

# Clark County

## 2016 Comprehensive Growth Management Plan Update



CHECKING IN ON OUR FUTURE

**Draft**

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## **Supplemental Environmental Impact Statement**

**August 2015**

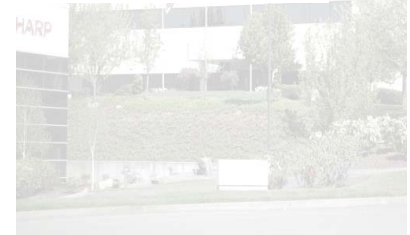


# Agenda

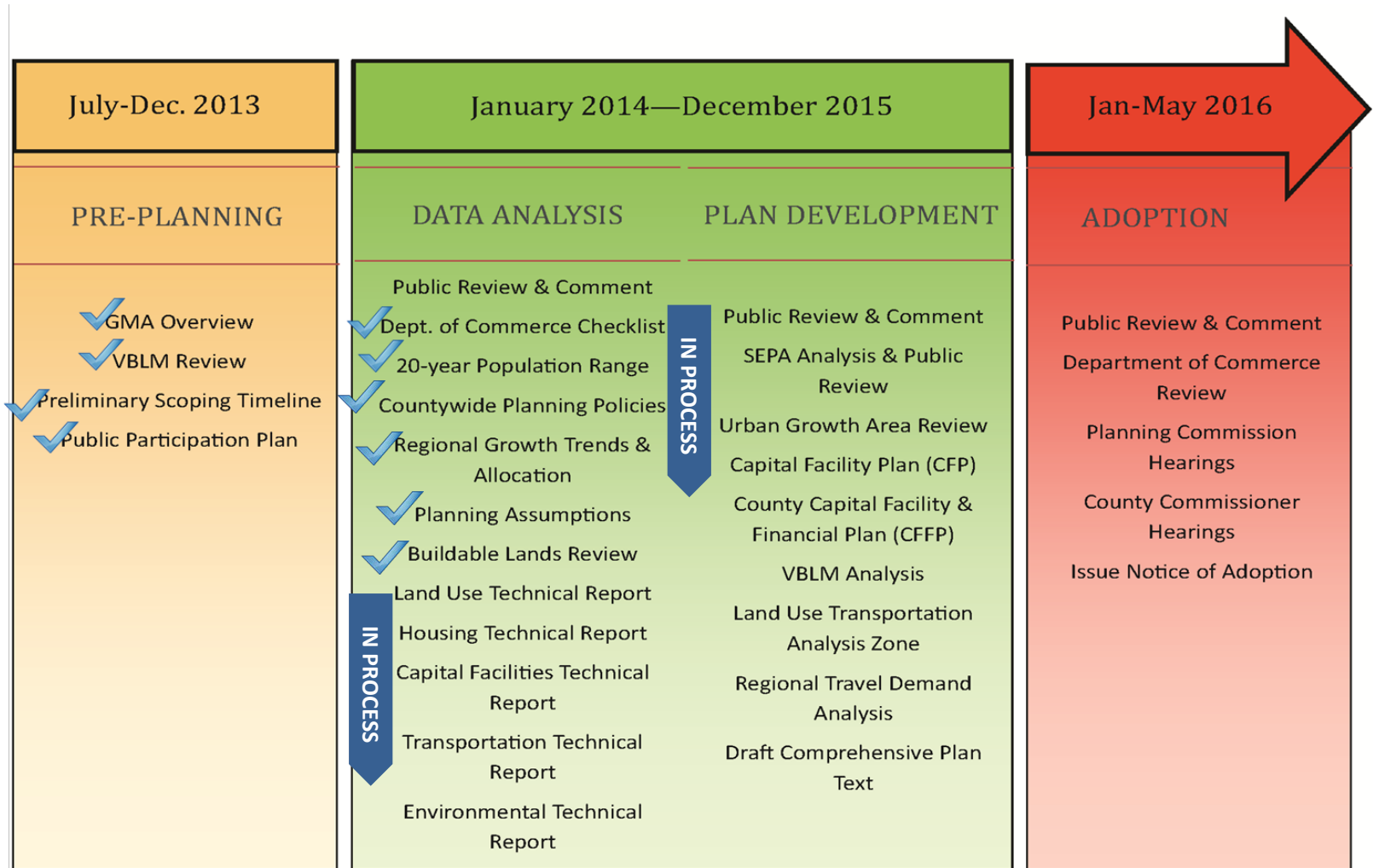
## 1. Purpose of the meeting

- a. Progress to date
- b. DSEIS Alternatives
- c. DSEIS Summary of Impacts by Alternative

## 2. Next steps



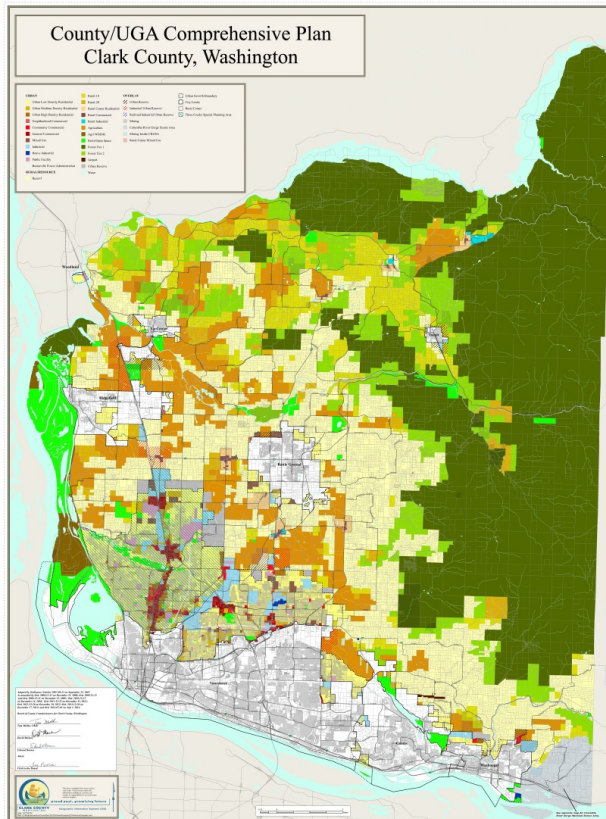
# Comprehensive plan progress to date



# Comp Plan Map? Zoning Map? What's the difference?

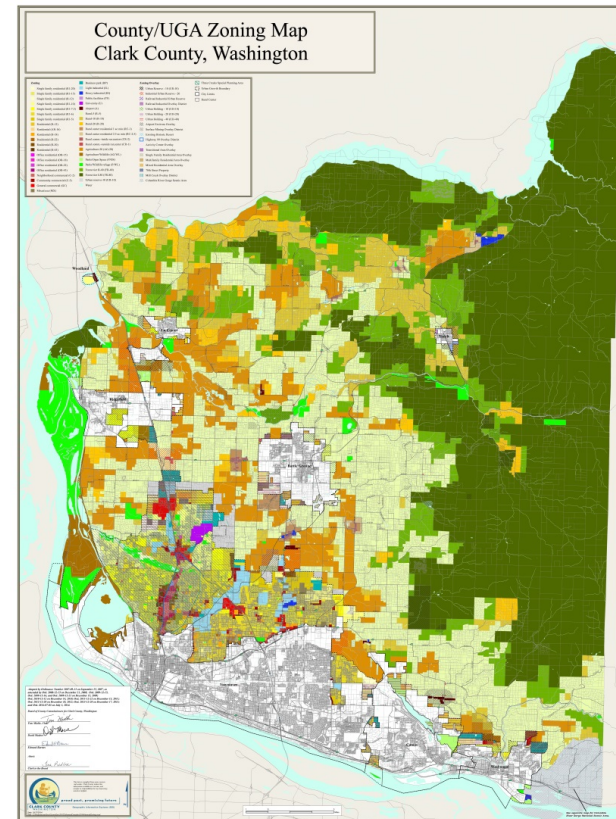
## Comprehensive Plan Map:

Establishes land use designations for all land in Clark County. It shows the long-term vision of how and where the county will change over the next 20 years.



## Zoning Map:

Specifies the types of land uses, setbacks, lot size, and size restrictions for buildings within each zone.







# Alternative 2

The county is proposing changes in land use/zoning that supports job growth and reflects development trends.

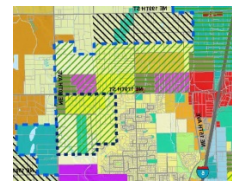
## Rural County

Minimum parcel size changes for AG-20, FR-40 and some R-20



## Urban Reserve

Removal of overlay in North Salmon Creek area to reflect current development trends



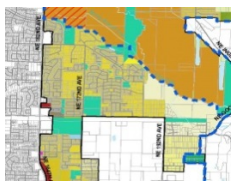
## Public Facilities

Creation of a Public Facility zone to identify publicly owned facilities



## Urban Holding

Removal of overlay in Fisher's swale area to reflect current development trends



## Mixed Use

Matching comp plan designation to zoning



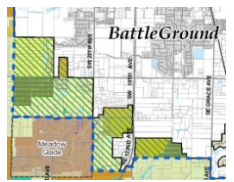
## Vancouver UGA

Land use changes to support job growth in Salmon Creek and Discovery area



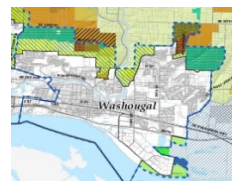
## Battle Ground UGA

Land use changes from industrial to residential to reflect current development



## Washougal UGA

Correcting zoning map inconsistency between county and city zoning



## Ridgefield UGA

UGA expansion to enhance the city's recreational opportunities



# Alternative 2

## Comprehensive plan map legend consolidation

### 1. Consolidation of comprehensive plan land use designations

- **Rural:** Consolidate multiple Rural comp plan designations (R-5, R-10, R-20) to one **Rural (R)** designation
- **Forest:** Consolidate two Forest comp plan designations (Forest Tier I and Forest Tier II) to one **Forest (F)** designation
- **Commercial:** Consolidate multiple urban commercial comp plan designations (Neighborhood, Community and General) to one **Commercial (C)** designation
- **Urban Reserve:** Combine Urban Reserve (UR) comp plan designation and overlays into one urban reserve overlay. Implemented on the zoning map by UR-10 overlay on residential and UR-20 overlay on all other zones.
- **Urban Holding:** Create an Urban Holding overlay (UH) comp plan designation. Implemented on the zoning map by UH-10 for residential and UH-20 on all other zones.

### 2. Removal of Three Creeks Special Planning Area overlay

- Work will be completed with 2016 Comprehensive Growth Management Plan update

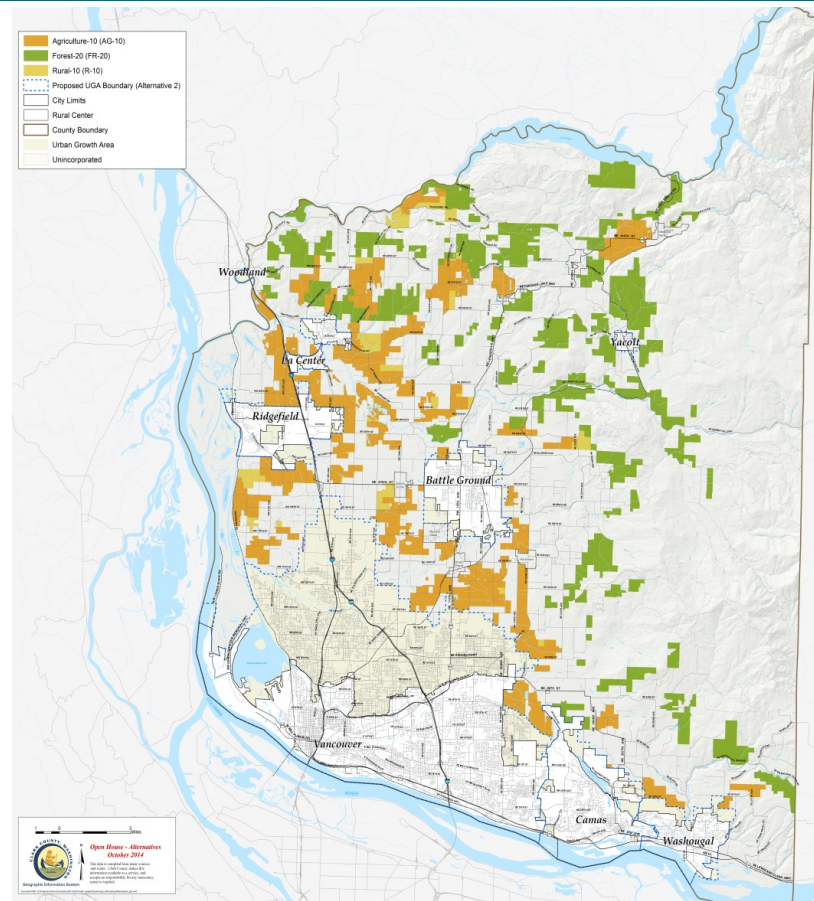


# Alternative 2

## RURAL AREAS

Recommendations from the Rural Lands Task Force

- Reduce minimum lot area requirements
  - Agriculture zoning: from 20 acres to 10 acres
  - Forest zoning: For parcels zoned FR-40, from 40 acres to 20 acres
  - Rural zoning: For parcels zoned R-20, from 20 acres to 10 acres, in some areas



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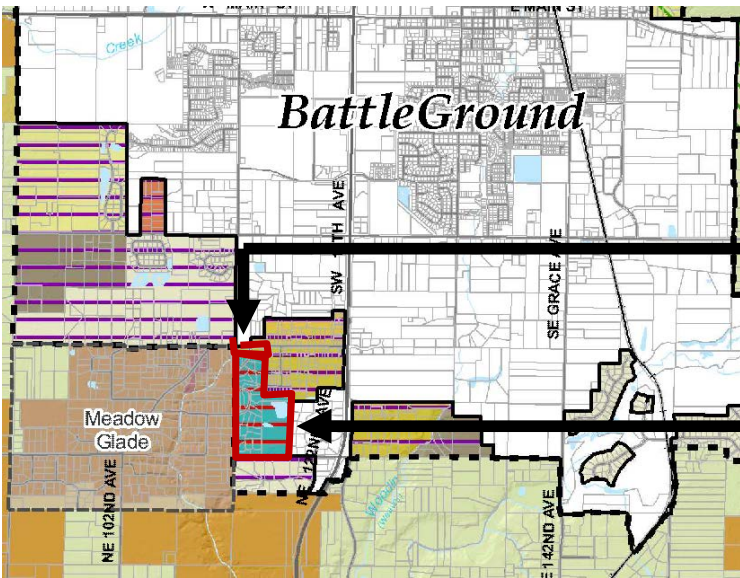
# Alternative 2

## BATTLE GROUND UGA

Change from industrial land to low density residential and change the R1-5 of adjacent parcels to R1-20 to recognize existing uses.

**Comp plan map:** Change from Industrial (I) to Urban Low Residential (UL)

### Zoning map



Six parcels abutting NE 189<sup>th</sup> St to change from Single-family residential R1-5 (5,000 sq. ft. lots) to Single-family residential R1-20 (20,000 sq. ft. lots) with Urban Holding (UH-10) overlay

Change from Business Park (BP) and Urban Holding (UH-20) to Single-family residential R1-20 (20,000 sq. ft. lots) with Urban Holding (UH-10) overlay

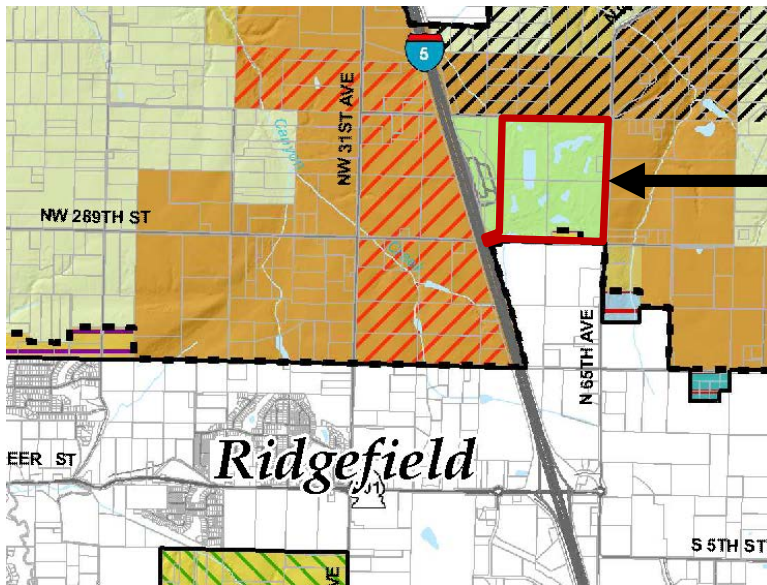
# Alternative 2

## RIDGEFIELD UGA

5 parcel expansion of Ridgefield Urban Growth Boundary including the Tri-Mountain Golf Course

**Comprehensive Plan map:** Retaining Parks and Open Space (P/OS) designation

**Zoning map**



Retaining Parks and Open Space (P/OS) zoning and adding an Urban Holding (UH-20) overlay

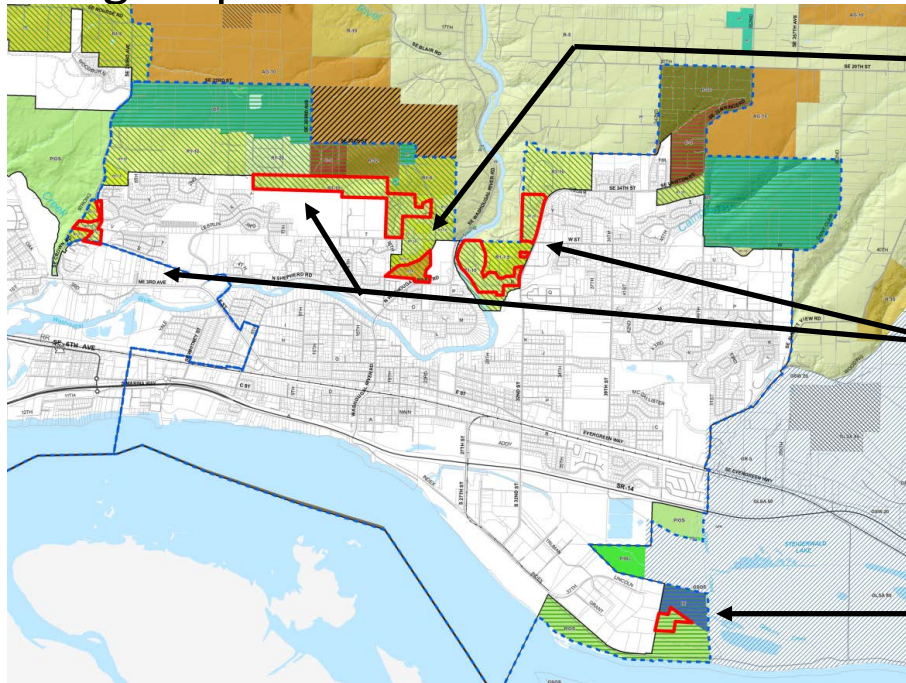
# Alternative 2

## WASHOUGAL UGA

Correcting an inconsistency between county and city zoning classifications

Comprehensive plan map : No change

### Zoning map



Change from AR-16 (Washougal zoning) to R-18 (county zoning) and adding Urban Holding overlay

Change from R1-15 (Washougal zoning) to R1-10 (county zoning)

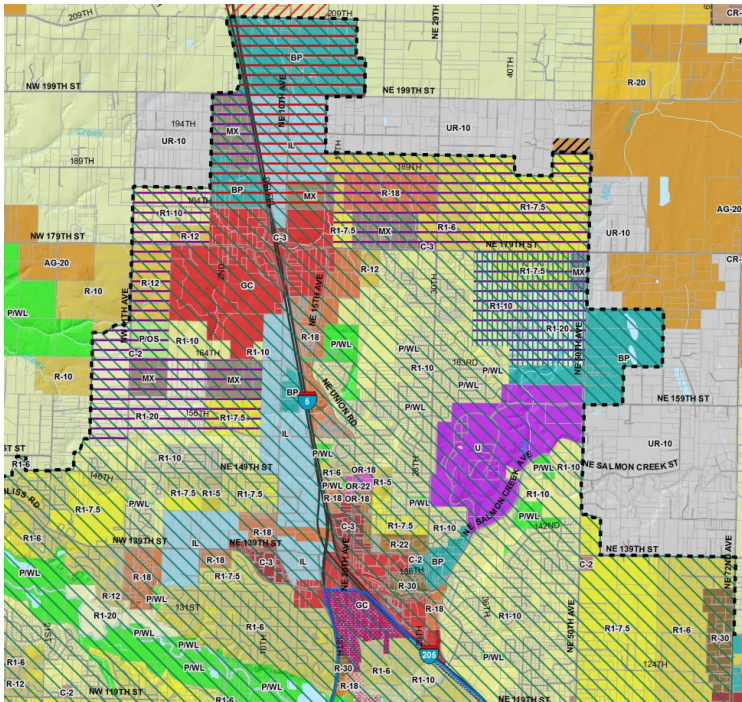
Steigerwald refuge: Heavy Industrial to Parks and Open Space. Apply Urban Holding (UH-20) to Steigerwald and property owned by Port.

# Alternative 2

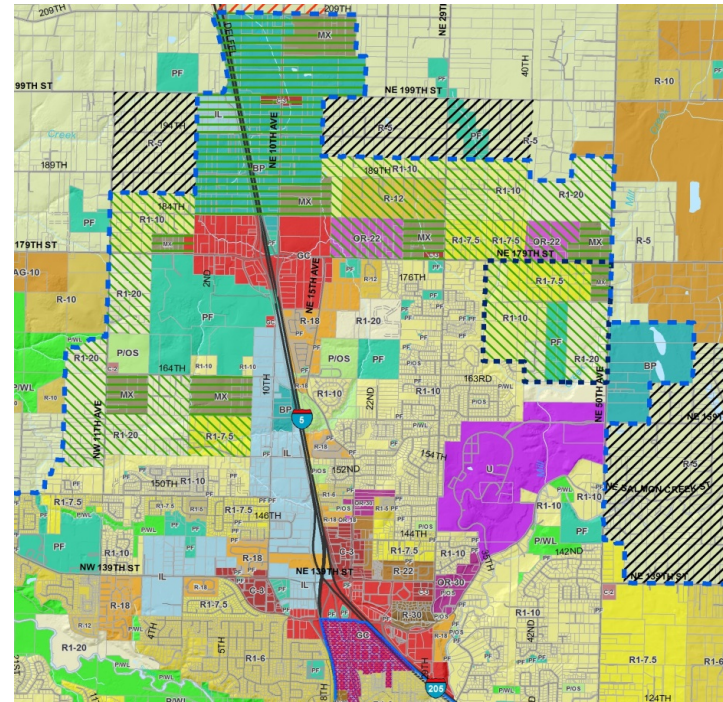
## VANCOUVER UGA

Both the Discovery - Fairgrounds and Salmon Creek sub-area plan recommendations were developed by advisory groups composed of stakeholders from the specific area including property owners and leaders of major institutions.

### Zoning map (current)



### Zoning map (proposed)



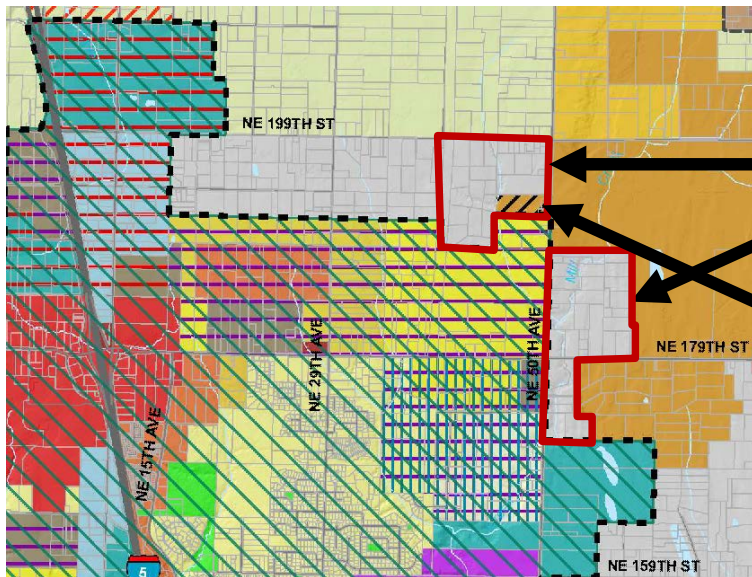
# Alternative 2

## URBAN RESERVE

Removal of Urban Reserve overlay in the north Salmon Creek area. This area provides a natural buffer to agriculture resource lands.

**Comp plan map:** Removal of Urban Reserve and application of Rural designation

## Zoning map



- Removal of Urban Reserve (UR-10) zone and application of Rural (R-5) on those parcels in gray with red outline
- Removal of Urban Reserve (UR-10) overlay and retaining Agriculture zoning

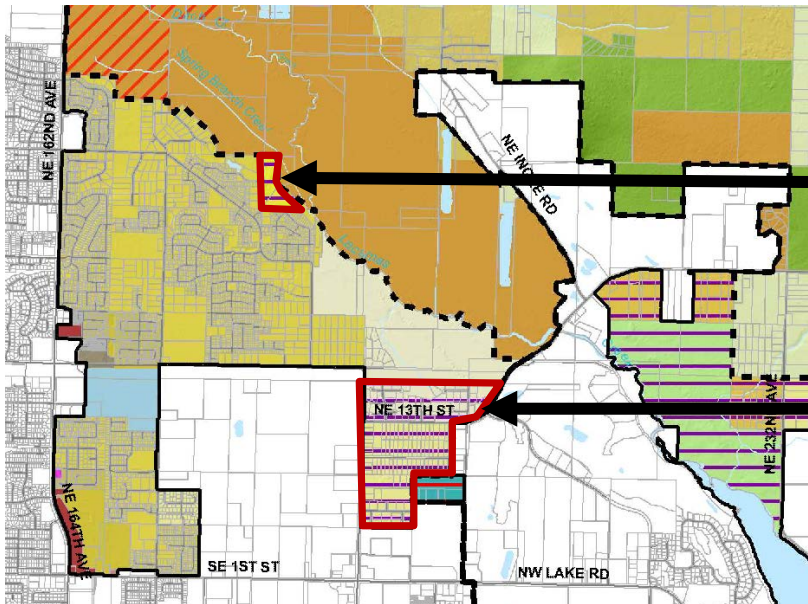
# Alternative 2

## URBAN HOLDING

Removal of Urban Holding designation in the Fisher's Swale area within the Vancouver Urban Growth Boundary – these areas are already developed and are served by infrastructure

**Comprehensive plan map:** Retaining Urban Low Residential designation

## Zoning map



Removal of Urban Holding-10 (purple stripes) and keep the Single-Family Residential zoning of (R1-20), (R1-10) and (R1-7.5)

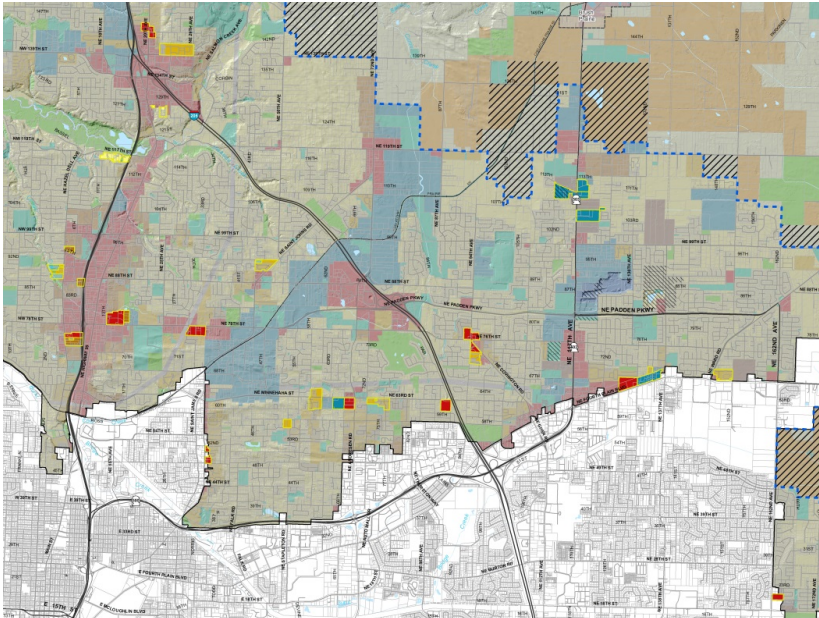
# Alternative 2

## MIXED USE

Application of appropriate comprehensive plan designation to match the actual zone in use instead of the mixed use

**Zoning map:** Retaining current zoning

## Proposed comprehensive plan map



Change from Mixed Use (MU) comp. plan designation to match the zoning

- Includes parcels outlined in yellow
- New comp. plan designations include:
  - Commercial
  - Industrial
  - Urban Low Residential
  - Urban Medium Residential
  - Urban High Residential



# Alternative 2

## PUBLIC FACILITIES

Creation of a Public Facilities comprehensive plan designation and zoning district. The district includes publicly owned facilities, i.e. schools, utilities and government buildings

### **Comprehensive plan map**

- The comprehensive plan map applies a Public Facilities (PF) designation to land owned by some public entities.

### **Zoning map**

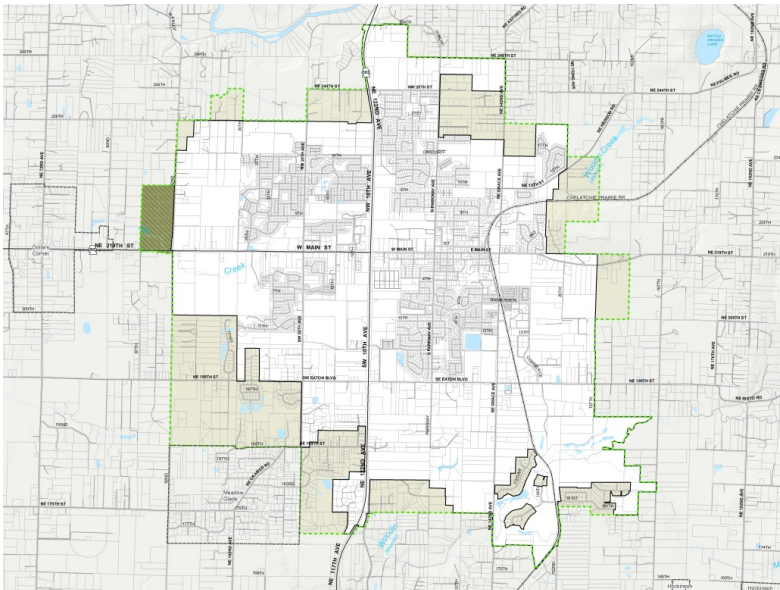
- Changing to Public Facilities (PF) zone

# Alternative 3 – City initiated changes

The cities of Battle Ground and La Center are considering expanding their urban growth areas.

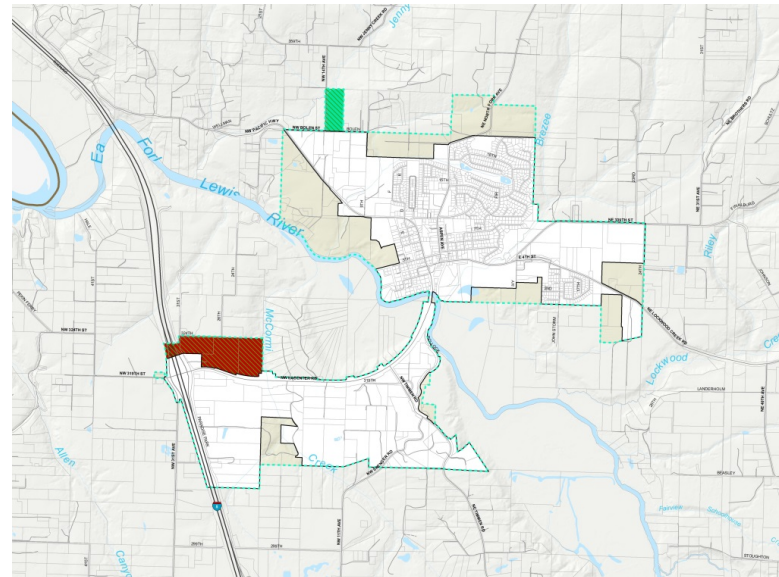
## Battle Ground UGA expansion

Proposed comp. plan designation of  
Mixed Use with Urban Holding overlay



## La Center UGA expansion

Proposed comp. plan designation of  
Commercial with Urban Holding overlay  
and Public Facility for school

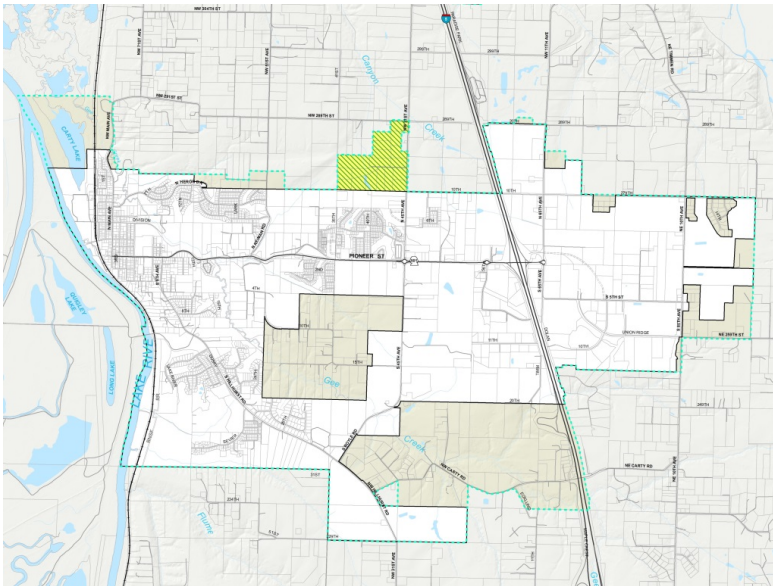


# Alternative 3 – City initiated changes

The cities of Ridgefield and Washougal are considering expanding their urban growth areas for residential.

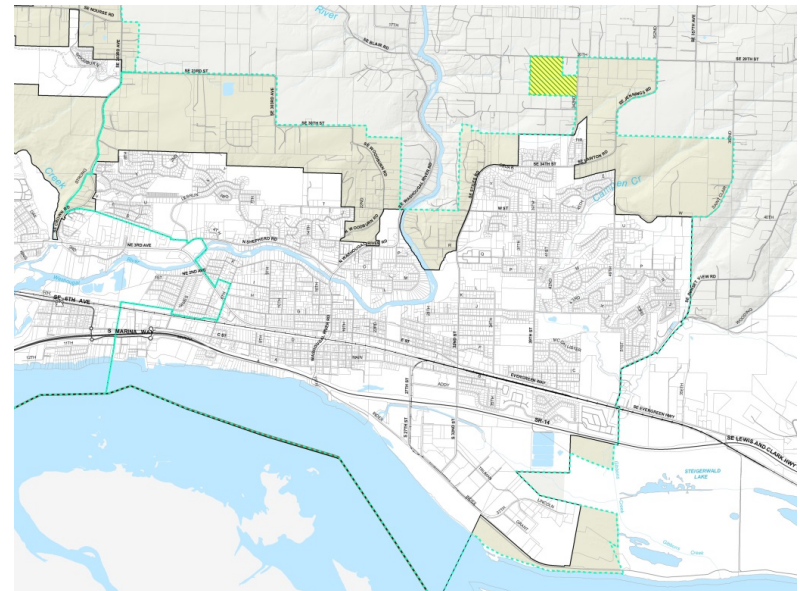
## Ridgefield UGA expansion

Proposed comp. plan designation of Urban Low Density Residential



## Washougal UGA expansion

Proposed comp. plan designation of Urban Low Density Residential



# Transportation

## ARTERIAL ATLAS UPDATE

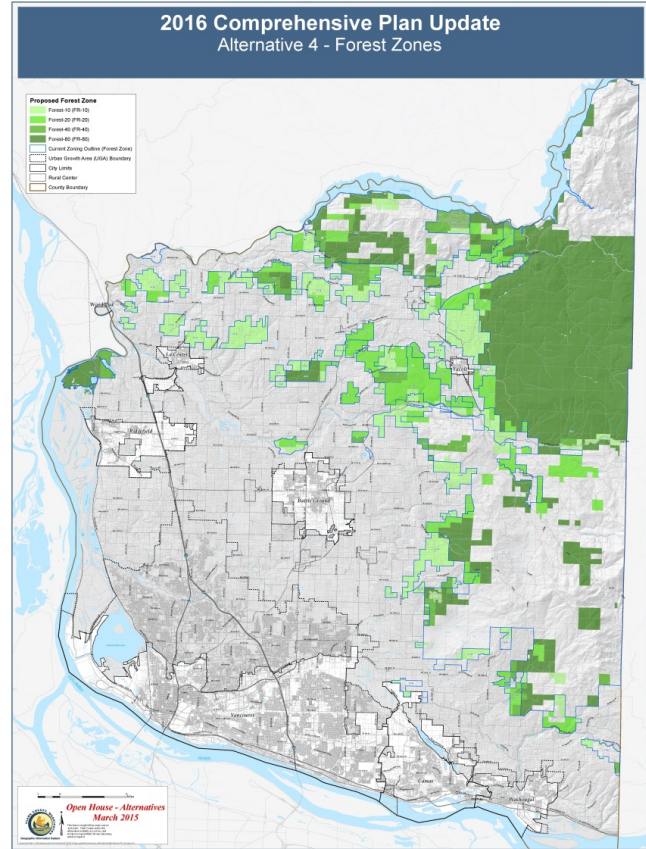
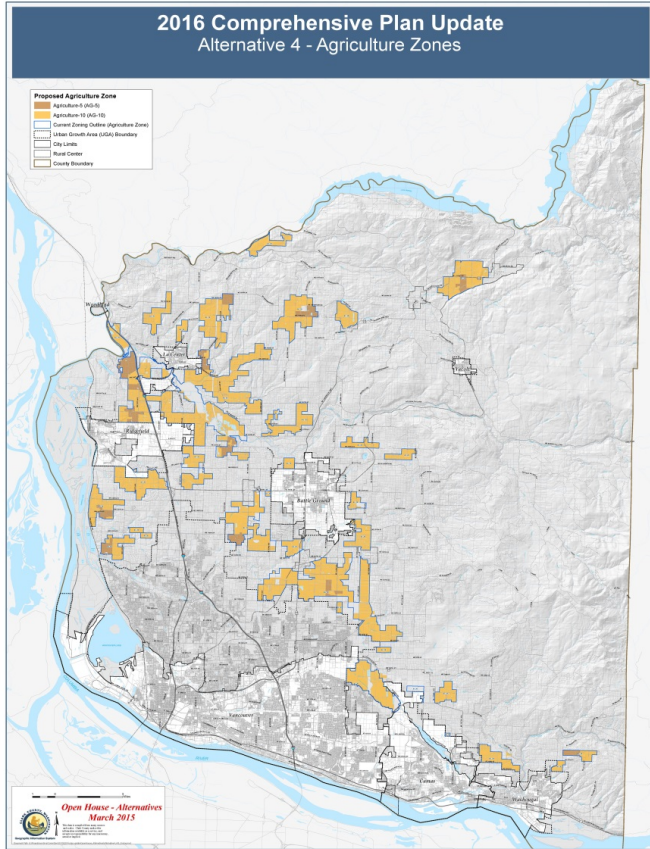
The Arterial Atlas is the long range regional road plan within the comprehensive plan. Streets are shown by their function in handling vehicle, bicycle and pedestrian traffic.

This map shows both existing and proposed streets.



# Alternative 4

This alternative proposes changes to Rural and Resource lands.



# DSEIS Summary of Impacts by Alternative

Table 1-2. Potential New Lots Allowable Under Each Alternative

Zone	Alternative 1 No Action Alternative	Alternative 2 – Countywide Modifications	Alternative 3 – City UGA Expansions	Alternative 4 – Rural, Agriculture, and Forest Expansion
Rural	5,684	5,823	5,672	9,880
Agriculture	970	1,937	952	1,958
Forest*	419	460	419	563
<b>Total</b>	<b>7,073</b>	<b>8,220</b>	<b>7,043</b>	<b>12,401</b>

Source: Clark County GIS, based on the Rural Vacant and Buildable Lands Model (VBLM) dated July 24, 2015

\* The Rural VBLM excludes property in the current use program for Timber and Designated Forest Land. This may underestimate the number of potential lots in Alternative 4.

\*\* This table does not include areas designated as Rural Center or Urban Reserve, nor does it include lots within UGAs.

# Earth Resources

Table S-2. Summary of Impacts by Alternative

Alternative 1 – No Action Alternative	Alternative 2 – Countywide Modifications	Alternative 3 – City UGA Expansion	Alternative 4 – Rural, Agriculture, and Forest Changes
<p>No new impacts that cannot be mitigated through compliance with existing regulations.</p>	<p>Zoning changes could have individually small but cumulatively moderate impacts on prime soils and forested areas. Mitigation would be provided by localized protection.</p>	<p>Same as Alternative 1</p>	<p>Similar to Alternative 2, but with cumulatively greater impacts due to potentially more development.</p>

# Water Resources

Table S-2. Summary of Impacts by Alternative

Alternative 1 – No Action Alternative	Alternative 2 – Countywide Modifications	Alternative 3 – City UGA Expansion	Alternative 4 – Rural, Agriculture, and Forest Changes
<p>Moderate potential for impacts due to development allowed under current zoning. New stormwater regulations since 2007 could improve surface and groundwater resources.</p>	<p>Incremental increase in impacts to hydrology and water quality resulting from potential for more intensive development of over 34,000 acres. Individually small but cumulatively moderate impacts on aquatic resources. Potential localized impacts with UGA changes; could be mitigated during project-specific review.</p>	<p>Same as Alternative 1.</p>	<p>Similar to Alternative 2, but with cumulatively greater impacts due to potential development on approximately 65,500 acres.</p>



# Fish and Wildlife Resources

Table S-2. Summary of Impacts by Alternative

Alternative 1 – No Action Alternative	Alternative 2 – Countywide Modifications	Alternative 3 – City UGA Expansion	Alternative 4 – Rural, Agriculture, and Forest Changes
<p>More intensive development under current zoning could affect fish and wildlife habitats, threatened &amp; endangered species, migratory species, and wetlands, but regulations and mitigation requirements would minimize impacts.</p>	<p>Incremental increase in impacts to fish and wildlife habitats, threatened &amp; endangered species, migratory species, and wetlands resulting from potential to create 8,220 new parcels and increased density.</p>	<p>Potential localized impacts to fish and wildlife habitats, threatened &amp; endangered species, migratory species, and wetlands; could be mitigated during project-specific review.</p>	<p>Similar to Alternative 2, but with cumulatively greater impacts due to potential creation of approximately 12,400 new lots.</p>

# Energy and Natural Resources

Table S-2. Summary of Impacts by Alternative

Alternative 1 – No Action Alternative	Alternative 2 – Countywide Modifications	Alternative 3 – City UGA Expansion	Alternative 4 – Rural, Agriculture, and Forest Changes
<p>Most impacts to scenic and natural resources could be mitigated through compliance with existing regulations.</p>	<p>Incremental increase in use of energy and natural resources resulting from potential to create 8,220 new parcels. Visual and scenic resources could also be affected with increased development. Incremental development over time would minimize impacts.</p>	<p>Low potential for impacts; could be mitigated during project-specific review.</p>	<p>Similar to Alternative 2, but with cumulatively greater impacts due to potential creation of approximately 12,400 new lots.</p>

# Land and Shoreline Use

Table S-2. Summary of Impacts by Alternative

Alternative 1 – No Action Alternative	Alternative 2 – Countywide Modifications	Alternative 3 – City UGA Expansion	Alternative 4 – Rural, Agriculture, and Forest Changes
<p>Localized impacts from development allowed under current zoning would be mitigated through compliance with existing regulations.</p>	<p>Incremental increase in impacts to land and shoreline use resulting from potential to create 8,220 new parcels which could affect opportunity for large-scale agricultural production but would increase opportunity for rural housing.</p>	<p>Same as Alternative 1.</p>	<p>Similar to Alternative 2, but with cumulatively greater impacts due to potential creation of approximately 12,400 new lots.</p>

# Transportation

Table S-2. Summary of Impacts by Alternative

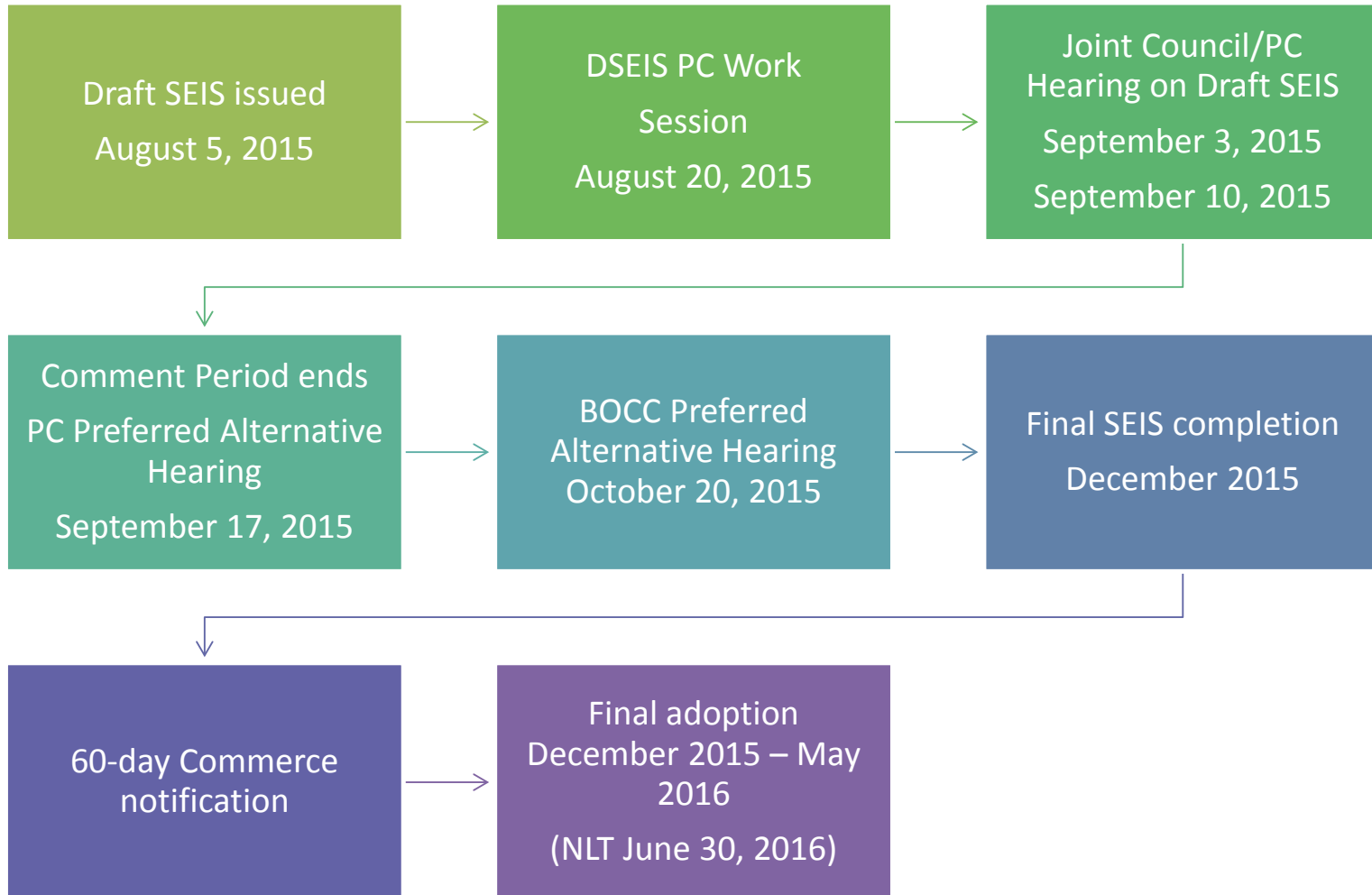
Alternative 1 – No Action Alternative	Alternative 2 – Countywide Modifications	Alternative 3 – City UGA Expansion	Alternative 4 – Rural, Agriculture, and Forest Changes
<p>Low potential for impacts that would not be mitigated through on-going regional efforts to improve the existing transportation system, including encouraging alternative modes of travel.</p>	<p>Incremental increase in impacts to the transportation system resulting from distribution of higher travel demand over a larger geography compared to concentrated urban areas. Infrastructure costs could be prohibitive.</p>	<p>Same as Alternative 1.</p>	<p>Similar to Alternative 2, but with cumulatively greater impacts due to potentially more development.</p>

# Public Facilities and Utilities

Table S-2. Summary of Impacts by Alternative

Alternative 1 – No Action Alternative	Alternative 2 – Countywide Modifications	Alternative 3 – City UGA Expansion	Alternative 4 – Rural, Agriculture, and Forest Changes
<p>More intensive development allowed under current zoning could affect the levels of service provided in rural areas.</p>	<p>Incremental increase in impacts to public facilities and utilities resulting from potential to create 8,220 new parcels which distributes the need to provide services over a larger geography, compared to concentrated urban areas. Opportunities for new development may be delayed until services and facilities are available.</p>	<p>Low potential for impacts to infrastructure and services. No expansion of service areas would be required beyond that already planned.</p>	<p>Similar to Alternative 2, but with cumulatively greater impacts due to potentially more development.</p>

# Next Steps



# Share your comments

Provide comments online or by email, letter or comment form. Comments must be received by 4:00 p.m. on September 17, 2015, to be considered in the environmental analysis.

Online	<a href="http://www.clark.wa.gov/planning/2016update/comments/html">www.clark.wa.gov/planning/2016update/comments/html</a>	
Engage Clark County	<a href="http://www.peakdemocracy.com/2963">http://www.peakdemocracy.com/2963</a>	
Email	Send to: <a href="mailto:comp.plan@clark.wa.gov">comp.plan@clark.wa.gov</a> Put “Draft SEIS Comments” in the subject line. Include your name and mailing address.	
Letter	Mail to: Clark County Community Planning Draft SEIS Comments P.O. Box 9810 Vancouver, WA 98666-9810	
Public Hearing	Sept. 3, 2015, at 6:00 p.m. 1300 Franklin Street Vancouver, WA	Sept. 10, 2015, at 6:00 p.m. 1300 Franklin Street Vancouver, WA

# Questions?

# Thank you!



[www.clark.wa.gov/planning/](http://www.clark.wa.gov/planning/)