprehensive plan, shaping Clark County's development patterns. Clark County's transportation network connects state highways, neighboring city streets and adjacent county roads. It connects to transportation facilities operated by other special purpose districts, such as sewer and water districts, and for-profit businesses. The public does not experience a series of separate transportation systems, but a single, unified system. This starts with coordinated planning as required by GMA. The transportation system must be affordable and minimize environmental impacts to maintain quality of life. It must serve all users and modes, despite mobility, age or income issues. A safe, efficient transportation system can work to enhance economic development in conjunction with supporting land use plans.



STATION 7: Parks Master Plan update

Clark County Parks is updating the Parks Plan. It shows current parks, open spaces and trail systems in unincorporated areas. During the next few months, we will ask for public input regarding the Parks Plan update, looking at topics such as levels of service, amenities and locations of future parks, open spaces and trails.



HOW TO HELP SHAPE THE SCOPE

We need your input about what to discuss in the supplemental environmental impact statement and potential impacts of the alternatives. Most likely, urban growth boundaries would change minimally, if at all. What concerns do you have about planning issues? Do you see areas with important physical characteristics that should be recognized or areas with built features that need special attention? Look at the list of factors for the natural and built environment. Are there special issues for the scoping area? Please identify them.

Ways to submit a comment:

- **Fill out a comment sheet and leave it with staff.**
- **Submit a comment** on the county's website at www.clark.wa.gov/planning/2016update/comments.html or mail it to Comprehensive Plan EIS Scoping, Community Planning, P.O. Box 9810, Vancouver WA 98666.

Please direct questions to

Oliver Orjiako, (360) 397-2280 ext. 4112 or to comp.plan@clark.wa.gov

THANK YOU FOR YOUR PARTICIPATION



Clark County Community Planning

Planning for Clark County's promising future

Street Address: 1300 Franklin St., Vancouver, WA 98660

Mailing Address: P.O. Box 9810, Vancouver, WA 98666

Telephone: (360) 397-2280

Email: comp.plan@clark.wa.gov

Website: www.clark.wa.gov/planning

Clark County board of Commissioners
P O Box 5000
Vancouver, Washington 98666

May 20, 2014

Dear Commissioners,

Clark County Citizens United, Inc has examined the 2004-2014 Clark County Comprehensive Land Use Plan for any corrections or additions that might be necessary, to enable it to comply with the mandates of the Washington State Growth Management Act. Much of the wording in the document could be retained. But, there are portions of the text that should be removed to allow the document to read correctly. CCCU, Inc believes the easiest way to provide the information is to simply draw a line through the words that should not be in the document. Then when it is read, it will better demonstrate what the GMA requires. But, foremost, there needs to be two separate sections Rural Element and Resource Element. They should not be combined. In addition, CCCU, Inc is submitting the following recommendations for rural and resource land zoning and parcel sizes consistent with historical patterns of development and fulfilling the criteria and mandates of the GMA. In addition, recommendations regarding innovative zoning techniques are described.

For Rural zoning the recommendation is

1 acre Design Rural, 2.5 acre Community Rural, and 5 acre Estate Rural, with the possibility of clustering or based on density use at 2.5 acre

For Agriculture zoning the recommendation is

2.5 acre Neighborhood Farm, 5 acre Rural Farm and 10 acre Commercial Agriculture with the ability to 1 acre cluster, density use at 2.5 acre or 5 acre simple segregation

For Forest zoning the recommendation is:


5 acre Family Forest, 10 acre Transition Forest, 20 acre Industrial Forest with the ability to 1 acre cluster, density use at 2.5 acre or 5 acre simple segregation

In the larger lots, a bonus density cluster lot should be allowed in all zones

The 5 acre segregation process should replace the short plat process

This information is being submitted according to Clark County Citizens United, Inc. Board of Directors directives and recommendations, for your review and consideration

Sincerely,



Carol Levanen, Ex Secretary
Clark County Citizens United, Inc
P.O. Box 2188
Battle Ground, Washington 98604

008513

Friends of Clark County

Planting the Seeds of
Responsible Growth



Suggested Additional Alternatives

- 1) An alternative that pulls back the growth boundaries in selected areas. Certain cities were too ambitious in the last plan and their plans promoted sprawl.
- 2) An alternative that promotes working open spaces. This alternative would include the kind of agriculture that can and is being done on small acreage. Habitat preservation would also be encouraged. Development of subdivisions and strip malls would be strongly discouraged.

The Ideal Growth Management Plan

Assurances that clean water will be available for years to come. If there is a question of the availability of water for a proposed development, that development should not be allowed.

- Control of storm water and storm water pollution. Green infrastructure should be preferred over gray (concrete) infrastructure as much as possible. Recharging the aquifer should be a priority.
- To allow for the most efficient delivery of services such as sewers, electricity, and water, development should be directed to the cities and already existing urban areas. This would also facilitate more efficient development of roads and, possibly eventually, some kind of rail system. A "smart growth view" of the best delivery for least cost to taxpayers.
- Preservation of what remains of Clark County's best agricultural soil by maintaining various parcel sizes. This is also a requirement under GMA. Same for forest soils.
- We already have fairly decent critical areas ordinances. Don't mess with them too much. Don't mess with our current system of green spaces along our rivers and creeks. We need more preservation of upland habitat.
- Compact cities with the New Urbanism model. Encourage neighborhoods that are diverse as to type of housing, income levels, and ages. Be sure to provide for sufficient housing for low and middle income people, families, and elderly. Plan for senior housing complexes near hospitals, stores and transportation.
- Provide for sufficient parks and places for children to play. Discourage the development of housing complexes that lack places for children to play. Older people need natural areas as well, for their mental well being.
- Do not allow any more loss of wetlands, the most important reason being that destroying a wetland, even a small one, creates more problems with stormwater management.
- Provide for transportation diversity, using both private and public resources. Transportation availability should include active transportation means such as bikes, sidewalks and paths for walking and various forms of public transport. And, of course, cars, which we will have for some while yet. All new subdivisions must include sidewalks that are wide enough for comfortable walking and with a parkway between the sidewalk and the street so that the pedestrian is not walking (or pushing a stroller with a child in it) right next to speeding cars.