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CLARK COUNTY
WASHINGTON



CPIC# 0295

COMMUNITY PLANNING

PC Work Session

Community Planning Staff Report

SEPA Scoping and Path Forward

September 18, 2014
Time – 5:30 P.M.
Public Service Center
6th Floor Training Room #679



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CLARK COUNTY
WASHINGTON

Clark County Planning Commission

Steve Morasch, Chair
Valerie Uskoski, Vice Chair
Ron Barca
Eileen Quiring
Karl Johnson
John Blom
Richard Bender

CLARK COUNTY PLANNING COMMISSION THURSDAY, SEPTEMBER 18, 2014

5:30 – 6:15 p.m. – WORKSESSION
BOCC TRAINING ROOM, 6TH FLOOR
PUBLIC SERVICES BUILDING
1300 FRANKLIN STREET
VANCOUVER, WA

AGENDA

- | | | | |
|----|--|-------------|------------|
| 1) | Welcome/Call to Order | Chair | 5 minutes |
| 2) | Supplemental Environmental Impact Statement (SEIS)
Scoping Summary Report | Gordy Euler | 15 minutes |
| 3) | Alternative Development | Gordy Euler | 15 minutes |
| 4) | Update on Docket Schedule and Current Projects | Gordy Euler | 10 minutes |
| 5) | Adjournment | | |

Clark County 2015-2035 Comprehensive Plan Review Scoping and Alternatives



Oliver Orjiako, Director, Community Planning



PC Work Session, September 18, 2014

Agenda

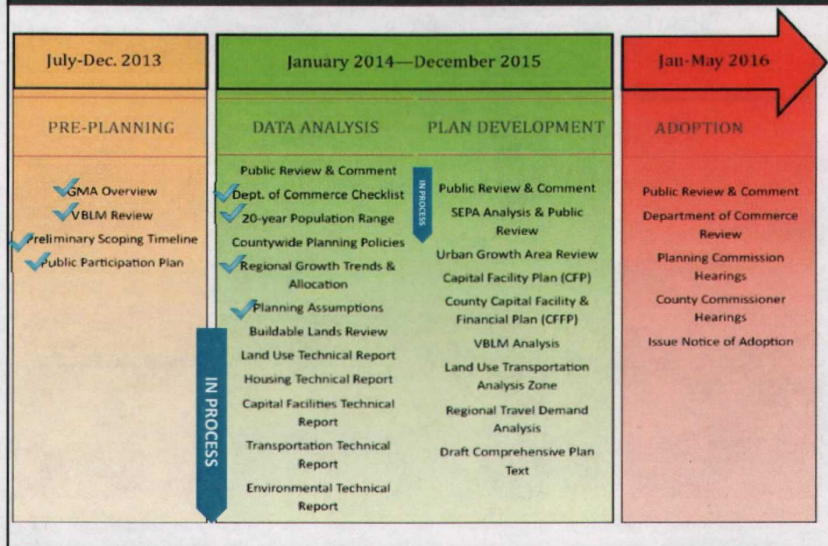


1. Purpose of the meeting

- a. Review the SEPA Process
- b. Scoping comments
- c. SEIS Alternatives

2. Next steps

2016 Comprehensive Plan progress to date



State Environmental Policy Act (SEPA)

- Requires potential environmental impacts from projects and non-development projects be reviewed
- Requires preparation of environmental impact statements (EIS) for large projects
- EIS contains: description of proposal and alternatives; analyses of potential impacts; known and potential mitigation
- EIS presents options and effects; not a decision document
- Scoping meetings initiate process

General SEPA Process



Environmental Impact Statement (EIS)

Elements of the environment studied

Natural environment:

- Earth
- Water
- Fish and wildlife habitat
- Energy and natural resources

Built environment:

- Land and shoreline use
- Transportation
- Public services and utilities
- GMA conformance

2016 Comp Plan Update - SEPA Process

- Environmental Impact Statement (EIS) prepared for 2007 comprehensive plan update studied a large area
- Urban growth boundaries (UGBs) established with adoption of 2007 plan
- Challenges to 2007 plan resulted in current UGBs
- Growth Management Act (GMA) requires a 20-year land supply
- Can vacant and buildable lands in current urban growth areas accommodate population and employment, based on planning assumptions adopted by the Board?

2016 Planning Assumptions

Assumption	2016
2035 total population projection	562,207
Projected new residents	136,844
Urban/rural population growth split	90/10
Assumed annual population growth rate	1.12%
Housing type ratio	No more than 75% of one housing type
Persons per household	2.66
New jobs	91,200
Jobs to household ratio	1:1
Infrastructure deduction, residential	27.7%
Infrastructure deduction, commercial and industrial	25%
VBLM (definition of vacant)	\$13,000 residential, \$67,500 commercial and industrial
Market factor	15% residential; 15% commercial, business park, industrial

2016 Comp Plan Update-SEPA Process



- Given the planning assumptions and the amount of vacant and buildable land, there appears to be enough land to accommodate the 20-year growth projection
- Preparing a Supplemental Environmental Impact Statement EIS (SEIS) based on 2007 EIS

2016 Comp Plan Update-Scoping



- Scoping notice published July 30, 2014
- Comment Period ended September 1, 2014
- [38 comments received](#):
 - 21 via e-mail and the web
 - 17 from the open houses

Supplemental EIS Alternatives

Alternative 1: No-action alternative

Alternative 2: County-initiated actions

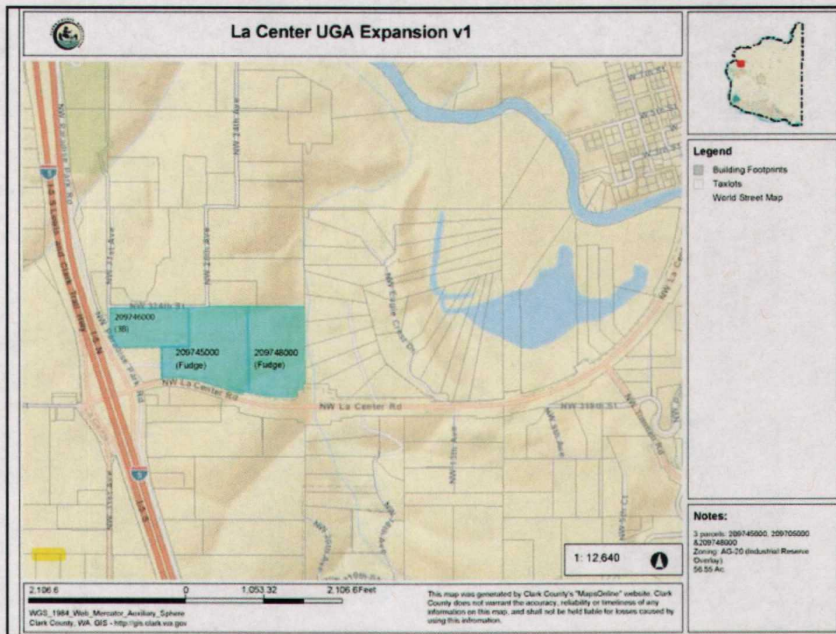
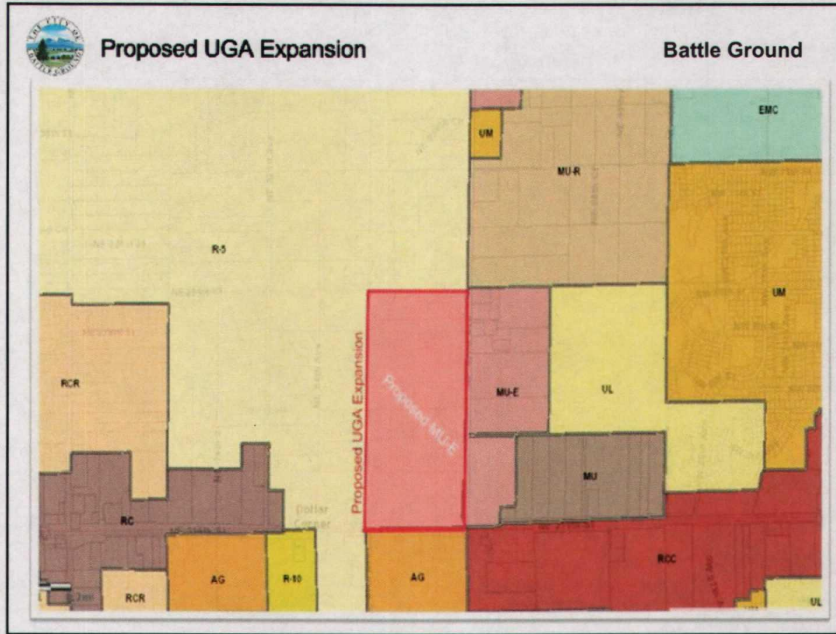
- Single Rural Lands comp plan designation
- FR-40/AG-20 to FR-20/AG-10, and R-20 to R-10, where appropriate
- Surface mining overlay description
- Single Rural Commercial comp plan designation
- Urban reserve (UR): designation, or zone?
- Urban holding (UH): designation, or zone?
- Washougal UGA map clean-up
- Public facilities zone
- Removal of Three Creeks Special Planning Area
- Removal of UH in the Fisher Swale area of the Vancouver UGA
- Single Commercial comp plan designation
- Mixed Use map clean-up
- Arterial Atlas updates
- Sub-area plans

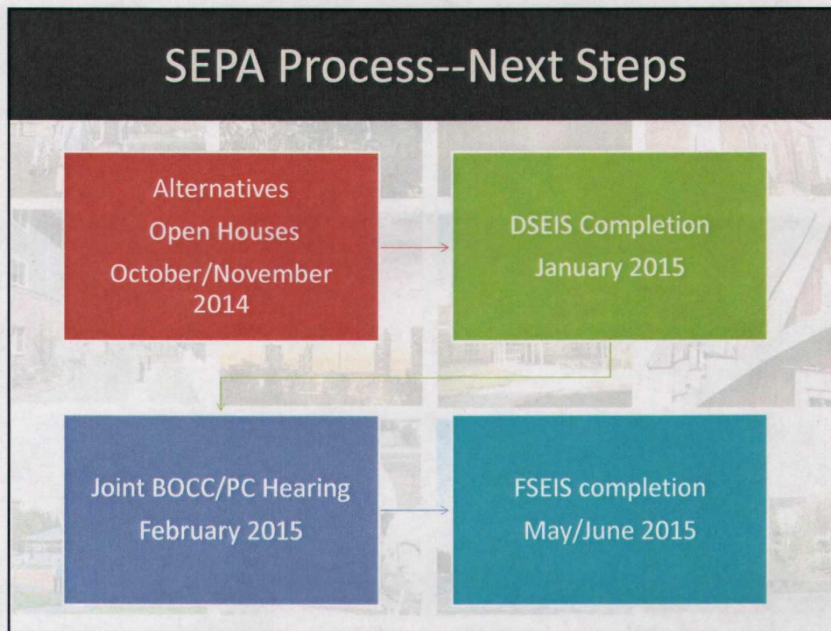
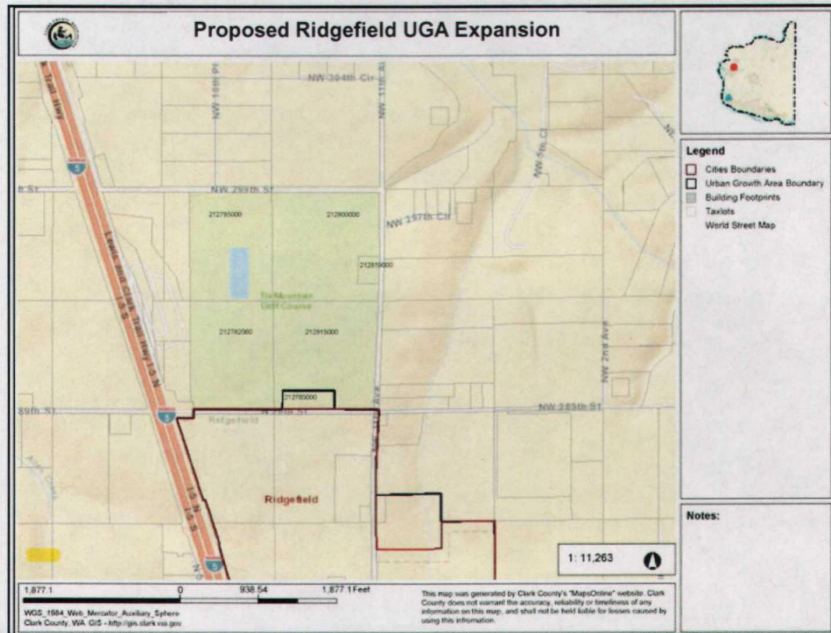
Supplemental EIS Alternatives

Alternative 3: City requests

- Battle Ground
- La Center
- Ridgefield







Questions?



www.clark.wa.gov/planning/



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Clark County 2016 Comprehensive Plan Update Scoping Report

Introduction

Clark County is updating its Comprehensive Growth Management Plan. The current plan, adopted in 2007, covers the period from 2004 to 2024. The update will cover the 20-year period from 2015 to 2035. The scheduled completion of the updated plan is June 2016.

The update will review policies and elements of the plan with an eye toward population and employment growth over the next 20 years. With this growth comes potential for increased demand for residential, commercial and industrial land, parks, schools, services, utility facilities and roads. The 2016 update focuses on future land use needs in unincorporated urban areas, but has links to planning in cities, rural areas, and the Town of Yacolt.

Clark County is preparing a Supplemental Environmental Impact Statement (SEIS) to inform the new Comprehensive Growth Management Plan update. The SEIS is being prepared in accordance with Washington's State Environmental Policy Act (SEPA), which requires environmental review at the plan level when a government agency is preparing to adopt or amend a plan such as the Comprehensive Plan. On July 30, 2014, Clark County issued a Scoping Notice initiating a 30-day public comment period from July 30, 2014 to September 1, 2014.

Purpose of Report

This report describes how Clark County conducted public involvement and outreach activities to support scoping and provides a summary of comments received from local jurisdictions, public agencies, tribes, stakeholder organizations, and the general public through the close of the scoping comment period. Clark County will consider this information to identify potential improvements and environmental issues for study in the Comprehensive Plan Update SEIS.

- This report is organized into the following sections:
- SEPA and the Comprehensive Plan Update Process
 - Scoping Process
 - Summary of Comments
 - Comments from jurisdictions, agencies, and tribes
 - Comments from stakeholder organizations
 - Comments from the general public
 - EIS Alternatives

SEPA and the Comprehensive Plan Update Process

As part of the plan update, an environmental review of proposed changes to the comprehensive plan must be undertaken. This is a requirement of the State Environmental Policy Act, or SEPA. Alternatives are being developed that represent a range of options that will be considered for distribution of population, employment, and development in the county from 2015 to 2035. Because growth in Clark County had lagged since the growth plan was last updated in 2007, the county intends to rely on the final environmental impact statement written for that update. The county will supplement that final EIS with new environmental analysis,

as needed. The draft SEIS will examine elements of the built and natural environment and generally describe what the effects of 20 years growth might be.

When the draft SEIS is completed, it will be reviewed by the public, the Planning Commission and the Board of Clark County Commissioners, who will hold a public hearing. The Board will select a preferred alternative which will be discussed in the final SEIS in the spring of 2015.

The process to update the Comprehensive Plan will take a renewed look at the county's needs taking into account the projected regional population, employment, and transportation growth. This will be done in coordination with the cities' growth management strategies established in regional land use, transportation, and economic development plans. Upon completion of the environmental review process, the Board of County Commissioners will decide what revisions to the Comprehensive Plan should be made, if any, potentially resulting in adoption of an updated Comprehensive Plan.

Scoping Process

The environmental review process begins with what is called scoping. Scoping helps county staff determine which improvements and environmental issues will be studied in the SEIS. The formal Scoping Notice was issued by Clark County in accordance with SEPA requirements on July 30, 2014. Between July 30th and September 1, 2014, this important process

- Gave the general public, local jurisdictions, public agencies, tribes, and other stakeholder organizations a chance to learn more about the Comprehensive Plan Update and provide comments, and
- Helped Clark County identify a range of alternatives to consider in the SEIS and which environmental topics to address when evaluating growth scenarios.

Information about the project and the scoping process was broadcast using a variety of methods aimed at reaching a diverse cross section of the community. To advertise information about the project, including the scoping comment period and public scoping meetings, Clark County

- Published newspaper advertisements in the Columbian on Sunday, August 10, 2014 and Friday, August 15, 2014,
- Published a newspaper advertisement in the Reflector and the Post-Record on August 13, 2014,
- Issued a press release on August 11, 2014,
- Interviewed on Oregon Public Broadcasting radio on August 20, 2014 inviting citizens to comment on the future plans for Clark County.

Clark County held a series of evening public scoping meetings as shown below:

8/19/2014 at the Vancouver Community Library
8/20/2014 at the Lacamas Lake Lodge in Camas
8/27/2014 at the Ridgefield Community Center
8/28/2014 at the Battle Ground Community Center

More than 70 Clark County residents attended these meetings.

For each public scoping meeting, the following format and agenda were used:

- Guests arrived and signed in at a welcome station.
- Guests picked up a seven-page handout explaining the scoping and SEIS process. The handout is on the Comprehensive Plan webpage.

- Guests toured the open house where Clark County staff answered one-on-one questions and engaged in discussions with members of the public. The following displays were set up around the room as part of the open house

Station 1: “Welcome”—At this station, guests signed in, were provided a brief orientation, and were offered a Long-Range Plan Update 11x17 folio handout

Station 2: “Current Comprehensive Plan Zoning Map”—At this station, guests were provided with the existing designations for future growth

Station 3: “Planning Assumptions”—This station provided the projections for future population, employment, and urban/rural proportion assumed in the next 20-years

Station 4: “Possible Alternatives”—This station highlighted three possible alternatives for study in an EIS (see discussion below)

Station 5 “Environmental Constraints and Built Environment”—This station provided two informational displays the location of environmentally sensitive areas and the location of development coded by residential, commercial and industrial

Station 6: “Transportation”—This station focused on the transportation network in the county and illustrated the planned improvements on current roads and proposed new streets

Station 7: “Parks”—This station provided the public with a map of the existing parks and their distribution across the county

Station 8: “Food System Council”—This station was staffed by Food System Council members and displayed the importance of locally grown food and the need to preserve agricultural areas for a growing population

At each open house, Gordy Euler, Planning Manager, provided opening comments in a Power Point presentation, outlining the importance of gathering feedback on the long range vision of the county. There were several ways to submit formal scoping comments, including the following

- Comment forms at the meetings to submit written comments
- Webpage address to submit comments www.clark.wa.gov/planning/2016update/comments.html,
- Email address to submit comments comp.plan@clark.wa.gov, or
- Mailing address to provide written comments
Community Planning
Comp Plan Comments
P O Box 9810
Vancouver WA 98666

The meeting handout, the exhibits at the stations, and the Power Point presentation are all on the Comprehensive Plan Alternatives webpage.

Summary of Comments

Thirty-eight comments (38) were received during scoping via public meetings, emails, letters, and online. During the formal scoping period, comments were received from stakeholder organizations, members of the general public, and governmental agencies.

A summary of comments is presented below.

General Comments

Several comments received addressed a concern with greater density and the subsequent impacts on emergency services, schools and parks. A few comments addressed the importance for reviewing and

correcting the rural resource land zoning and designations. Staff received advice that quality of life needs to be considered when designating land for job production. One comment would have liked to see an open house meeting in rural Clark County. Finally, a citizen voiced preference for using Alternative 3 (city-initiated actions) as the preferred scenario.

Agriculture/Farms

This category received the most comments, specifically from by citizens in northern Clark County. Many comments received during the scoping period stressed the importance of preserving agricultural lands. Several residents expressed the county's soils as a valuable resource for the production of local foods. A number of commenters would like the county to allow for smaller parcel sizes with agriculture zoning in order to provide for a greater abundance of farms.

Parks

All comments related to parks desired the parks system to be linked, with a network of biking and walking trails serving as connection between parks. The preservation of green space is important and should be addressed for the Comprehensive Plan and at development review. One comment specifically called for the need to connect Vancouver Lake to the Port of Ridgefield.

Planning Assumptions

One citizen would like to see more alternatives that specifically addressed promotion of open space, clean water, stormwater, wetlands, wildlife/fish, natural areas, wildfires, slopes, soils, transportation, public services, and affordable housing. A specific comment addressed the need for the county to be brought into compliance with case #96-2-00080-2.

Site Specific Request

Staff received five comments from property owners generally wanting the ability to develop their property, by means of lifting urban holding designation, bringing the property into an urban growth area, or conducting a sub-area plan. One comment addressed rezoning rural Amboy to one acre minimum. Another commenter had concerns about a new road proposed adjacent to their property and a rezone of a nearby tax lot to industrial.

Transportation

Three comments were received regarding transportation support for extending 192nd Ave across the Columbia River, the need for light rail extension into Clark County, and the need for realistic growth rates used to plan the transportation system.

2014 SEIS Comments Received - Organized by Category

ID	Geographic Area	DEIS Category	Summary of Comment	Rec'd Via
33	Battle Ground	Agriculture/Farms	Put land back in small farm agricultural use. Raise standard for construction and increase job site inspections to insure higher quality construction. Waiving fees, permits and inspections only encourages shoddy work.	Web-Form
14	Battle Ground	Agriculture/Farms	Agriculture land needs to go to AG-10 or AG-5 to allow for small farms use	Open House Comment
11	Battle Ground	Agriculture/Farms	Please consider the importance of agriculture or small AG parcels, habitat conservation and open space within developed/developing areas.	Web-Form
31	Battle Ground	Agriculture/Farms	Urges protection of agricultural land. When farmland is paved over, it's gone. Must have local ag for food safety, air and water quality and for our grandkids.	Web-Form
9	Battle Ground	Agriculture/Farms	Please reserve large areas for agriculture and preserve Clark County's great soil	Web-Form
26	Battle Ground	Agriculture/Farms	Strongly support reduction in AG minimum from 20 to 10 acres.	Open House Comment
37	County/Rural	Agriculture/Farms	Water quality and quantity, fish and wildlife, Legacy Lands, parks and recreation, ecosystem and resource conservation, watershed management plans, public health, Smart Growth.	E-Mail
36	County/Rural	Agriculture/Farms	Long term food system strategies need to be developed. Parcel sizes should be maximized for farming in rural and urban interface areas.	E-Mail
10	County/Rural	Agriculture/Farms	Preserve farmland and access to fresh, local food.	Web-Form
4	Ridgefield	Agriculture/Farms	Agricultural lands and family gardens need to be preserved.	Web-Form
29	Vancouver	Agriculture/Farms	Would like to see conservation of food production land included in the scope. In favor of the medium population growth forecast and high employment forecast.	E-Mail
8	Vancouver	Agriculture/Farms	Preservation of agriculture resource lands to provide local sources of wholesome food.	Web-Form
6	Vancouver	Agriculture/Farms	Important to maintain availability of healthy local food	Web-Form
5	Vancouver	Agriculture/Farms	Preservation of agricultural resource lands and farm sizes. Western half of county should be prioritized because of its soil quality and water availability.	Web-Form

ID	Geographic Area	DEIS Category	Summary of Comment:	Rec'd Via
7	Vancouver	Agriculture/Farms	Local sources of healthy food. Provide ground water recharge and wildlife habitat Land for a range of farm sizes in needed Western half of the county should be prioritized and preserved.	Web-Form
23	Battle Ground	General Comment	Why not reduce the UGB and put more land into agricultural use? Please consider quality of life when making decisions to create jobs. Shopping centers don't do anything for those who live here	Open House Comment
34	Camas	General Comment	Concern on highly dense subdivisions and drain on schools, parks, open space, recreation and roads.	Web-Form
18	County/Rural	General Comment	Clean Water, Smart Growth, Road Functionality, Family-wage Jobs, Working Agriculture and Forestry, Habitat, Parks & Trails, Transportation Diversity, Density in Cities, Mixed Use Zones, Energy	Open House Comment
35	County/Rural	General Comment	Habitat and needs of birds and other wildlife. Wetlands receive attention, but other habitat types, including famland should be considered in depth relative to sustaining wildlife Concern on fragmenting habitats and negative impacts	E-Mail
15	County/Rural	General Comment	Rural land zoning and designations need to be reviewed. Resource land zoning and designations need to be reviewed Resource and Rural maps need to be corrected	Open House Comment
16	Ridgefield	General Comment	Resource and Rural lands have been neglected in past updates and need to be revisited.	Open House Comment
20	Ridgefield	General Comment	Prefers option 3-Cities. Local government control. Include trails, parks, transportation in the discussion	Open House Comment
17	Ridgefield	General Comment	Need more public meetings out in the rural and resource lands areas: Hockinson, La Center, Amboy, Yacolt, Dollars Corner	Open House Comment
30	Vancouver	General Comment	Concerns on density and water quality and emergency services.	E-Mail
13	Ridgefield	Parks	Park System needs to be developed Ridgefield Port to Vancouver Lake. Create focused public investment areas and/or industrial lands bank. Conserve and promote viable agriculture land use.	Open House Comment
21	Ridgefield	Parks	Coordinate parks and trail system county-wide. Preserve green space with urban development.	Open House Comment
19	Ridgefield	Parks	Would like to see a network of walking/biking trails developed around the county It is not safe to walk or ride along the rural roads. Would like to commute by bike to Battle Ground and let children ride bikes to school	Open House Comment

ID	Geographic Area	DEIS Category	Summary of Comment.	Rec'd Via
3	County/Rural	Planning Assumption	County needs to be brought into compliance with findings of Case #96-2-00080-2.	Open House Comment
25	La Center	Planning Assumption	UGA Expansion and City Zoning. Employment Lands. County-wide Planning Policies.	Open House Comment
1	Vancouver	Planning Assumption	More Alternatives. Promotion of Open Space Clean Water Stormwater Wetlands. Wildlife/Fish Natural Areas. Wildfires. Slopes Soils. Transportation. Public Services. Affordable Housing	Open House Comment
32	Battle Ground	SSR	Concerns about proposed road and industrial zoning on neighboring property and impact to his property	E-Mail
24	Battle Ground	SSR	Please include an analysis of full 20-year buildout of the Fairgrounds and Salmon Creek Subareas and future zoning and zoning text amendments in the SEIS	Open House Comment
38	County/Rural	SSR	Whatever happened to the rezoning of rural center Amboy to one acre parcels?	Web-Form
12	Vancouver	SSR	Wants a lift of UH so that development can happen on their property.	Open House Comment
22	Vancouver	SSR	Requesting that his property be taken into the urban growth boundary	E-Mail
2	Camas	Transportation	In favor of 192nd Ave. bridge. Concerns on traffic and growth and employment.	Open House Comment
27	County/Rural	Transportation	Unrealistic growth rates being used to plan for transportation needs.	E-Mail
28	Ridgefield	Transportation	Need to look at transportation alternatives, including light rail, to accommodate traffic needs. Protect the parks. Need greater consideration of habitat quality and variety for wildlife.	E-Mail



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SEIS Alternatives

Three proposed alternatives were presented for further comment and development as part of the scoping process—the No-Action, County-initiated and City-initiated alternatives

In accordance with SEPA requirements for these types of projects, the No-Action Alternative consists of no change from the current Comprehensive Plan direction

Alternative 1 is the No-Action Alternative--continuing with the policies and zoning designations of the Clark County's 2007 Comprehensive Plan. It will serve as a basis for comparison of benefits and impacts of the Action Alternatives, which consist of potential modifications to the current Comprehensive Plan

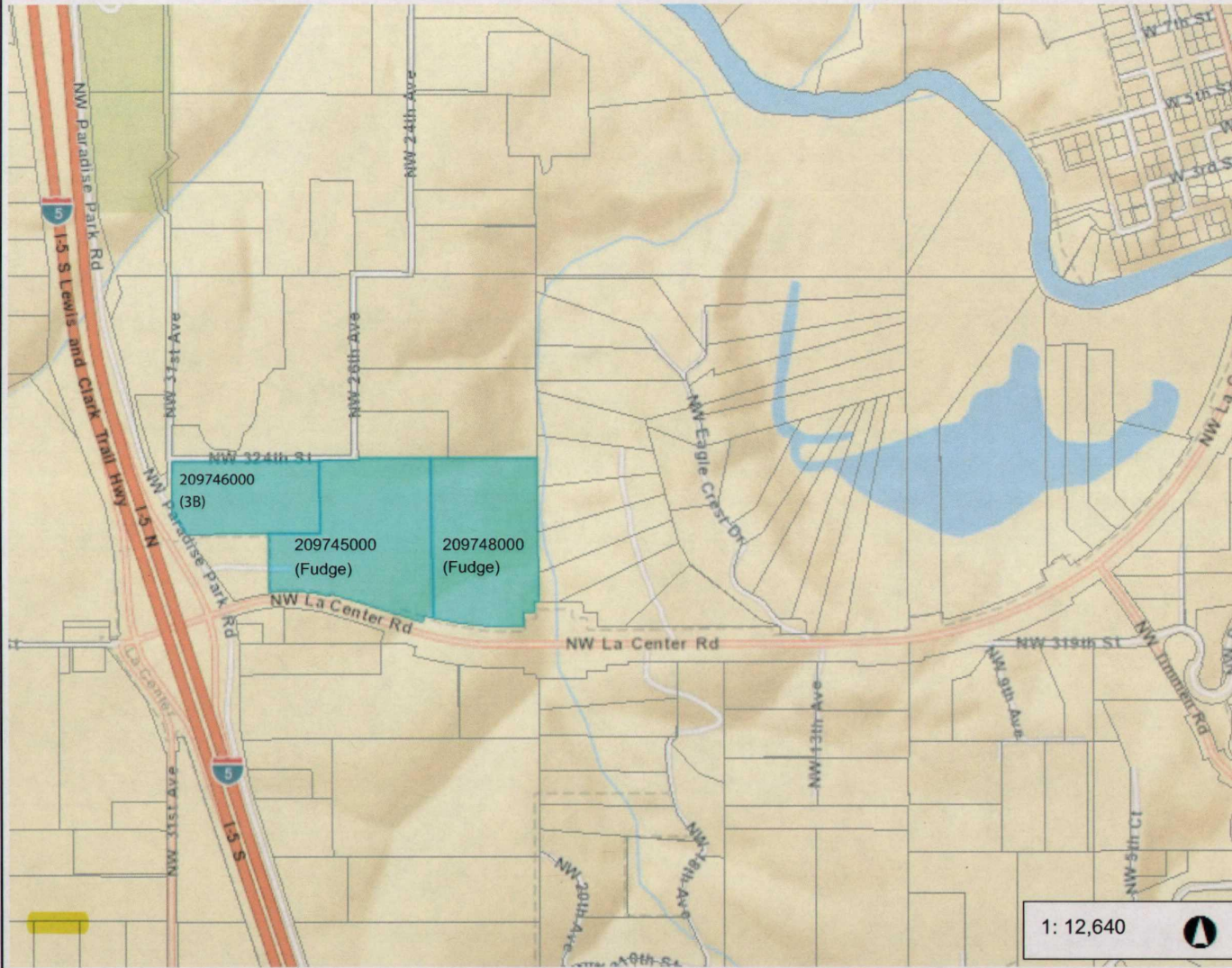
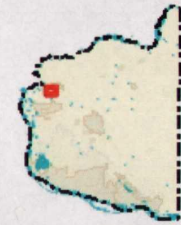
Alternative 2 will include a number of county-initiated actions. These include

- Single Rural Lands comp plan designation
- FR-40 to FR-20, AG-20 to AG-10, and R-20 to R-10 where appropriate
- Surface Mining Overlay (SMO) description
- Single Rural Commercial (RC) comp plan designation
- Urban Reserve (UR) designation, or zone?
- Urban Holding (UH) designation, or zone?
- Washougal UGA map clean-up
- Public Facilities (PF) zone
- Removal of Three Creeks Special Planning Area
- Removal of Urban Holding (UH) in the Fisher Swale area in the Vancouver UGA
- Single Commercial comp plan designation
- Mixed Use map clean-up
- Arterial Atlas Updates
- Sub-area plans

Alternative 3 will include city-initiated actions. These are small urban growth boundary expansions for the cities of Battle Ground, La Center, and Ridgefield



La Center UGA Expansion v1



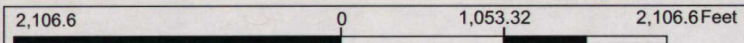
Legend

- Building Footprints
- Taxlots
- World Street Map

Notes:

3 parcels: 209745000, 209705000
 & 209748000
 Zoning: AG-20 (Industrial Reserve Overlay)
 56.55 Ac.

1: 12,640



WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

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