

O'Donnell, Mary Beth



From: Wisner, Sonja
Sent: Thursday, June 11, 2015 7:55 AM
To: Amanda Smeller-Woodland; Snodgrass, Bryan; Eiken, Chad; Elizabeth Decker-Consultant; Eric Eisemann-Consultant; Erin Erdman-Battle Ground; Jeff Niten-Ridgefield; Jeff Sarvis-La Center; Lee Knottnerus-Ridgefield; Mitch Kneipp-Washougal; Pete Roberts-Yacolt; Phil Bourquin-Camas; Ransom, Matt; Robert Maul-Camas; Sam Crummett-Battle Ground; Towne, Sandra; Sara Fox-Camas; Steve Stuart-Ridgefield; Albrecht, Gary; Alvarez, Jose; Anderson, Colete; Euler, Gordon; Kamp, Jacqueline; Lebowsky, Laurie; O'Donnell, Mary Beth; Orjiako, Oliver; Wisner, Sonja
Subject: FW: City County Coordination Meeting
Attachments: 15-0410_City_County_Minutes.pdf; 15-0501_City_County_Minutes.pdf

-----Original Message-----

From: Albrecht, Gary
Sent: Wednesday, June 10, 2015 4:22 PM
To: Wisner, Sonja
Cc: Orjiako, Oliver
Subject: City County Coordination Meeting

Hi Sonja,
Can you please forward these minutes to our city county coordination meeting partners?

They are for Friday's meeting.

Gary



Meeting Notes

Friday, April 10, 2015

10:00 a.m. – 11:30 a.m.

City Staff: Amanda Smeller, City of Woodland; Bryan Snodgrass, City of Vancouver; Eric Eisemann, City of La Center; Jeff Niten, City of Ridgefield, Sarah Fox, City of Camas;

County Staff: Oliver Orjiako, Gordy Euler

Meeting Notes by: Gary Albrecht

Welcome & Introductions

- Oliver welcomed everyone to the meeting.

Review of last meeting summary notes

- Revise annexations for Camas instead of Battle Ground. Remove Gordy Euler from the staff list, and revise the location to Ridgefield.

Discussion of update on the last two open houses (Proposed Alternative 4 for the SEIS)

- Clark County staff held two open houses on Alternative #4, March 25th at Ridgefield High School (about 125 people sign-in), and April 1st at Hockinson High School (about 200 sign-in). Both presentations appeared to demonstrate strong support from Clark County Citizens United. From staff's perspective, Alternative #4 is meant to help restart the SEIS process with the BOCC.

Discussion of the April 14, Board public hearing, staff report, associated materials and expected outcomes.

- Oliver has seen the letter from the cities to the board regarding Alternative #4.
- Staff emailed our city partners the hearing staff report, Issue Papers 4.2, 5.0 and 5.2.
- Oliver will ask GIS for the total acreage impacted by Alternative #4.
- Staff's goal for the hearing is to restart the SEPA process and review Issue Paper 4.2, 5.0 and 5.1. We have two resolutions that deal with Issue Paper 4.2, and Issue Paper 5.0 & 5.1.
- Staff will also include all of the comments received from the scoping and eight open house meetings.
- Clark County on April 9th just launched an online survey called Engage Clark County through Peak Democracy.
- Oliver met with the Friends of Clark County attorney, David Mc Donald, on April 9th. He plans to attend and speak during the April 14th board hearing.
- General discussion of cities letter about Alternative #4.
- Oliver invited the cities to attend the hearing.

Follow-up of city issues/concerns regarding VBLM/BLR

- Oliver will ask Gary when he returns from vacation to look at the upcoming draft. Work session scheduled in May. It will be presented as an FYI before submitting to Commerce by June 30, 2015.
- Contact Gary for any further questions.
- Next meeting is May 1st in Vancouver and the group will discuss the buildable lands report.

Roundtable

Vancouver – City council is interested in affordable housing and land use to increase the amount of affordable housing. Development around the city is up. A couple of brownfield grants are available and receiving a little bit of interest from property owners.

La Center – Tribal land is a reservation now. SEPA work will come out in the next couple of weeks – looking to be open in 2017. Comp plan stuff is working well. Recently spoke with a rural neighborhood association (Friends of Clark County and realtors in attendance) about the County's Alternative #4, and they don't like it. City Council is also having a difficult time with Alt. #4. The realtors mentioned some wells are going down to 800 feet and the water table is really low. They also asked if there is enough water to support new housing from Alt. #4.

Ridgefield – Just hired Community Attributes to do the junction sub-area plan.

Camas – Two annexations going forward; canvas neighborhoods with teams of staff and council members. Canvas participation is at 20%. Green Mountain Golf Course development, 1,300 lot. Just received a new 400 lot sub-division next door to Green Mountain. The comp plan update is in phase 2. They held the first technical advisory meeting last week discussing gateways to commercial and residential areas. No map exists for gateway locations. Group will possibly create an overlay showing gateway locations. They also have a really involved steering committee. The amount of housing getting built has increased in the last six months, approximately 300 units. Densities are at about 4,000 square foot lots near Woodburn Elementary School area. Breckenridge subdivision near the rock quarry is going forward.

Woodland – Working on a golf cart zone; areas of the city to drive golf carts. Still working on non-conformities with the Planning Commission. Comp plan survey completed and received 108 responses. Starting with the PC on goals and policies. Council is allowing I-502 business licenses and is expecting new facilities.

County – The county is working on updating the TIF program separate from the City of Vancouver, and helping Public works write the County Parks plan. Work on the Industrial Land Bank proposal is going forward; Open House on Wednesday May 15th at the Casey Center from 5:30 to 7:00 p.m. Three additional sites have been identified that meet the industrial land bank location criteria. All four of these proposed sites were included in the 2007 Comprehensive Growth Management Plan EIS. The BOCC has a couple of minor code issues they want staff to bring forward to the Planning Commission on the home business and the wine code. The Planning Commission held a hearing on amendments

to the home business and the single family allowance in multifamily zoning voting 7-0. On the cap for the home business update, they asked DEAB to create a number for the cap.

Action Item: submit agenda items.

Next Meeting: May 1, 2015, City of Vancouver



City-County Planning Coordination Meeting
City of Vancouver, City Hall-Second Floor Birch Room
Vancouver, Washington

Meeting Notes

Friday, May 1, 2015

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

City Staff: Amanda Smeller, City of Woodland; Mitch Kneipp, City of Washougal; Bryan Snodgrass, City of Vancouver; Eric Eisemann, City of La Center; Jeff Niten, City of Ridgefield, Sarah Fox, City of Camas;
County Staff: Oliver Orjiako, Gordy Euler, Jose Alvarez, Gordy Euler, Laurie Lebowsky
Meeting Notes by: Gary Albrecht

Welcome & Introductions

- Oliver welcomed everyone to the meeting.

Review of last meeting summary notes

- April meeting minutes were not finished. Staff will work on the April minutes and bring to the June meeting.

Discussion of Buildable Lands Report

- Today's purpose is to review the Buildable Lands Report (BLR). This report is a state mandate; we will submit it to Commerce meeting the June 30, 2015 deadline.
- Oliver thanked the jurisdictions for working to clean up the permit data for the BLR. May 7th is a scheduled PC work session, and a BOCC work session on May 20th. If we are not able to agree about the information inside the report, Oliver could ask to postpone both PC and BOCC work sessions.
- City of Vancouver. 1. Table 28 & 29 on page 31 is showing about 1,000 acres of a shortage countywide. There is a suggestion to indicate that these numbers are driven by the population allocation and observed densities that will more than likely not continue for the twenty year planning horizon. After meeting with Bryan, Jose and Gary met with Ken Pearrow at GIS. He indicated that a better way to display these observations is to use city data instead of UGA data. This would help remove the county's portions of the UGA's since most of the lands in the unincorporated areas are in urban holding and will not develop at urban densities. In changing from UGA to city specific, the numbers do not show a countywide shortage. New tables were passed out and discussed.
- City of Camas has some concerns with the Camas population. The 2015 population number is a January 1st number. These numbers are different than last year's population numbers that we agreed upon. This is a 20-year plan needing to show twenty years of growth. The end population does not change. Base year is about 450,000 for 2015. 2035 population estimate is 562,207. The only thing that changed was adding the recognition of redevelopment, about 15,000 persons - jumping the total to an estimated 578,000 persons.
- This report sets the twenty year planning period for the 2016 Comprehensive Growth Management plan update at a base year of 2015.

- Table 28 is the assumed average densities countywide by UGA. Table 29 is the observed density from 2006 to 2014 based on permit data. This information combines city and unincorporated areas of UGAs.
- New table passed out shows city based permit assumed densities and observed densities.
- Mark Harrington pointed out that each city does not have the same persons per household as seen in the planning assumption. By using the city specific persons per household data would lower the deficits shown in the current tables. RTC's transportation model uses household by size by region. The average of the city specific persons per household is 2.66 persons per household, which conforms to the planning assumption. Mark will provide these numbers to Community Planning.
- Reasonable measures will need to be updated since some are from 1994.
- Ridgefield has 3 to 4 sub-area plans on the books.
- Washougal indicated that one of their parcels showed a Battle Ground address. There are possibly some sorting problems with the spreadsheet. Gary will resolve this concern.
- Camas has indicated there is a data problem with the permits.
- Community Planning's goal is to submit this report to the PC and BOCC as an informational item before it is sent to Commerce. The state does not require counties and local government to adopt the buildable lands report.
- Vancouver would also like to make some text edits with the executive summary about lot sizes and densities on the newly created lots. Medium density ought to be added to the tables.
- And add text about the recent housing slump from the great recession.
- Staff will make these suggested changes including using city specific persons per household data.

Issues/New Business

- Issue Paper #6. Why? What is the benefit? Why- because WAC 365-196-305 requires that there is a framework for amending countywide planning policies, and also requires that there is ratification. In early 1994, we didn't have any procedures on how to amend countywide planning policies. There are two new countywide planning policies proposed for shorelines and the aging readiness plan/ growing healthier report. La Center has requested that the county amend two countywide planning policies. Staff has not responded in a timely manner, because they are unsure about how to proceed. Benefit- we can all agree about how to amend future countywide planning policies. Staff's goal is to get back to La Center with council's response.
- Item #2 on page 4. Discussion about unanimous decision and about the 90-day timeline. Group agreed to refer to the city/county coordination staff instead of the BOCC. Item #3 for the amendment to become effective, the group would like the changes to be ratified by all of the cities (7 votes all unanimous). For the 90 days, the group would like to change the time to 180 days. Staff will make these suggested changes and send out by Monday. Oliver mentioned possibly meeting with city councils and reporting back in 30 days. City staff mentioned they will need to provide some education to city councils about countywide planning policies. Group did not support a 30-day timeline. Oliver mentioned to focus on RCW 36.70A.100, RCW 36.70A.210(1), WAC-360-196-305, and WAC 365-196-510. Primary goal of this issue paper is to provide an education piece about countywide planning policies to the policy makers.

Roundtable

RTC - They received \$13,000 to develop a complete streets policy, and currently working with a consultant. Policy work is for all jurisdictions. GMA update - what type of regional model update requests will be needed? When 2016 comp plan is adopted, RTC will need to update their regional RTP plan. Oliver will check and provide a timeline. We are looking at selection of the preferred alternative in September. Matt Hermen is the contact person for modeling updates with RTC. With the FEDs we are asking about a 20-year timeline. RTP is on a four-year RTP update cycle. RTC might start a 2040 RTP update when the preferred alternative is developed.

Vancouver - Water front project is going forward. Fourth Plain implementation study planning team is working with Portland State University Masters of Urban and Regional Planning students. City council is interested in affordable housing and land use to increase the amount of affordable housing.

La Center - Going to PC in two weeks for a manufactured housing sub-division at about 8-10 units per acre. They completed the AG study for the UGA expansion.

Ridgefield - Couple of large industrial buildings getting built. Many final plats in the last month - about 100 lots. They have a lot of left over agreements and preliminary agreements from 2007 are now coming online. Three sub-area plans are in progress and scheduled for completion around late November.

Camas - Two large subdivisions going through adoption within the next couple of months totaling 1,800 units. Hills at Round Lake have thirteen phases, and just submitted its seventh phase. The comp plan update is going forward. They had a technical advisory last night discussing gateways to commercial and residential areas. They have a design review manual referring to graphic 6. This process will develop a graphic 6. This will go to the Planning Commission and City Council with intentions to wrap this work into the comp plan update. They hired a consultant to develop a gateway on the roundabout on 6th avenue entrance to the city. They may hold a public meeting for citizens. They are doing a transportation study on the north/south corridor on the north side of the lake for a true alignment.

County - Council approved Alternative #4 to be included in the SEPA process. Gordy is the Project Manager working with our consultant costing the county an additional \$41,000 for the analysis. Gordy is also the project manager on the Rural Industrial Land Bank. We have held a second open house. We are helping Public works write the County Parks plan. We should have a draft master plan in June. We have a Board work session in July; PC hearing in August, and a board hearing in September. The county is also working on updating the TIF program with new impact fees and boundaries in Vancouver's urban growth boundary. PC work session on code amendments. Staff is planning to go to the board for a work session on the BLR in May or June and the county wide planning policy.

Action Item: submit agenda items.

Next Meeting: June 12, 2015, City of Washougal