



CP16#0513

# Community Planning MEETING AGENDA

Date: February 6, 2015

Time: 2:30 PM to 3:30 PM

Location: PSC Conference Room 313

Staff Attendees:	Oliver Orjiako, Gordon Euler, Colete Anderson, Jose Alvarez
BOCC Office:	Mark McCauley
PA's Office	Chris Cook, Chris Horne

## 2016 Comp Plan Update-Path Forward Meeting Agenda

Agenda Item	Presenter	Time Frame
New City request time period - <sup>21</sup> <del>30</del> days	Oliver Orjiako	5 minutes
Finish the 4 <sup>th</sup> alternative proposal/completion of SEPA	Gordy Euler	15 minutes
Notify SSR property owners	Jose Alvarez	10 minutes
Reiterate population and employment numbers	Chris Cook/Oliver	5 minutes
Establish Timelines	Colete Anderson/ALL	15 minutes
Next Steps?	ALL	10 minutes

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*Letter to Cities re the comp plan:*

February 5, 2015

Dear \_\_\_\_\_:

We want to give you a brief update on the 2016 Clark County Comprehensive Plan update.

First of all, we are very appreciative of the support the cities have shown in the update process, and we thank you for the letter that was drafted by the cities in December and sent to the Board of County Councilors in January.

The Board of County Councilors held a work session on January 21, 2015 on the comprehensive plan. Staff reviewed the work that has been completed to date, including the alternatives for the supplemental EIS which at that point was to be released on February 4. At the work session, the Board asked that work on the SEIS be stopped until a fourth alternative could be developed. At this point we do not know what the additional alternative will be. This means we don't know how it will affect the SEPA process for the comp plan update, either timing-wise or substance-wise. It is possible we could add a fourth alternative to the SEIS, or it may require that a full EIS be prepared.

At a public hearing on February 3, 2015, the Board considered, and then tabled for further consideration, a request from the city of Ridgefield to add land to the city's urban growth area (UGA) for residential development. This request was received on October 22, 2014, well after the agreed-upon deadline of July 31, 2014. We have also received a request from the city of La Center to add 17 acres to the city's UGA, property that was recently bought by the La Center School District for use as a school site.

In order to be fair to all our city partners, we are giving the cities another opportunity to submit requests for urban growth boundary expansions. The deadline for any request is March 3, 2015, and the request should include a population-based needs justification. For the sake of the SEPA process we ask that any requests be limited to areas that were studied in the 2007 EIS. Also, as before, if the request includes land zoned for agriculture or forest, the city will be responsible for the de-designation process.

Even given this delay, we still envision completing the comprehensive plan update by the end of June 2016, as scheduled. Please let me know if you have questions.

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Comprehensive Plan Update 2015-2016

	Monday	Tuesday	Wednesday	Thursday	Friday
February	2	3 BOCC Consent: Ridgefield	4	5 Alt 4 Discussion Mtg Update Website	6 Path Forward Discussion City/County Agenda
	9 E-Invitation BOCC WS E-Cities Letter 21 days - 2/13 Press Release 2/18 out	10	11	12 BOCC WS Materials Due	13 City/County Meeting Alternative 4 - Timeline
	16 President's Day	17	18 BOCC WS #1 Alternative 4	19 BOCC Summary PC Materials Due	20
	23	24	25	26	27
	2	3	4	5	6
March	2 Press Release 3/11 out E-Invitation BOCC WS 3/11	3 City Request Due	4	5 PC W: Alt 4 BOCC WS Materials Due	6 City/County Agenda
	9 E-Cities 3/13 Agenda	10	11 BOCC WS #2 Alternative 4	12 BOCC Summary 30-DAY LEGAL DUE Public Mtg Notice 3/24	13 City/County Meeting Buildable Lands/ Alt 4
	16	17 Press Release 30-day Website Update	18 Public Mtg Notice 30-DAY LEGAL PUBLISH	19	20
	23 30-day Comment Period Start- Alt 1-4	24 Press Release PV 3/24	25 Public Mtg Notice 30-DAY LEGAL PUBLISH	26	27
	30 Buildable Lands Rpt Due	31	1 Website Update	2 PC W: Cancelled Public Venue Alt 1-4	3 City/County Agenda
April	6 E-Cities 4-10 Agenda	7	8 BOCC H Legal Notice	9 PC Materials Due	10 City/County Meeting Buildable Lands Report
	13 E-Invitation BOCC WS 3/22	14	15	16 PC WS: Alternatives BOCC WS Materials Due	17
	20 E-Invitation BOCC H 4/28	21	22 BOCC WS #3 (Tentative) Hearing Prep	23 BOCC Summary Comment Summary BOCC H Materials Due	24
	27	28 BOCC H: Resolution Alternatives - Schedule	29 SEPA RESTART	30 PC Materials Due	1 City/County Agenda
	4 E-Cities 5/8 Agenda	5	6	7 PC WS: Comp Plan Buildable Lands Report	8 City/County Meeting
May	11 E-Invitation BOCC WS 5/20	12	13	14 PC Materials Due	15
	18	19	20 BOCC WS: Comp Plan Buildable Lands Report	21 BOCC Summary PC WS: Comp Plan	22
	25 Memorial Day	26	27	28	29

Considerations

- 1 The BOCC will affirm the alternatives for public review and comment on March 11.
- 2 The draft SEPA document can be completed by August 31st.
- 3 ESA will continue the SEPA process (no purchasing rebid is necessary 10-12 weeks process)
- 4 The public venue to review the alternatives may shift within the 30-day comment period due to scheduling conflicts and the complexity of the materials to be developed based on BOCC WS March 11.
- 5 Not all steps are highlighted here - this is a snapshot of key events.

Revised: February 6, 2015

## Comprehensive Plan Update 2015-2035

PREPARE DRAFT SEPA DOCUMENT BASED ON NEW SCOPING PROCESS (5 months)	Apr 1 - Aug 31
<b>DATE of ISSUANCE (WAC 197-11-455) - (Public Hearing not less than 15 days from this date)</b>	<b>Sept 1 - Oct 15</b>
<b>Public Review (45 days)</b>	
City/County Coordination	09-Oct-15
Joint PC-BOCC Commission Worksession	01-Oct-15
Planning Commission Hearing	15-Oct-15
<b>Deliverable: DEIS</b>	<b>31-Oct-15</b>
<b>Preferred Alternative (3 months)</b>	<b>Nov 1 - Jan 31</b>
Develop Preferred Alternative	
Update VBLM, CFP, CFFP, etc to reflect Preferred Alternative	
Public Review at Open House with Preferred Map	13-Jan-16
Amend based on comments	
Planning Commission Worksession	21-Jan-16
<b>Preferred Alternative (FSEIS)</b>	
Issue Final EIS (Issue no later than 60 days prior to final comp plan adoption)	
Joint PC/BOCC Worksession	17-Feb-16
Planning Commission Hearing	18-Feb-16
<b>Deliverable: FEIS - Adoption</b>	<b>22-Feb-16</b>
<b>Comprehensive Plan FINAL DRAFT, CCC Title 40 FINAL DRAFT, etc.</b>	<b>15-Jan-16</b>
<b>ADOPTION PROCESS</b>	
<b>Commerce 60-day Review</b>	<b>Feb 1 - Apr 1</b>
<b>Deliverable: Send Commerce Preliminary Draft/Planning Commission Documents</b>	<b>01-Feb-16</b>
<b>Planning Commission Hearings</b>	
PC Hearing: City, Service Providers (Schools, Water, Sewer, Power, Law Enforcement, Fire)	11-Feb-16
PC Hearing: Interested parties	16-Feb-16
PC Hearing: Comp Plan Text, Title 40, CFP, CFFP, SEPA	18-Feb-16
<b>Prepare PC Recommendations, BOCC WS materials, noticing</b>	<b>Feb 19-Mar 23</b>
<b>Ordinance of Adoption-Draft</b>	<b>Mar 31 Apr 12</b>
<b>Final Adoption</b>	
BOCC Worksession - Review PC Recommendations	30-Mar-16
BOCC Hearing - (1 day meeting for elected officials, cities, service providers and 1-2 evening dates for public)	05-Apr-16
BOCC Hearing -	12-Apr-16
BOCC Consent - Final Ordinance of Adoption ( 1-effective no sooner than the resolution of appeals or 2-effective June 26, 2016)	19-Apr-16
<b>Issue Notice of Adoption</b>	<b>Apr 27 - Jun 25</b>
Publish notice in Reflector & Columbian - triggers 60 day appeal period	27-Apr-16
<b>Deliverable: Submit record to Commerce (10 days after final action)</b>	<b>06-May-16</b>
Post Plan Adoption Implementation	26-Jun-16
Revision February 6, 2015	