

COMMUNITY PLANNING

MEMORANDUM

TO: Tom Mielke, David Madore, and Edward Barnes
FROM: Oliver Orjiako, Director
DATE: October 23, 2014
SUBJECT: Comprehensive Plan SEIS Alternatives; Work Session
Memorialization

Commissioners present: Tom Mielke, David Madore, and Edward Barnes

Staff present: Mark McCauley, Oliver Orjiako, Gordy Euler

City representatives: Eric Eisemann, cities of La Center, Ridgefield, and Woodland; Robert Maul, city of Camas; and Bryan Snodgrass, city of Vancouver

The purpose of the work session was to brief the Board on alternatives to be discussed in the supplemental environmental impact statement (SEIS) that is being prepared on the 2016 Comprehensive Plan Update.

Oliver went through a Power Point presentation that presented the three SEIS alternatives.

- Alternative 1 is the no action alternative. This maintains current comprehensive plan designations and zoning.
- Alternative 2 includes a number of county-initiated actions. These are outlined on the attachment.
- Alternative 3 includes urban growth boundary expansions for the cities of Battle Ground and La Center for jobs lands.

Two open houses on the alternatives are scheduled for October 29 and 30.

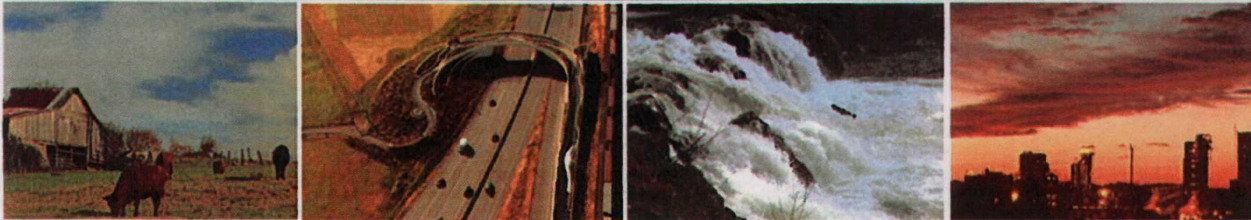
The Board agreed with the alternatives as presented. Oliver informed the Board about the request from the City of Ridgefield that came in late to about 100 acres to the urban growth area boundary. The Board wanted to know more about the request before directing staff on how to proceed.

It is likely the next Board involvement with the comprehensive plan update will be a planned joint hearing with the Planning Commission on the SEIS scheduled for February 2015.

Clark County Comprehensive Growth Management Plan Update 2015-2035



PROPOSED ALTERNATIVES INFORMATION SHEET













What's happening?

Clark County is revising its Comprehensive Growth Management Plan, a 20-year blueprint that guides development in the county. State law requires the county to periodically review its comprehensive plan and revise, if needed. The reason for the review is to accommodate population and employment growth projected between 2015 and 2035.

The Board of County Commissioners makes decisions on the comprehensive plan. If changes are adopted, they would go into effect in July 2016.

What does this mean for me?

Many property owners may be affected by changes proposed in the 2016 update. Three Alternatives or Options have been developed for study. The first option is to keep everything the same as it is. The second option supports job and population growth, acknowledges development trends and cleans up map inconsistencies. The third option reflects an expansion of the urban growth boundary for the cities of Battle Ground and La Center to support job growth. Some of the proposed changes include:

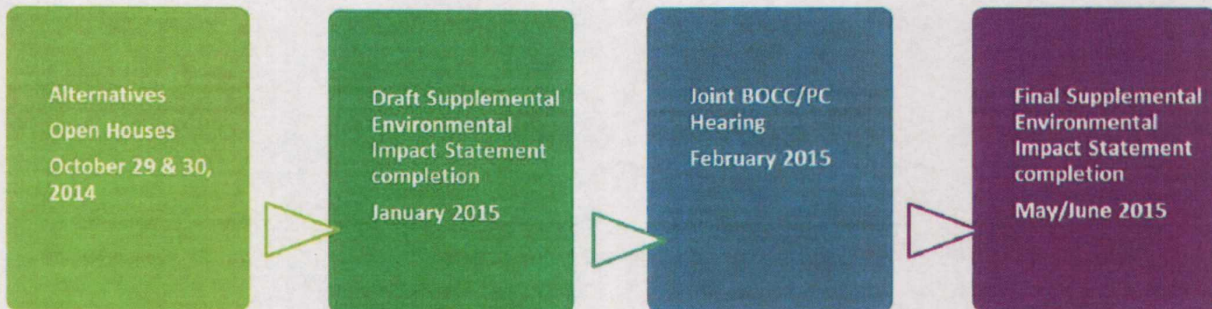
<p>Rural County</p> <p>Minimum parcel size changes for AG-20, FR-40 and some R-20</p> 	<p>Urban Reserve</p> <p>Removal of overlay in North Salmon Creek area to reflect current development trends</p> 	<p>Public Facility</p> <p>Creation of a Public Facility zone to identify publicly owned facilities</p> 
<p>Urban Holding</p> <p>Removal of overlay in Fisher's swale area to reflect current development trends</p> 	<p>Mixed Use</p> <p>Matching comp plan designation to zoning</p> 	<p>Vancouver UGA</p> <p>Land use changes to support job growth in Salmon Creek/Discovery area</p> 
<p>Battle Ground UGA</p> <p>Land use changes from industrial to residential to reflect current development</p> 	<p>Washougal UGA</p> <p>Correcting zoning map inconsistency between county and city zoning</p> 	<p>Ridgefield UGA</p> <p>UGA expansion to enhance the city's recreational opportunities</p> 
<p>Battle Ground UGA Expansion</p> <p>Land use changes from rural to mixed use development</p> 	<p>La Center UGA Expansion</p> <p>Land use changes from agriculture to commercial</p> 	

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Where are we in the process?



How can I learn more and comment?

Provide comment online or by email, letter or comment form. Comments must be received by 5:00 p.m. on November 18 to be considered in the environmental analysis.

Online	www.clark.wa.gov/planning/2016update/comments/html	
Email	Send to: comp.plan@clark.wa.gov Put "Comprehensive Plan Alternative Comment" in the subject line. Include your name and mailing address.	
Letter	Mail to: Clark County Community Planning Comprehensive Plan Alternatives P.O. Box 9810 Vancouver, WA 98666-9810	
Open House comment form	Attend an open house: Oct. 29, 2014 at 5:30 p.m. Gaiser Middle School 3000 NE 99 th St., Vancouver Presentation at 5:45 p.m.	October 30, 2014 at 5:30 p.m. Clark County Fire & Rescue 911 N. 65 th Ave., Ridgefield Presentation at 5:45 p.m.



For other formats, contact the Clark County ADA Office: **Voice** (360) 397-2322; **Relay** 711 or (800) 833-6388; **Fax** (360) 397-6165; **E-mail** ADA@clark.wa.gov.