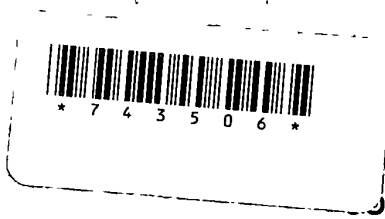




proud past, promising future



DEPARTMENT OF
COMMUNITY PLANNING

TO: Clark County Planning Commission
FROM: Oliver Orjiako, Community Planning Director
PREPARED BY: Laurie Lebowsky, Transportation Planner
DATE: June 25, 2014-REVISED STAFF REPORT
SUBJECT: Concurrency: Proposed changes to the Title 40 development code and Capital Facilities Plan

Background

The Board of County Commissioners placed revising the concurrency standards on the work programs for Public Works and Community Planning, as a cooperative effort between the two departments. The Board wanted to simplify the approach to concurrency, so the process could be easily understood by both staff and applicants. They believed the simplified approach would promote job creation and economic development.

Staff examined approaches to concurrency used in other jurisdictions, such as City of Vancouver. Staff determined that the simplest approach to concurrency is to base the level-of-service standards on the volume-to-capacity ratio instead of measuring the corridor travel speeds.

Volume-Demand-to-Capacity Ratio (V/C) is a measure that reflects mobility and quality of travel of a facility or a section of a facility. It compares roadway demand (vehicle volumes) with roadway supply (carrying capacity of an identified road segment). For example, a V/C of 1.00 indicates the roadway facility is operating at its capacity. Under our proposed policy, transportation improvements would be required of roadway segments that are either at a V/C of 0.90 or above.

Changing the method of measuring capacity requires changing the Capital Facilities Plan, as well as the Concurrency section in the development code.

Attached to this staff report please find the proposed changes to the Title 40 Concurrency CCC Section 40.350.020 and also the new, proposed Capital Facilities Plan. Please note that the attached Capital Facilities Plan has been re-formatted since the Planning Commission work session on June 5th, since it was a working copy that the PC was reviewing.

The PC additionally wanted minor changes to Title 40 code and that code language is attached to this staff report with the PC's recommended changes, highlighted in yellow.

40.560.010 Plan Amendment Procedures

P. Other Plan Amendment Categories

3. In updating capital facilities plans, policies and procedures, the county must determine that these updates are consistent with applicable policies and implementation measures of the comprehensive plan, and in conformance with the purposes and intent of the applicable interjurisdictional agreements.

Staff reviewed the comprehensive plan and found that all applicable policies and implementation strategies were met.

Public Outreach

Staff met with the Development Engineering Advisory Board (DEAB) on May 1st, 2014 regarding the proposed changes to the County's concurrency standards. DEAB voted unanimously to conceptually support staff's proposed changes. Staff will also make a presentation to a meeting of the Commission on Aging at their July 15 meeting.

Staff gave both SEPA and CTED notice and copies of the SEPA and CTED notice can be found in your packet.

Information regarding the proposed concurrency update was also provided on the county's Public Works website.

The Clark County Planning Commission meeting has been duly advertised in *The Columbian* newspaper.

Staff Recommendation

Based on these findings, staff recommends that the Planning Commission APPROVE the proposed changes to both the Concurrency ordinance and the Capital Facilities Plan.

1 **40.350.020 Transportation Concurrency Management System**

2 **A Purpose**

3 This section implements the requirements in RCW 36 70A.070 that counties.

4 1 Establish level of service standards for arterial and transit routes; and

5 2 Ensure that such standards are met or reasonably funded before new development is
6 approved

7 **B. Applicability**

8 This section applies to applications for subdivision, short subdivision, conditional use permit
9 approvals, and site plan review, except for those site plan reviews for unoccupied utility and
10 wireless communication facilities which have a potential vehicular impact on the level of
11 service of a segment or intersection of either

12 1 Any county roadway with a comprehensive plan functional classification of arterial or
13 collector, or

14 2 Any state highway of regional significance.

15 *(Amended Ord 2007-11-13)*

16 **C. Review Authority**

17 The review authority shall approve, approve with conditions, or deny proposed developments
18 in accordance with the provisions of this section

19 **D. Transportation Impact Study.**

20 1. A transportation impact study shall be required for all development applications in which
21 the proposed development is projected to have an impact upon any affected
22 transportation corridor or intersection of regional significance, unless the
23 development application is exempt from the provisions of this section as provided for
24 in Section 40 350 020(D)(7), or the requirement for a study has been waived by the
25 Public Works director.

26 2 A transportation impact study shall include, at a minimum, an analysis of the following
27 elements

28 a Trip generation, modal split, distribution, and assignment for the proposed
29 development, and

30 b. An analysis of the projected impact of the proposed development upon the current
31 operating level and safety of any affected transportation corridors and ~~or~~
32 intersections of regional significance The analysis shall also include an
33 accounting of trips assigned to all collector and arterial roadways.

34 3 A transportation impact study shall be prepared by and/or under the supervision of a
35 registered professional engineer in the state of Washington.

- 1 4 A transportation impact study shall be based on traffic counts obtained within twelve
2 (12) months of the fully complete date of the development application as determined
3 under Sections 40 510 010(B), 40 510 020(C), and 40 510 030(C) The traffic counts
4 shall reflect representative traffic conditions ~~within transportation corridors~~ on
5 collector and arterial roadways, and at intersections of regional significance
6 intersections of regional significance are those intersections where at least three (3)
7 legs are collector or arterial classification roadways.
- 8 5. A transportation impact study shall not be required to analyze impacts on affected
9 transportation corridors or intersections of regional significance located ~~more than~~ at
10 least the following distances from the proposed development (as measured by
11 straight-line distance):
- 12 a Fifty (50) or less new peak hour period trips at development site. one (1) mile,
13
14 b Fifty-one (51) to two hundred fifty (250) new peak hour period trips at development
site. two (2) miles;
15
16 c Two hundred fifty-one (251) or more new peak hour period trips at development site:
three (3) miles.
- 17 6 The Public Works director reserves the right to require an applicant to provide additional
18 data and/or analysis as part of a particular transportation impact study, where the
19 Public Works director determines that additional information or analysis is required
20 to implement the standards and requirements contained in this section
- 21 7 No traffic impact study shall be required, pursuant to the provisions of this section,
22 where the proposed development will generate less than ten (10) peak hour period
23 vehicle trips. However, these proposed developments are still subject to
24 concurrency reviews and require concurrency approvals.
- 25 8 Upon the written request of an applicant, the Public Works director may waive the
26 requirement for a transportation impact study, or limit the scope of analysis and
27 required elements of a traffic impact study where the Public Works director
28 determines that the potential transportation impacts upon the affected transportation
29 corridor(s) and/or intersection(s) of regional significance have been adequately
30 analyzed in prior research or reports and/or are not projected to cause a reduction in
31 the operating level of affected transportation corridors and/or intersections.

32 E. Requirements for Concurrency Approval

- 33 1 Each development application subject to the provisions of this section shall require a
34 concurrency review. No development application may be approved by the review
35 authority until such time as a concurrency approval or conditional concurrency
36 approval has been issued by the Public Works Director.
- 37 2 The concurrency determination for multiple development applications impacting the
38 same transportation corridors or intersections shall be tested chronologically in
39 accordance with the respective applications' fully complete dates as determined
40 under Sections 40.510 010(B), 40 510 020(C), and 40 510 030(C) (but not the
41 contingent vesting provisions of Sections 40 510 010(D), 40 510 020(G); and

1 40.510 030(G)). For the purpose of this subsection only, the fully complete date for
2 an application delayed in processing for sixty (60) days or longer due to actions or
3 inaction of the applicant (as determined by the responsible official) shall be adjusted
4 according to the length of such delay. Preapplication concurrency reviews shall be
5 tested in the order they are received.

6 3 The Public Works Director shall issue a concurrency approval where the Public Works
7 Director determines that the proposed development's impacts upon all affected
8 transportation corridors and intersections of regional significance do not result in the
9 operating levels for the transportation corridors, signalized intersections, and
10 unsignalized intersections falling below the adopted level of service standards
11 established in Section 40 350 020(G)

12 4. A concurrency review and approval shall not be required for those affected
13 transportation corridors and intersections of regional significance located ~~more than~~
14 further away than the following distances from the proposed development (as
15 measured by straight line distance): identified in 40 350 020(D)(5).

16 a ~~Fifty (50) or less new peak hour trips at development site one (1) mile;~~

17 b ~~Fifty one (51) to two hundred fifty (250) new peak hour trips at development site two~~
18 ~~(2) miles;~~

19 c ~~Two hundred fifty one (251) or more new peak hour trips at development site three~~
20 ~~(3) miles.~~

21 5 The Public Works Director may approve and condition mitigation (if volunteered by the
22 applicant) where the Public Works Director determines that the proposed
23 development's projected impacts upon an affected transportation corridor or
24 intersection of regional significance can be offset by the mitigation such that the
25 operating levels will not further deteriorate because of the additional traffic
26 generated by the proposed development. The review authority may approve a
27 development when the Public Works Director determines that achieving the level of
28 service standards would cause significant negative environmental impacts as
29 identified in a SEPA review

30 6. Appeals to the determination of the Public Works Director with respect to concurrency
31 shall be made in accordance with Sections 40 510 010(E), 40 510 020(H), and
32 40 510 030(H). Applications reviewed as Type I and Type II procedures shall be
33 appealed as Type II procedures. For applications reviewed as Type III procedures,
34 the Public Works Director's determination shall be treated as a recommendation to
35 the review authority.

36 (Amended: Ord. 2012-05-25)

37 F. Determination of Operating Levels.

38 The operating level for a transportation corridor, signalized intersection, and/or unsignalized
39 intersection shall be defined as the traffic characteristics of those roadways and
40 intersections with consideration of the following factors.

- 1 1. The existing traffic levels on the roadways and intersections,
- 2 2 Any mitigation measures proposed by the applicant
- 3 a For site plans, mitigation measures shall be completed and/or implemented prior to
- 4 occupancy or commencement of the use
- 5 b For land divisions, mitigation measures shall be completed and/or implemented prior
- 6 to.
- 7 (1) Final plat approval, or
- 8 (2) Issuance of the first building permit for any newly recorded lot, provided
- 9 (a) The improvements are secured by a performance bond or financial
- 10 guarantees acceptable to the county prior to final plat-
- 11 (b) Construction plans shall be approved, and any needed right-of-way for
- 12 the mitigation improvements have been obtained prior to final plat
- 13 approval
- 14 (c) "Model home" building permits issued subject to the requirements of
- 15 Section 40 260 175 do not require bonding or right-of-way acquisition
- 16 necessary for transportation concurrency mitigation measures
- 17 3 Any mitigation measures conditioned to other approved developments which will be
- 18 completed and/or implemented prior to occupancy of the proposed development,
- 19 4 The traffic impacts of the proposed development on the affected transportation corridors
- 20 and intersections;
- 21 5. The traffic impacts of other approved developments not yet fully built-out on the affected
- 22 transportation corridors and intersections;
- 23 6. Any improvements being implemented as part of the county's transportation
- 24 improvement program that are reasonably funded and scheduled for completion of
- 25 construction within six (6) years of the final date for a decision upon the
- 26 development application;
- 27 7 Any capacity which has been assigned or reserved to other and/or future developments
- 28 pursuant to the terms of a development agreement or capacity reservation
- 29 authorized and executed under the provisions of this chapter,
- 30 8 Any background traffic growth or traffic from developments exempt from the
- 31 requirements of this chapter that the Public Works director determines could have
- 32 an impact on the operating level of the transportation corridors or intersections,
- 33 9 Any other factors that the Public Works director has determined could have an impact
- 34 on the operating level of the transportation corridors or intersections
- 35 (Amended Ord 2007-04-13; Ord. 2007-09-12, Ord 2007-11-09, Ord 2009-12-01, Ord 2011-
- 36 08-08)

1 G Level of Service Standards

2 1 Level of service or LOS standards shall be as follows:

3 a ~~The minimum travel speeds for each designated transportation corridor are shown in~~
 4 ~~Table 40.350.020-1. A map of designated transportation corridors is on file at the~~
 5 ~~Public Works department transportation/concurrency offices in Vancouver,~~
 6 ~~Washington. The maximum volume to capacity ratio for each roadway segment~~
 7 ~~shall not exceed nine-tenths (0.9), when measured independently for each~~
 8 ~~direction of travel. Measurements shall be made for all collector and arterial~~
 9 ~~roadway segments located within the Vancouver Urban Growth area, but outside~~
 10 ~~of the City of Vancouver. Measurements shall also be made for State Highways of~~
 11 ~~Regional Significance. In calculating the volume to capacity ratio, the volume~~
 12 ~~shall be determined based on the factors described in Section 40.350.020(F). In~~
 13 ~~determining calculating the capacity for roadways built out to County standards,~~
 14 ~~the capacity shall be determined based on the factors described in Table~~
 15 ~~40.350.020-1 Roadway Capacities. For roadways not fully built-out to County~~
 16 ~~standards, the capacity shall be determined based on the current roadway~~
 17 ~~condition. For roadways with lane widths 12 feet and greater, and with paved~~
 18 ~~shoulder widths 2 feet and greater, the lane capacity shall be 800 vehicles per~~
 19 ~~hour. For roadways with lane widths between 11 and 12 feet and with paved~~
 20 ~~shoulder widths 2 feet and greater, the lane capacity shall be 700 vehicles per~~
 21 ~~hour. For roadways with lane widths less than 11 feet, the lane capacity shall be~~
 22 ~~600 vehicles per hour.~~

Table 40.350.020-1 Roadway Capacities

<u>Roadway Type</u>		<u>County Designation</u>	<u>Single Direction Capacity/hour</u>	
<u>Urban</u>	<u>Arterials</u>	<u>Parkway</u>	<u>Pa-4b</u>	<u>2000</u>
		<u>Principal</u>	<u>Pr-4cb</u>	<u>1800</u>
		<u>Minor, 4-lane</u>	<u>M-4cb</u>	<u>1800</u>
		<u>Minor, 2-lane</u>	<u>M-2cb</u>	<u>900</u>
	<u>Collector</u>	<u>Urban</u>	<u>C-2cb</u>	<u>900</u>
		<u>Urban</u>	<u>C-2</u>	<u>800</u>
<u>Urban</u>		<u>C-2b</u>	<u>800</u>	
<u>Rural</u>	<u>Arterial</u>	<u>RA</u>	<u>800</u>	
	<u>Collector</u>	<u>Major</u>	<u>R-2</u>	<u>800</u>
		<u>Minor</u>	<u>Rm-2</u>	<u>800</u>

23
 24 b ~~Within the designated transportation corridors, individual movements at each~~
 25 ~~signalized intersection of regional significance in the unincorporated county shall~~
 26 ~~not exceed an average of two (2) cycle lengths or two hundred forty (240)~~
 27 ~~seconds of delay (whichever is less). All signalized intersections located inside of~~
 28 ~~incorporated cities shall be excluded from this requirement.~~

1 ~~e. Outside of designated transportation corridors, all signalized intersections of regional~~
2 ~~significance shall achieve LOS D standards or better, except the intersections of~~
3 ~~SR 500/Falk Road and SR 500/NE 54th Avenue which shall achieve LOS E~~
4 ~~standards or better.~~

5 ~~d.c.~~ All unsignalized intersections of regional significance in the unincorporated county
6 shall achieve LOS E standards or better (if warrants are not met). If warrants are
7 met, unsignalized intersections of regional significance shall achieve LOS D
8 standards or better. The signalization of unsignalized intersections shall be at the
9 discretion of the Public Works director and shall not obligate the County to meet
10 this LOS standard. However, proposed developments shall not be required to
11 mitigate their impacts in order to obtain a concurrency approval unless:

12 (1) The proposed development adds at least five (5) peak hour period trips to a
13 failing intersection approach;

14 (2) The projected volume to capacity ratio for the worst lane movement on the
15 approach with the highest delay exceeds nine-tenths (0.9) during the peak
16 traffic hour period; and

17 (3) That same movement is worsened by the proposed development.

18 ~~e. The LOS standards shown in Table I shall be reduced by three (3) mph for those~~
19 ~~proposed developments that the Public Works director determines comply with~~
20 ~~the mitigated LOS standards for master planned developments pursuant to~~
21 ~~Section 40.350.020(O).~~

22 ~~f.d.~~ The LOS standards identified in this subsection shall be applied during peak hour
23 period traffic conditions, as defined by the Clark County Review Authority and
24 published in the Administrative Manual.

25 2. The LOS standards established in this subsection shall be applied and interpreted as
26 stated in the administrative manual prepared pursuant to Section 40.350.020(N).

27 3. The LOS standards and the operating levels for each transportation corridor and
28 intersection of regional significance shall be evaluated and reviewed on an annual
29 basis by the ~~board~~ Board of County Commissioners.

30 4. Notwithstanding the provisions for the annual review of LOS standards pursuant to this
31 section, the board reserves the authority to enact and renew emergency moratoria
32 and interim zoning or other official controls upon development approvals affecting
33 designated transportation corridors and intersections of regional significance
34 pursuant to RCW 36.70A.390, and may specify qualifications or conditions for the
35 application of such moratoria and interim zoning or other official controls.

36 (Amended: Ord. 2010-08-06)

Corridors	Corridor Limits Description	Corridor Distance (mi.)	Minimum Travel Speeds	Equivalent Travel Time (min)
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			(mph)	
North-South Roadways				
Lakeshore Avenue	Bliss Rd to NE 78th St	3.54	22	9.65
Hazel Dell Avenue	Highway 99 to NE 63rd St	3.57	17	12.60
Highway 99 and NE 20th Avenue				
NE 15th/20th Avenue (North)	NE 179th St to S of NE 134th St	2.72	17	9.60
Central	N of NE 134th St to NE 99th St	2.10	13	9.69
South	NE 99th St to NE 63rd St	1.79	13	8.26
St. Johns Road	NE 110th St to NE 68th St	2.53	22	6.90
NE 72nd Avenue	SR 502 to NE 110th St	5.00	27	11.11
Andresen Road	NE 110th St to NE 58th St	3.07	13	14.17
Gher/Covington/NE 94th Avenue	NE 110th St to SR 500	3.46	17	12.23
SR-503				
North	NE 199th St to NE 110th St	4.07	27	9.04
South	NE 110th St to Fourth Plain	2.80	13	12.92
NE 137th Avenue	NE 110th St to Fourth Plain	2.46	17	8.68
Ward Road	Davis Rd to SR 500	1.18	13	5.45
NE 162nd Avenue	Ward Rd to NE 39th St	2.39	13	11.03
NE 182nd Avenue	Risto Rd to Davis Rd	4.43	27	9.84
East-West Roadways				
SR-502	NW 30th Ave (Battle Ground) to NE 179th St	6.52	27	14.49
179th Street				
West	NW 41st Ave to I-5	2.40	22	6.55
West Central	I-5 to NE 72nd Ave	2.97	22	8.19
139th Street and Salmon Creek Avenue				
139th Street West	Seward Rd to I-5	2.66	17	9.39
Salmon Creek Avenue (West Central)	I-5 to NE 50th Ave	2.20	13	10.20

119th Street				
West	Lakeshore to Hazel Dell	2.21	22	6.03
West Central	Hwy 99 to NE 72nd Ave	2.64	17	9.32
East Central	NE 72nd Ave to SR 503	2.26	22	6.16
East	SR 503 to NE 182nd Ave	3.18	22	8.70
99th Street				
West	Lakeshore to I-5	1.97	17	6.95
West Central	I-5 to St. Johns Rd	2.13	22	5.81
East	SR 503 to NE 172nd Ave	2.76	22	7.53
Padden Parkway				
East Central	I-205 to SR 503	1.91	17	6.74
East	SR 503 to Ward Rd	2.11	22	5.75
78th/76th Street				
West	Lakeshore to I-5	1.31	17	4.62
West Central	I-5 to Andresen (on Padden)	3.09	17	10.91
East Central	Andresen to SR 503	2.43	17	8.58
East	SR 503 to Ward Rd	1.65	17	5.82
Fourth Plain Boulevard				
East Central	I-205 to SR 503	1.03	13	4.75
NE 88th St				
West Central	Hwy 99 to Andresen	2.83	17	10.00
63rd Street				
West Central	Hazel Dell to Andresen	3.25	22	8.86
East Central	Andresen to NE 94th Ave	1.24	17	4.38

1 (Amended: Ord 2004-09-02; Ord. 2007-09-13)

2 H Exemptions from Concurrency Requirements

3 The following types of development applications shall not be subject to a concurrency denial:

4 1 K – 12 public schools incorporating commitments to commute trip reduction consistent
5 with Chapter 5.50 of this code,

6 2. Fire/police stations,

7 3 Public transit facilities;

1 4 Neighborhood parks

2 *(Amended Ord. 2006-05-01)*

3 I. Concurrency Survey

4 1. For purposes of monitoring the cumulative transportation-related impacts of
5 developments which are exempt from the requirements of this section, such
6 development applications shall be required to submit a concurrency survey for
7 review by the Public Works director.

8 2 Submittals of concurrency surveys shall be made upon written forms provided by the
9 director and shall be filed with the Public Works director. The concurrency survey
10 shall indicate, at a minimum:

11 a. The type and location of the development,

12 b. An identification of all affected transportation corridors and intersections of regional
13 significance;

14 c The specific reason the development is exempt from the provisions of this section,

15 d An estimate of the projected total peak hour period trips that will be generated by the
16 development, and

17 e An estimate of the date of occupancy of the development

18 3. The Public Works director shall review and approve the concurrency survey, and may
19 require the submission of additional information prior to approving the survey

20 4. No development application may be approved by the review authority until such time as
21 the applicant has complied with the requirements of this subsection, and the Public
22 Works director has approved the concurrency survey.

23 J. Reservation of Capacity.

24 1. Upon issuance of a concurrency approval by the Public Works Director, the
25 transportation capacity allocated by the Public Works Director to the development
26 application shall become encumbered capacity. This encumbered capacity shall not
27 be considered for use by another development application until such time as the
28 concurrency approval expires pursuant to Section 40 350 020(J)(4).

29 2. Upon issuance of a development approval by the review authority, this encumbered
30 capacity shall become reserved capacity and shall not be considered for use by
31 another development application

32 3. Reserved capacity shall not be transferable to another development upon another site.
33 Reserved capacity from a previous development approval shall not be transferable
34 to a different land use development upon the same site.

35 4 Concurrency approvals shall be valid for the same period of time as the development
36 approval, and shall expire upon the date the development approval expires

1 Notwithstanding the provisions of this subsection, a concurrency approval shall
2 expire upon the date the development application for which the concurrency
3 approval was required is

4 a Withdrawn by the applicant,

5 b Denied approval by the review authority, provided, that for purposes of this section,
6 an application shall not be deemed to be denied by the review authority until a
7 final decision has been issued pursuant to any administrative appeal under
8 Sections 40.510.010(E), 40.510.020(H), and 40.510.030(H), or until a final
9 decision has been rendered by a superior court with competent jurisdiction, where
10 such judicial appeal has been filed in a timely way, or

11 c Not found to be fully complete within one hundred eighty (180) days of a pre-
12 application concurrency approval

13 *(Amended Ord. 2012-05-25)*

14 **K. Capacity Reservation for Development Agreements**

15 The board may reserve capacity, prior to approval of a development application by the review
16 authority, through the approval of a development agreement authorized and executed
17 under the provisions of RCW 36.70B.170. This reserved capacity shall be accounted for in
18 establishing and reviewing LOS standards and in the determination of operating levels for
19 transportation corridors and intersections

20 **L. Capacity Reservation for a Preferred Land Use**

21 1 Where the board finds that there is a significant public interest or need to provide for the
22 approval of a preferred land use that would affect the transportation corridors and/or
23 intersections of regional significance, the board following a public hearing may
24 provide for the reservation of capacity for such land use. The board may direct, by
25 ordinance, that the transportation capacity necessary to accommodate such land
26 use be reserved for the future approval of such land uses

27 2 Such reservation shall be for an identified period of time and shall be subject to annual
28 review by the board. This reserved capacity shall be accounted for in establishing
29 and reviewing LOS standards and in the determination of operating levels for the
30 transportation corridors and intersections.

31 **M. Deferral of Reserved Capacity.**

32 If reserved trips from a development agreement (Section 40.350.020(K)) are not scheduled to
33 be utilized for at least five (5) years, the board by administrative resolution may direct that
34 all or a portion of such out-year trips be excluded in concurrency testing of other project
35 applications where anticipated transportation improvement projects, whether or not deemed
36 reasonably funded, are expected to increase capacity on the impacted
37 corridor(s)/intersection(s) by at least the volume of the out-year trips so deferred. When
38 deferring use of reserved trips, the reserved trips will remain vested with the original party to
39 the developer agreement and will be available for use by that party consistent with any
40 conditions in the development agreement.

1 N. Establishment of Administrative Manual.

- 2 1 The Public Works director shall establish and adopt the methodology and criteria to be
3 used to identify transportation corridors and evaluate the operating level for each
4 transportation corridor and intersection of regional significance.
- 5 2 The Public Works director shall establish and adopt the methodology and criteria to be
6 used to identify and evaluate the transportation impacts of developments which are
7 required to be addressed in the transportation impact studies required by Section
8 40 350 020(D).
- 9 3 The Public Works director shall publish and regularly update an administrative manual
10 setting forth the methodology and criteria adopted for the purposes described in
11 Sections 40 350 020(N)(1) and (N)(2).
- 12 4. A copy of the most recent version of the administrative manual shall be made available
13 for public inspection and review.
- 14 5 The provisions of the administrative manual shall be consistent with and implement the
15 provisions of this section. To the extent the provisions of the manual are inconsistent
16 with the provisions of this section, the provisions of this section shall control

17 O Mitigated Level of Service for Master Planned Developments

18 Mitigated level of service standards shall may be established, ~~shall be approved~~ for master
19 planned industrial, university or office uses, which the review authority finds

- 20 1 Provides for family wage jobs as defined in Section 40 350 020(P);
- 21 2 Are approved for master plan development under Section 40 520 070 for properties
22 zoned light industrial (IL) or are approved as a master development plan under
23 Section 40 230 050 for properties zoned university (U), or if previously approved,
24 are found to substantially comply with Section 40 230 050 or 40 520 070,
- 25 3 Are served by a transportation corridor which incorporates measures to mitigate traffic
26 congestion, such as high occupancy vehicle lanes, fifteen (15) minute or better peak
27 hour transit service, freeway ramp metering, or traffic signal coordination, and
- 28 4 Incorporates a commitment to commute trip reduction for all industrial, university and
29 office on-site employers, consistent with Chapter 5 50

30 *(Amended Ord. 2007-11-09, Ord 2012-12-14)*

31 P. Criteria for Family Wage Job Definition

- 32 1. "Threshold family wage" is the income and benefit package needed to support a three
33 (3) person, single-earner family that precludes them from eligibility for supplemental
34 public assistance. The threshold family wage includes a cash wage and a minimum
35 benefit package. The benefit package must be present, but is not generally included
36 in the value of the cash wage. A cash wage that meets the threshold but does not
37 include benefits does not meet the definition.

- 1 a The threshold cash wage is measured by calculating the county's average annual
2 covered wages, plus twenty-five percent (25%) The annual covered wage data is
3 calculated by and shall be obtained from the Washington Department of
4 Employment Security "Covered wages" means wages covered under
5 unemployment compensation laws
- 6 b To be considered for inclusion in the threshold family wage, a minimum benefit
7 package equal to twelve and one-half percent (12 1/2%) of the average annual
8 covered wage of the industry or actual average annual covered wages of the
9 employees, whichever is lower, must be provided and available Benefits provided
10 by the employer must include, but are not limited to, an employer-paid health
11 insurance, retirement or defined benefit program and a personal leave program
- 12 c Any benefits with a cash equivalent value in excess of seventeen and one-half
13 percent (17 1/2%) of the cash wage may be credited toward cash wage if it falls
14 under the threshold. Excess benefit value may include, but is not limited to, such
15 things as a cafeteria plan, dental, vision, or childcare; however, the definition does
16 not include the value of stock options or other investment-based benefits

17 2 Standards

- 18 a To be eligible for mitigated level of service, an employer or prospective employer or
19 employer group(s) must demonstrate that the median number of all covered wage
20 jobs will meet or exceed the threshold family wage Family wage jobs may be
21 demonstrated by any of the following methods
- 22 (1) Provide written documentation such as payroll history, tax records or other
23 verification, as approved by the development approval authority, that
24 average annual covered wages will meet or exceed the threshold family
25 wage The covered wages are measured at the company's own established
26 internal thirty-six (36) month level-of-pay scale offered to employees,
27 excluding overtime, in place at the time of application for mitigated level of
28 service, or
- 29 (2) Provide a copy of the three (3) or four (4) digit North American Industry
30 Classification System (NAICS) code for the business(es) applying for the
31 mitigated LOS incentive If the average annual covered wages for the
32 industry classification meet or exceed the threshold family wage, and
33 benefits as defined herein are provided, it is assumed that the employer
34 meets the threshold family wage. Washington Department of Employment
35 Security data shall be used to determine compliance with this criteria, or
- 36 (3) Sign a developer agreement to include affirmation of the fact that average
37 annual wages of all on-site industrial or office employers will meet the
38 threshold family wage upon legal occupancy of the building(s).
- 39 b Provide a signed, notarized statement and documentation that a minimum benefit
40 package as prescribed in Section 40 350 020(P)(1)(b) is provided and available to
41 all regular full-time employees.

1 3 Director Obligations The threshold family wage shall be updated annually in the county
2 code by the Community Development director or designee upon publication of the
3 average annual covered wages for Clark County by the Washington Department of
4 Employment Security

5 4 Enforcement.

6 a At the time of annual update of the threshold family wage data, each recipient of
7 mitigated LOS standard shall be reviewed for compliance with the threshold
8 family wage criteria This review shall include all employers who have had
9 continuous occupancy of their development for a period of at least thirty-six (36)
10 months and who have not been released from the requirements of this section
11 The review shall take place for five (5) consecutive years including the first thirty-
12 six (36) month review. The review shall consist of confirmation with the
13 Washington Department of Employment Security that reported average annual
14 covered wages for the past year meets or exceeds the threshold family wage.

15 b If, after thirty-six (36) months after the date of certificate of occupancy of a building or
16 addition thereto, or as specified in a developer agreement, the recipient fails to
17 meet the threshold family wage for the median of all thirty-six (36) month level-of-
18 pay scale covered wage workers, the developer/employer shall pay a monetary
19 penalty to the county. The penalty moneys shall then be used by the county to
20 improve public roadways and intersections in the vicinity of the development The
21 amount of the penalty will be calculated as the difference between the threshold
22 family wage required to satisfy the mitigated LOS eligibility standard and the
23 actual average wage paid by the employer, multiplied by the total number of
24 covered wage workers of the employer. This amount will then be increased by
25 fifty percent (50%) and interest added consistent with RCW 82 02 020 The total
26 amount added together will be considered as the amount of the penalty

27 c. If the threshold family is not met after the annual reviews, the penalty shall be as
28 follows.

29 • Third year: one hundred percent (100%) of the amount calculated in Section
30 40 350 020(P)(4)(b),

31 • Fourth year: eighty percent (80%) of the amount calculated in Section
32 40 350 020(P)(4)(b),

33 • Fifth year: seventy percent (70%) of the amount calculated in Section
34 40 350 020(P)(4)(b);

35 • Sixth year: sixty percent (60%) of the amount calculated in Section
36 40 350 020(P)(4)(b),

37 • Seventh year: fifty percent (50%) of the amount calculated in Section
38 40 350 020(P)(4)(b),

39 5. Expenditure of Funds. The penalty funds shall be expended or encumbered for a
40 permissible use within five (5) years of receipt, consistent with RCW 82 02 020.

1 *(Amended. Ord 2007-11-09)*

2 Q Application of SEPA to the Director's Determinations

3 Any determination made by the Public Works director pursuant to this section shall be an
4 administrative action that is categorically exempt from the State Environmental Policy Act

5 *(Amended Ord 2006-09-05)*

6

DRAFT CFP 2014-2033

I. Committed - TIP (2014-2019)

Road	From	To	Comments	Cost
NE 119th St	NE 72nd Ave	NE 87th Ave		\$ 15,000,000
NE 47th Ave @ NE 78th St	Intersection			\$ 1,800,000
NE 94th Ave	NE Padden Pkwy	NE 99th St		\$ 7,755,000
TSO Projects (5)	Various			\$ 6,120,000
Highway 99	NE 99th St	NE 107th St		\$ 8,800,000
NE 99th St	NE 94th Ave	NE 107th Ave		\$ 7,500,000
NE 119th St	NE 50th Ave	NE 72nd Ave		\$ 8,239,000
NE 47th Ave	NE 68th St	NE 78th St	Urban Dev Road OGP	\$ 3,417,000
NE 99th St @ SR 503	Intersection		Urban Dev Road OGP	\$ 2,269,000
NE 10th Ave	NE 154th St	NE 164th St		\$ 22,000,000
Completed Cost of 2014-19 TIP Projects				\$ 82,900,000

II. New - Concurrency Driven Projects

Road	From	To	Comments	Cost
Padden Pkwy @ Andresen	Intersection		Interim upgrade	\$ 15,000,000
Ward Road	NE 88th St	NE 172nd Ave Bridge	1.7 capacity NB	\$ 9,700,000
Salmon Ck Ave	WSU Entrance	NE 50th Ave	WSU provide R/W; env. Issues	\$ 12,100,000
NE 119th St	NE 87th Ave	NE 112th Ave	1.0 capacity EB	\$ 26,200,000
NE 72nd Ave	NE 122nd St	NE 219th St	NB 1.23 capacity	\$ 30,000,000
Urban Arterial Intersections	Various		N/A	\$ 15,000,000
Cost of New Projects				\$ 108,000,000

III. New - Regional & Partnership Projects

Road	From	To	Comments	Cost
NE 179th St/I-5 Interchange	Delfel	NE 15th Ave	County road only	\$ 15,000,000
SCIP Phase 2	NE 134th St	I-205	Assumes 50% WSDOT	\$ 17,500,000
NE 182nd Ave @ SR-500 ¹	Intersection			\$ 1,000,000
NE 15th Ave Extension ²	NE 179th St	NE 10th Ave	Bridge may increase cost	\$ 7,000,000
NE 99th St	NE 107th Ave	SR 503		\$ 1,000,000
NE 10th Ave	NE 149th St	NE 154th St	interim upgrade option	\$ 2,100,000
NE 179th St@29th Ave & @50th Ave	Intersections		Environmental issues	\$ 5,000,000
County Cost of Partnership Projects				\$ 48,500,000

IV. TIP On-Going Programs

Programs	Comments	Estimated Annual	Cost
Bridge Repair/Rehab		\$ 2,500,000	\$ 50,000,000
Road Preservation		\$ 7,000,000	\$ 140,000,000
Rural Road Improvement Program		\$ 2,000,000	\$ 40,000,000
Sidewalks and ADA		\$ 600,000	\$ 12,000,000
Transportation Safety Imp		\$ 1,000,000	\$ 20,000,000
Urban Development Road Prgm		\$ 1,250,000	\$ 25,000,000
Traffic Signal Optimization		\$ 300,000	\$ 6,000,000
Cost of OGP's		\$ 14,650,000	\$ 293,000,000

Notes:

- 1 Amounts shown in 2014 Dollars
- 2 County road segments with v/c > 90%
- 3 2035 Medium OFM projection

Footnotes: 1 Projects created due to urban holding, BoCC projects, and/or regional projects
 2 Costs for 15th Avenue does not include bridge construction costs

CFP COST

\$ 532,500,000



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

May 13, 2014

Laurie Lebowsky
Planner III
Clark County
Post Office Box 9810
Vancouver, Washington 98668-9810

Dear Ms Lebowsky

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36 70A 106. Please keep this letter as documentation that you have met this procedural requirement.

County of Clark - Revise the county concurrency standards in the development code as well as revise the capital facilities plan. The proposal is for the county to base concurrency on a volume-to-capacity ratio instead of the current standard of average travel speed standard. These materials were received on May 13, 2014 and processed with the Material ID # 20258.

We have forwarded a copy of this notice to other state agencies

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36 70A.106

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048

Sincerely,

Review Team
Growth Management Services

008097

**NOTICE OF PUBLIC HEARING
CLARK COUNTY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Clark County Planning Commission will conduct a public hearing on **THURSDAY, July 17, 2014, at 6:30 p.m.**, at the **Clark County Public Service Center, 1300 Franklin, Vancouver, WA**, to consider the following:

CONCURRENCY

Revise the county concurrency standards in the development code and also revise the capital facilities plan. The proposal is for the county to base concurrency on a volume-to-capacity ratio instead of the current standard of average travel speed standard.

Staff Contact: Laurie Lebowsky, (360) 397-2280 ext.4544
Laurie.Lebowsky@clark.wa.gov

The staff report, related materials and hearing agenda will be available 15 days prior to the hearing date on the county's web page at <http://www.clark.wa.gov/planning/PCmeetings.html>. Copies are also available at Clark County Community Planning, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

Anyone wishing to give testimony in regard to this matter should appear at the time and place stated above. Written testimony can be provided to the Clark County Planning Commission by e-mailing the clerk of the commission at Marilee.McCall@clark.wa.gov or mail to the Clark County Planning Commission, c/o Marilee McCall, PO Box 9810, Vancouver, WA 98666-9810. Written testimony should be received at least two (2) days prior to the hearing date for Planning Commission review.

Approved as to Form only:

ANTHONY F. GOLIK
Prosecuting Attorney

By.


Christine Cook, Deputy Prosecuting Attorney

PLEASE PUBLISH: WEDNESDAY, July 2, 2014

Please Bill: Clark County Community Planning
Account No. 70914
Attn: Marilee McCall
P. O. Box 9810
Vancouver, WA 98666-9810

NOTICE OF DETERMINATION OF NON SIGNIFICANCE (DNS)

NOTICE IS HEREBY GIVEN that the following proposal has been determined to have no probable significant adverse impact on the environment, and that an environmental impact statement is not required under RCW 43 21C.030(2)(c). Written comments on the following proposal, or DNS, may be submitted to the Responsible Official by July 17, 2014.

DESCRIPTION:

Concurrency Code and Capital Facilities Plan Updates – Revise the county concurrency standards in the development code as well as revise the capital facilities plan. The proposal is for the county to base concurrency on a volume-to-capacity ratio instead of the current standard of average travel speed

ACTION REQUESTED: It is requested the Board of County Commissioners adopt the Clark County Concurrency and Capital Facilities Plan changes as identified above

RESPONSIBLE OFFICIAL:

Oliver Orjiako, Director
Community Planning
PO Box 9810
Vancouver WA 98666-9810
oliver.oriako@clark.wa.gov

BILL TO:

Marilee McCall, Administrative Assistant
Clark County Community Planning
PO Box 9810
Vancouver, WA 98666-9810
(360) 397-2280 ext. 4558
marilee.mccall@clark.wa.gov

PUBLICATION DATE: No later than **July 2, 2014**

PLEASE E-MAIL OR CALL TO CONFIRM RECEIPT AND PUBLICATION DATE



proud past, promising future

CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

Today's Date:	June 20, 2014
File Name:	Concurrency
File Number:	CPZ2014-00009
Publication Date:	July 2, 2014
Comment Deadline Date:	July 17, 2014
Project Manager:	Laurie Lebowsky

Attached is an environmental Determination of Non-significance (DNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) Rules (Chapter 197-11, Washington Administrative Code) The enclosed review comments reflect evaluation of the determination within fourteen (14) days of the DNS publication date. The lead agency will not act on this proposal until the close of the 14-day comment period

Please address any correspondence to:

Clark County Community Planning

RE: SEPA Comments

P.O. Box 9810

Vancouver, WA 98660-9810

Or e-mail: commplanning@clark.wa.gov

Federal Agencies:	
Bonneville Power Administration	ks pierce@bpa.gov
Federal Aviation Administration, Aeronautics	mohan.i.gupta@faa.gov
Gifford Pinchot National Forest, USDA	cachandler@fs.fed.us
US Army Corps of Engineers	steven.w.manlow@usace.army.mil
US Fish & Wildlife Service, Ridgefield, WA	randy.hill@fws.gov
US Fish & Wildlife Service, ESA Division Mgr	ken.berg@fws.gov
US Forest Service, NSA Office, Hood River, OR	rshoal@fs.fed.us
Native American Interest:	
Chehalis Tribal Council	gconnelly@chehalis-tribe.org
Chinook Nation/Indian Country	PO Box 304, Ilwaco, Indian Country 98624
Columbia River Inter-Tribal Fish Commission	croj@critfc.org
Confederated Tribes of Grand Ronde	info@grandronde.org
Confederated Tribes of Warm Springs	rcraig@wstribe.org
Cowlitz Tribe, Longview WA	permitreview@cowlitz.org
Nisqually Indian Tribe	cushman.joe@nisqually-nsn.gov
Quinalt Nation Business Committee	cwilson@quinault.org
Shoalwater Bay Tribe	PO Box 130, Tokeland WA 98590
Yakima Indian Nation	PO Box 151, Tappanish WA 98948
Nez Perce Tribe, Lapwai, ID	nptec@nezperce.org
State Agencies:	
WSDOT, SW Region, Donald Wagner	klockek@wsdot.wa.gov
WSDOT, SW Region, Jeff Barsness	barsnej@wsdot.wa.gov
WSDOT, SW Region, Ken Burgstahler	burgstk@wsdot.wa.gov
State Agencies Required by Department of Commerce:	

1300 Franklin Street • P.O. BOX 9810 • VANCOUVER, WASHINGTON 98666-9810
(360) 397-2280 • FAX (360) 759-6762 • TDD Relay 711 or (800) 833-6388

Department of Commerce, Ike Nwankwo	ike_nwankwo@commerce.wa.gov
Dept of Commerce, Review Team	reviewteam@commerce.wa.gov
Dept of Corrections, Olympia, WA	ilmurphy@doc1.wa.gov
Dept of Health, Drinking Water	mike_means@doh.wa.gov
Dept of Ecology, SEPA Unit	gmacoordination@ecy.wa.gov
Dept of Ecology, Env Review	sepaunit@ecy.wa.gov
Dept. of Fish & Wildlife, Region 5	teamvancouver@dfw.wa.gov
Dept of Fish & Wildlife, Priority Habitats	anne_friesz@dfw.wa.gov
Dept of Fish & Wildlife, Shorelines	margen_carlson@dfw.wa.gov
Dept. of Fish & Wildlife, Review Team	wfwocap@fws.gov
Dept of Natural Resources	SEPACENTER@dnr.wa.gov
Dept of Social & Health Services	robert_hubenthal@dshs.wa.gov
Dept. of Transportation, SW Region	wagnerd@wsdot.wa.gov
Parks & Recreation Commission	randy_kline@parks.wa.gov
Utilities & Transportation Commission	geckhard@utc.wa.gov
WA Office of Archaeology & Historic Preservation	rob_whitlam@dahp.wa.gov
Regional Agencies:	
Regional Transportation Council	lynda_david@rtc.wa.gov
SW Clean Air Agency	bob@swcleanair.org
C-TRAN, Development Review	devrev@c-tran.org
C-TRAN, Jeff Hamm, Exec Director/CEO	jeffh@c-tran.org
Cowlitz-Wahkiakum Council of Gov'ts	cwcog@cwcog.org
Local Agencies:	
Clark County CommDev-Building Division	jim_muir@clark.wa.gov
Clark County Commissioners Office	tina.redline@clark.wa.gov
Clark County Fire Marshall	firemar@clark.wa.gov
Clark County Public Works-78 th Street	corrie.guardino@clark.wa.gov
Clark County Environmental Services	joanne_berg@clark.wa.gov
Clark County PW/Transportation	rob_klug@clark.wa.gov
Clark County Sheriff's Office	garry.lucas@clark.wa.gov
Clark County Emergency Management	doug_smith-lee@clark.wa.gov
Clark County Prosecutor's Office-Civil	christine_cook@clark.wa.gov
Clark County Health Department	cswolder@clark.wa.gov
Cowlitz County Planning Department	raiterg@co.cowlitz.wa.us
Vancouver-Clark Parks & Recreation	parksrec@cityofvancouver.us
Cities & Town:	
City of Battle Ground, Planning	erin.erdman@cityofbg.org
City of Camas, Planning	rmaul@cityofcamas.us
City of La Center, Planning	dmiller@ci.lacenter.wa.us
City of La Center, Mayor	jirish@ci.lacenter.wa.us
City of Ridgefield, City Manager	phil_messina@ci.ridgefield.wa.us
City of Ridgefield, Mayor	ron.onslow@ci.ridgefield.wa.us
City of Vancouver, Community Planning	bryan_snodgrass@cityofvancouver.us
City of Vancouver, Community Planning	chad_eiken@cityofvancouver.us
City of Vancouver, Community Planning	sandra_towne@cityofvancouver.us
City of Vancouver, Mayor	tim_leavitt@cityofvancouver.us
City of Washougal, Planning	mkneipp@ci.washougal.wa.us
City of Woodland, Planning	smellera@ci.woodland.wa.us
Town of Yacolt, Jeff Niten, Planner III	jeff_niten@clark.wa.gov
Town of Yacolt, Mayor	mayorcarothers@centurytel.net
School Districts:	
Battle Ground School District	lynn_marybeth@battlegroundps.org
Battle Ground School District	jolma_kevin@battlegroundps.org

Camas School District	mike_nerland@camas_wednet.edu
Camas School District	helen_charneski@camas_wednet.edu
Evergreen School District	rgood@egreen_wednet.edu
ESD 112	marnie_allen@esd112.org
Green Mountain School District	joe_jones@greenmountainschool.us
Hockinson School District	sandra_yager@hock_k12_wa.us
La Center School District	mark_mansell@lacenterschools.org
Ridgefield School District	art_edgerly@ridge_k12_wa.us
Vancouver School District	todd_horenstein@vansd.org
Vancouver School District	jennifer_halleck@vansd.org
Washougal School District	joe_steinbrenner@washougalsd.org
Washougal School District	dawn_tarzian@washougalsd.org
Woodland School District	steent@woodlandschools.org
Special Purpose Agencies:	
Clark County Public Utilities (PUD)	dallen@clarkpud.com
Clark Regional Wastewater District	dkiggins@crwwd.com
Col River Economic Dev Council (CREDC)	mbomar@credc.org
Natural Resources Conservations Service	rebecca_morris@wa_nrcs.usda.gov
Vancouver Housing Authority	tdrawz@vhausa.com
Ports:	
Port of Camas-Washougal, Exec Director	david@portcw.com
Port of Camas-Washougal, Mtc /Logistics	larry@portcw.com
Port of Ridgefield, Executive Director	bgrening@portridgefield.org
Port of Vancouver, Environ. Services	pboyden@portvanusa.com
Port of Vancouver	info@portvanusa.com
Libraries:	
Battle Ground Community Library	jspurlock@fvrl.org
Camas Public Library	rmartin@ci_camas.wa.us
Cascade Park Community Library	ttorres@fvrl.org
Vancouver Community Library	kford@fvrl.org
Ridgefield Community Library	P O Box 547, Ridgefield, WA 98642
Van Mall Community Library	bmeisenheimer@fvrl.org
Washougal Community Library	smcgill@fvrl.org
Woodland Public Library	jkeeler@fvrl.org
Fire Districts:	
East County Fire & Rescue	skoehler@ecfr.us
Clark County Fire & Rescue & District #2	dennis.mason@clarkfr.org
Fire Protection District #3	steve@clarkcofd3.org
Fire Protection District #5	dave_vial@nwrctc.org
Fire Protection District #6	jerryg@ccfd6.org
Fire Protection District #10	gordon_brooks@clark_wa.gov
Fire Protection District #13	b.peeler@northcountyvems.org
Media:	
Camas-Washougal Post Record	heather_acheson@camaspostrecord.com
Columbian	stephanie_rice@columbian.com
KGW NW TV Channel 8	newsdesk@kgw.com
KOIN News Center 6	koindesk@koin.com
KPDX FOX 49	foxdesk@kpdx.com
Oregonian	abrettman@oregonian.com
Reflector	steve@thereflector.com
Neighborhood Associations:	
Andresen/St Johns N A	n_chambers@comcast.net
East Fork Frontier N A	gabriel364@aol.com

East Fork Hills Rural Association	coyoteridge@tds.net
East Minnehaha N A	tonysuel@aol.com
Enterprise/Paradise Point N A	balancediw@gmail.com
Fairgrounds N A.	bridget@bridge-i-t.com
Felida N A	gaudeamus@earthlink.net
Fern Prairie N A	fernprairieNA@hotmail.com
Greater Brush Prairie N A	rpearson7@gmail.com
Green Meadows N A	davesoco@comcast.net
Heritage N A	vancouver.heritage_na@gmail.com
Meadow Glade N A	18210 NE Cramer Rd., Battle Ground WA 98604
NE Hazel Dell N A	bsvanc@aol.com
North Fork Lewis N A	P O Box 2121, Woodland, WA 98674
North Salmon Creek N A	NSCNA+president@salmoncreeklive.com
Pleasant Highlands N A	abramson@lifescipartners.net
Proebstel N A	proebstelawendy@yahoo.com
Ridgefield Junction N A	marc.krsul@edwardjones.com
Roads End N A	5513 NE 40 th St , Vancouver WA 98661
Sherwood Hills N A	vicki_fitzsimmmons@edwardjones.com
Sifton N A	sifton-na@comcast.net
Sunnyside N A	flute_maker@comcast.net
Truman N A	trumanneighborhood@gmail.com
Washougal River N A	brendanaddis@comcast.net
West Hazel Dell N A	ilastanek@hotmail.com
Neighborhood Assn Council (NACCC)	dougballou@comcast.net
Other, Interested Parties:	
BIA of SW WA (Building Industry Assn)	Jamie_howsley@jordanramis.com
Clark County Natural Resource Council	karpid@comcast.net
Clark County Association of Realtors	coe@ccrealtors.com
Clark County Citizens in Action	1017 NE 107 th St , Vancouver WA 98685
Clark County Citizens United	ccuinc@yahoo.com
Clark County Citizens United	nickredinger@hotmail.com
Clark County Public Health Advisory Council	colliersepticconsult-design@comcast.net
Clifford Aaby	flyboy256@q.com
David Cooper	27715 NE 197 th Ave , Battle Ground WA 98604
David Taylor	davet@ccfd6.org
Eric Fuller & Associates	efuller@ef-inc.com
Foster Pepper & Shefelman	washj@foster.com
Friends of Clark County	charlene_welch@comcast.net
Friends of Columbia Gorge	rick@gorgefriends.org
James Howsley	jamie_howsley@jordanramis.com
Ken Hadley	kenhadley@comcast.net
Kent Landerholm & Associates, Inc	kent.landerholmandassociates@comcast.net
Landerholm, P S	randvp@landerholm.com
Landerholm, P S	stacey.shields@landerholm.com
Pam Mason	nwzephyr@msn.com
Rural Clark County Preservation Assoc.	ddykes@tds.net
Stoel Rives LLP	mrfleichtinger@stoel.com
SW WA Contractors Association	gary@swca.org
WSU Finance & Operations	lvalenter@vancouver.wsu.edu
Wuanita Herron	wmherron@juno.com

#END OF LIST#

DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal:

CPZ 2014-00009: Concurrency Code and Capital Facilities Plan Updates– Revise the county concurrency standards in the development code as well as revise the capital facilities plan. The proposal is for the county to base concurrency on a volume-to-capacity ratio instead of the current standard of average travel speed. Copies of the proposed changes are attached to this DNS.

Proponent: Clark County Community Planning

Location of proposal, including street address, if any: Not applicable

Lead Agency: Clark County, Washington

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Comments must be submitted by: July 17, 2014

Responsible Official: Oliver Orjiako
Position/title: Director
Address: **RE: SEPA Comments**
Clark County Community Planning
1300 Franklin Street; 3rd Floor
P.O. Box 9810
Vancouver, WA 98666-9810

Date: 6-23-14 **Signature:** Oliver Orjiako

The staff contact person and telephone number for any questions on this review is Laurie Lebowsky, Planner III, (360) 397-2280 ext. 4544.

Clark County SEPA Environmental Checklist
Washington Administrative Code (WAC) 197-11-960

A. BACKGROUND

- 1. Name of proposed project, if applicable:**
CPZ 2014-00009 Concurrency Code and Capital Facilities Plan Updates
- 2. Name of applicant:**
Clark County
- 3. Address and phone number of applicant and contact person.**
*Oliver Orjiako; Director
Clark County Community Planning
P.O. Box 9810
Vancouver, WA 98666-9810
(360) 397-2280 extension 4112*
- 4. Date checklist prepared:**
June 19, 2014
- 5. Agency requesting checklist:**
Clark County, WA
- 6. Proposed timing or schedule (including phasing, if applicable):**
If approved by the Clark County Board of Commissioners, the Title 40 development code changes become effective on January 1, 2015. The updated capital facilities plan would be adopted with the County's supplemental budget on November 3, 2014.
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
No, as this is a non-project action, located in the existing urban growth area.
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
No, as this is a non-project action.
- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**
No, as this is a non-project action.
- 10. List any government approvals or permits that will be needed for your proposal, if known.**
None, this is a non-project action.
- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

Revise the county concurrency standards in the development code as well as revise the capital facilities plan. The proposal is for the county to base concurrency on a volume-to-capacity ratio instead of the current standard of average travel speed. These development

code changes will apply countywide. The Capital Facilities Plan is Clark County's 20-year transportation plan.

12. Location of the proposal.

Not applicable

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site: Flat, rolling, hilly, steep slopes, mountainous, other.**
Not applicable.
- b. **What is the steepest slope on the site (approximate percent slope)?**
Not applicable.
- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**
Not applicable. This is a non-project action.
- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**
Not applicable.
- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**
Not applicable. This is a non-project action. No development is anticipated as part of this application.
- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**
Not applicable. This is a non-project action.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
Not applicable. This is a non-project action. No development is anticipated as part of this application.
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**
None. This is a non-project action.

2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**
None, this is a non-project action.
- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**
Not applicable.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

None are proposed as part of this non-project action.

3. Water

a. **Surface:**

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**
Not applicable.
- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.**
No.
- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**
None.
- 4) **Will the proposal require surface water withdrawals or diversions. Give general description, purpose, and approximate quantities if known.**
None.
- 5) **Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.**
Not applicable. This is a non-project action.
- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**
No.

b. **Ground Water:**

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**
No.
- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . .; agricultural; etc). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**
Not applicable.

c. **Water Runoff (including storm water):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable. This is a non-project action.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable.

- d. **Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

No mitigation measures are proposed as part of this non-project action.

4. Plants

- a. Check or circle types of vegetation found on the site. *Not applicable*

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

- b. What kind and amount of vegetation will be removed or altered?

None as part of this non-project action.

- c. List threatened or endangered species known to be on or near the site.

Not applicable.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any;

None proposed as part of this non-project action.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: *Not applicable*

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

Not applicable.

- c. Is the site part of a migration route? If so, explain.

Not applicable.

- d. Proposed measures to preserve or enhance wildlife, if any:

None are proposed as part of this non-project action.

6. Energy and Natural Resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**
Not applicable.
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**
No.
- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**
None. This is a non-project action.

7. Environmental Health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**
None.
 - 1) **Describe special emergency services that might be required.**
None.
 - 2) **Proposed measures to reduce or control environmental health hazards, if any:**
None proposed as part of this non-project action.
- b. **Noise**
 - 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**
None.
 - 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**
None.
 - 3) **Proposed measures to reduce or control noise impacts, if any:**
None.

8. Land and Shoreline Use

- a. **What is the current use of the site and adjacent properties?**
Not applicable.
- b. **Has the site been used for agriculture? If so, describe.**
Not applicable.
- c. **Describe any structures on the site.**
Not applicable.
- d. **Will any structures be demolished? If so, what?**
None as part of this non-project action.

- e. **What is the current zoning classification of the site?**
Encompasses all of the county zoning classifications: Single family residential, multi-family residential, commercial, light industrial, heavy industrial and rural land uses. The new code changes will apply county-wide.
- f. **What is the current comprehensive plan designation of the site?**
Encompasses the following comprehensive plan designations: urban low density residential, urban medium density residential, urban high density residential, neighborhood commercial, community commercial, general commercial, mixed use, employment center, light industrial, industrial railroad, public facilities, airport, urban reserve, and rural center residential.
- g. **If applicable, what is the current shoreline master program designation of the site?**
This currently is a non-project action and involves changes to the code and the capital facilities plan and does not involve a site specific request.
- h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

This currently is a non-project action and involves changes to the code and the capital facilities plan and does not involve a site specific request.
- i. **Approximately how many people would reside or work in the completed project?**
Not applicable for this non-project action.
- j. **Approximately how many people would the completed project displace?**
Not applicable.
- k. **Proposed measures to avoid or reduce displacement impacts, if any:**
Not applicable.
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**
Not applicable for this non-project action proposal.

9. Housing

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
Not applicable.
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
Not applicable.
- c. **Proposed measures to reduce or control housing impacts, if any:**
None are proposed for this non-project action.

10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**
None are proposed as part this non-project action.

- b. **What views in the immediate vicinity would be altered or obstructed?**
None.
- c. **Proposed measures to reduce or control aesthetic impacts, if any:**
None are proposed as part of this non-project action.

11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**
None as part of this non-project action.
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**
Not applicable.
- c. **What existing off-site sources of light or glare may affect your proposal?**
Not applicable.
- d. **Proposed measures to reduce or control light and glare impacts, if any:**
None are proposed as part of this non-project action.

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**
Not applicable, this proposal involves changes to the county's concurrency code in the Title 40 development code and revision to the county capital facilities plan.
- b. **Would the proposed project displace any existing recreational uses? If so, describe.**
No.
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
None are proposed as part of this non-project action.

13. Historic and Cultural Preservation

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**
None
- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**
None
- c. **Proposed measures to reduce or control impacts, if any:**
None proposed as part of this non-project action.

14. Transportation

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

The request is not site-specific and involves changes to the county's Title 40 development code and revising the capital facilities plan.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**
The request is not site-specific and involves changes to the county's Title 40 development code and revising the capital facilities plan.
- c. How many parking spaces would the completed project have? How many would the project eliminate?**
Not applicable.
- d. Will the proposals require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**
The proposal involves revising our capital facilities plan, which includes road projects. And that revised capital facilities plan is attached to this proposal. The revised capital facilities plan is smaller than the existing capital facilities plan, so there will be fewer road projects.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
No.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**
Not applicable for this non-project action.
- g. Proposed measures to reduce or control transportation impacts, if any:**
None proposed as part of this non-project action.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? if so, generally describe.**
No.
- b. Proposed measures to reduce or control direct impacts on public services, if any.**
None proposed as part of this non-project action.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**
Not applicable.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**
None proposed as part of this non-project action.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Laurie Lehowsky
Date Submitted: 20th June 2014

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This application proposal involves an update to the county's concurrency program. Two components of the update involve changes to the county's Title 40 development code and revising the county's capital facilities plan which is scaled back from the existing capital facilities plan. The proposal should decrease potential water discharge; air emissions; production, storage, or release of toxic or hazardous substances; or noise production, since fewer road projects are proposed in the revised capital facilities plan. Any potential higher levels of congestion could encourage people to switch to alternate modes of transportation, such as buses or cycling. The switch in alternate modes would decrease potential air emissions. C-Tran buses in Clark County, for example, are mostly hybrid vehicles. In addition, the county is always pursuing transportation system management strategies such as improving signal timing which permits the traffic to flow efficiently and therefore potentially reduce air emissions.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

This application proposal involves an update to the county's concurrency program. Two components of the update involve changes to the county's Title 40 development code and revising the county's capital facilities plan which is scaled back from the existing capital facilities plan; therefore, the proposal should decrease potential impacts to plants, animals, fish or marine life.

3. How would the proposal be likely to deplete energy or natural resources?

This application proposal involves an update to the county's concurrency program. Two components of the update involve changes to the county's Title 40 development code and revising the county's capital facilities plan which is scaled back from the existing capital facilities plan; therefore, the proposal should decrease depletions to energy or natural resources. In addition, any potential increased congestion could encourage people to switch to alternate modes of transportation and potentially reduce depletion of energy or natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection: such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This application proposal involves an update to the county's concurrency program. Two components of the update involve changes to the county's Title 40 development code and

revising the county's capital facilities plan which is scaled back from the existing capital facilities plan; therefore, the proposal should be less likely to affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection: such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This application proposal involves an update to the county's concurrency program. Two components of the update involve changes to the county's Title 40 development code and revising the county's capital facilities plan which is scaled back from the existing capital facilities plan; therefore, the proposal should be less likely to affect land and shoreline use.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This application proposal involves an update to the county's concurrency program. Two components of the update involve changes to the county's Title 40 development code and revising the county's capital facilities plan which is scaled back from the existing capital facilities plan; therefore, the proposal should decrease demands on transportation or public services and utilities. Any increased traffic congestion could encourage people to switch to alternate modes of transportation and therefore decrease demands on transportation services.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The projects listed on the proposed 20-year capital facilities plan will be required to meet all applicable laws and acquire all necessary environmental permits.

McCall, Marilee

From: McCall, Marilee
Sent: Tuesday, July 01, 2014 4:48 PM
To: McCall, Marilee
Cc: Albrecht, Gary, Lebowsky, Laurie, Orjiako, Oliver; Euler, Gordon
Subject: CLARK COUNTY SEPA DNS - TWO (2) ATTACHMENTS - Comments due by 07/17/2014 5PM
Attachments: SEPA-DNS_Concurrency.pdf; SEPA-DNS_ShorelinesLimitedAmendment.pdf

Tracking:	Recipient	Delivery
	McCall, Marilee	Delivered 7/1/2014 4 48 PM
	Albrecht, Gary	Delivered 7/1/2014 4 48 PM
	Lebowsky, Laurie	Delivered 7/1/2014 4 48 PM
	Orjiako, Oliver	Delivered 7/1/2014 4 48 PM
	Euler, Gordon	Delivered 7/1/2014 4 48 PM
	'Stephan Abramson'	
	'Allan Brettman'	
	'Anitra Gorham'	
	'Anne Friesz'	
	'Art Edgerly'	
	Peeler, Ben	
	'VaNessa Duplessie'	
	'Jeff Barsness'	
	'Brent Grening'	
	'Barbara Meisenheimer'	
	'Robert Elliott'	
	'Brendan Addis'	
	'Bridget Schwarz'	
	Snodgrass, Bryan	
	'Bud Van Cleve'	
	'Ken Burgstahler'	
	'Chris Chandler'	
	Sowder, Carla	Delivered 7/1/2014 4 48 PM
	'Carol Levanen'	
	'Environmental DNS'	
	Eiken, Chad	
	'Friends of Clark County'	
	Cook, Chnstine	Delivered 7/1/2014 4 48 PM
	'Mark Collier'	
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	'Val Alexander'	
	'Columbia River Inter-Tribal Fish Commission'	
	'Nisqually Indian Tribe'	

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'Port of Vancouver'	
Jackson, Michael	
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'Kent C Landerholm'	
'Karin Ford'	
'Katherine Klockenteger'	
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Valenter, Lynn	
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'Mitch Kneipp'	
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'Randall Printz'
'Confederated Tribes of Warm Springs'
'Development Review'
'Facilities Department'
'Richard Till'
'Rebel Martin'
'Robert Maul'
Klug, Rob
'Robert Whitlam'
'Robert Hubenthal'
Ron Onslow
'Rob Pearson'
'Robin Shoal'
Towne, Sandra
'Sandra Yager'
'SEPA Center'
'SEPA REVIEW'
'Christie BrownSilva'
Scott Koehler
'Sean McGill'
'Stacey Shields'
'Woodland School District #404'
'Stephanie Rice'
Wrightson, Steve
'Steve Walker'
'Steven Manlow'
'Troy Drawz'
'Lisa Renan'
Leavitt, Tim
Redline, Tina

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Recipient	Delivery
'Vancouver School District'	
'Sue Lintz'	
'Eldon/Venus Kohler'	
'Teresa Torres'	
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Eiken, Chad	Delivered 7/1/2014 4 48 PM
Leavitt, Tim	Delivered 7/1/2014 4.48 PM
Towne, Sandra	Delivered 7/1/2014 4 48 PM
Snodgrass, Bryan	Delivered 7/1/2014 4 48 PM

Two (2) SEPA DNS notifications and checklists are attached to this email.

Shorelines Master Plan, Limited Amendment - Project Manager: Gary Albrecht, Planner II; email: gary.albrecht@clark.wa.gov or phone 360-397-2280 ext. 4318.

A limited amendment to the Clark County Shoreline Master Program (SMP). The limited amendment will correct inconsistency between tables in accordance with WAC 173-26-201, process to prepare or amend shoreline master programs. Carty Lake was erroneously omitted from the 2012 SMP update. During implementation a couple of errors have occurred relating to dredging and restoration, and non-water oriented commercial uses that are physically separated from the shoreline by another property or public right of way.

Traffic Concurrency and Capital Facilities Plan – Project Manager: Laurie Lebowsky, Planner III; email: laurie.lebowsky@clark.wa.gov or phone 360-397-2280 ext. 4544

Revise the county concurrency standards in the development code and also revise the capital facilities plan. The proposal is for the county to base concurrency on a volume-to-capacity ratio instead of the current standard of average travel speed standard.

Links to the Staff Reports will be posted by the end of the day on July 2, 2014 at <http://www.clark.wa.gov/planning/PCmeetings.html> under July agenda topics.

Comments on the proposals are due by 5 p.m. on July 17, 2014.

Please feel free to call our office or the listed project manager(s) if you have any questions.

Marilee McCall | Administrative Assistant
Community Planning | "Planning for Clark County's promising future"
tel. 360 397.2280 ext. 4558 | fax: 360 759 6762

Ridgefield Community Library
P O Box 547
Ridgefield, WA 98642

Shoalwater Bay Tribal Council
P O Box 130
Tokeland, WA 98590

David Cooper
27715 NE 197th Ave
Battle Ground, WA 98604

Jim Fisher
Fern Prairie Neighborhood Assn
P O Box 888
Camas, WA 98607-0888

Thomas J McConathy
Clark County Citizens in Action
1017 NE 107th Street
Vancouver, WA 98685

Barbara Murray
Roads End Neighborhood Assoc
5513 NE 40th St
Vancouver, WA 98661

David Petersen
North Fork Lewis River N A
c/o Paul Sorenson
P O. Box 2121
Woodland, WA 98674

Ralph Sampson, Jr
Yakima Indian Nation
P O Box 151
Toppenish, WA 98948

Terry Smith
Meadow Glade Neighborhood Assn
18210 NE Cramer Road
Battle Ground, WA 98604

Robert S Taylor
Chinook Nation/Indian Country
P O Box 304
Ilwaco, INDIAN COUNTRY 98624

Quinalt Nation
SEPA DNS Environmental Notice
PO Box 189
Tahola WA 98587

Ridgefield NWR Complex
SEPA DNS Environmental Notice
PO Box 457
Ridgefield WA 98642



REV'D 08/07/2014
@ HEARING

Scott Hughes, Commissioner
Joe Melroy, Commissioner
Bruce Wiseman, Commissioner

Brent Grening, Chief Executive Officer

August 7, 2014

Mr. Steve Morasch
Clark County Planning Commission, Chair
Public Testimony

RE: Proposed Amendment, Clark County Shorelines Management Plan

Dear Commissioner Morasch:

The Washington State Department of Ecology has requested amendment of the recently approved Clark County Shorelines Management Program (SMP). The Port of Ridgefield is specifically concerned with the proposal to include Carty Lake, an open grassland lake located wholly within the federally owned Ridgefield National Wildlife Refuge, on the list of water bodies regulated by the County's SMP.

The Port of Ridgefield is opposed to this portion of the amendment for the following reasons:

Carty Lake is fully and permanently protected. The lake is federally owned and publicly managed for wildlife habitat.

The Port of Ridgefield owns property neighboring the Ridgefield National Wildlife Refuge immediately adjacent to the eastern and southern boundary of the Refuge's Carty Lake Unit. Listing Carty Lake would place Port property within the shoreline buffer and potentially restrict the Port's ability to redevelop the property as planned.

The Port of Ridgefield and Ecology have a 20 year working history to protect Carty Lake and repair past environmental damage.

The Port and Ecology have spent \$90 million of public money to remove toxins from the area and ensure no further impact to Carty Lake.

Physical and institutional controls are in place to protect human health and the environment. These controls permanently attach to the property deed. Even if the Port were to sell the property (which it does not intend to do) the environmental controls and protections will remain in place.

The Port, City of Ridgefield and Ecology have signed a consent decree which sets forth performance monitoring for the controls and protections put in place, including a requirement for Ecology notification and review, ahead of any proposed land use actions on site by the Port or City. Failure to meet the terms and conditions set forth in the consent decree would be considered a breach of the agreement and the breaching party could be held liable.

The consent decree includes the following.

- Restrictive Covenant – which places carefully considered restrictions on the use of port property once redeveloped
- Soil Management Plan – which sets forth Ecology notification and soil handling protocols for future work on site in perpetuity
- Storm & Ground Water Monitoring Plan – to ensure proper system performance and impact protection
- A legally binding determination by Ecology that the items above, “constitute what is necessary to protect human health and the environment”

A newly revised City of Ridgefield Development Code has been adopted. The code designates the Port's waterfront property as Mixed Use Waterfront zone. This code was designed and publicly vetted to specifically address land use, environmental protection and sustainability of the Ridgefield waterfront. All public plans and development are subject to SEPA review and Ecology notification requirements.

A clean soil cap is in place to protect human and ecological health. The cap thickness was designated by Ecology and designed specifically to address the needs and risks related to Carty Lake. This work began in 2009, when the shorelines and stormwater groups within Ecology were consulted for their input.

All stormwater from Port property is shunted away from Carty Lake and the Ridgefield National Wildlife Refuge. A newly designed and constructed stormwater system collects and conveys on site stormwater to Lake River as specified by Ecology. All the necessary shoreline, stormwater and construction permits were in place prior to construction. Water quality and stormwater system performance is monitored as part of the consent decree mentioned above.

A 15' wide paved walking path has been constructed in part as a line of demarcation between upland development and the shoreline area. This path was constructed at Ecology's request in 2013. The path allows wildlife viewing without human disturbance of wildlife.

The property line between the Port and RNWR has been fenced by the Port to eliminate direct public access to the lake from Port property. Site topography further restricts direct access to the lake.

The Port's property is above the 100 year flood plain. This elevation was achieved by design to eliminate connection between the lake and port property during flood events.

Currently, the wetland area and lake bottom of the southern tip of Carty Lake is undergoing environmental remediation. Contaminated sediments and invasive plants are being removed. Clean soil and native plants will be placed to enhance ecological recovery, habitat value and function. In addition, a new earth and rock retaining wall will be constructed to ensure that residual contamination on Port property not migrate into Carty Lake or onto the wildlife refuge. (It should be noted that the SMP as originally written, these enhancements and protections would not have been allowed.) This work will be completed by mid-October 2014.

The restoration of the lake and wetlands, and the construction of the public walkway allow people of all ages and abilities to experience Carty Lake and Ridgefield National Wildlife Refuge with minimal impact on the ecological function.

The County SMP will not govern the use and redevelopment of Port owned property. All property owned by the Port of Ridgefield is within the city limits of Ridgefield. The City of Ridgefield's SMP is the controlling document.


The Shoreline Management Plan and more importantly the public partnerships between the Port, City, Ecology and Refuge, that have been critical to remediating Carty Lake and the surrounding area, are working. Any amendments to the County SMP should be carefully reviewed and considered prior to adoption. Amending the SMP to include Carty Lake, will add regulation and oversight where it isn't necessary. The added costs, time and complexity will not result in greater environmental protection or enhancement. Nor will the proposed amendment improve the manageability of the County SMP.

Additional regulatory oversight is redundant and therefore unnecessary, as such it will:

- Add expense at all levels of public government (port, city, county, state and federal)
- Slow the ability of federal managers to rehabilitate Carty Lake and the associated wetland complex
- Add complexity and regulatory conflicts in management and decision making processes for all public agencies involved
- Erode the understanding and agreements that Ecology and the Ridgefield community (port, city and citizens) have reached related to the use and function of the waterfront
- Potentially further limit use of the Port's property and therefore negatively impact the Port's ability to repay its contracted portion of the remediation expense
- Set a precedence for continual modification and amendment of the County SMP
- Alienate citizen and taxpayer support for important environmental projects
- Waste public resources on process that could be better spent on environmental protection, remediation and enhancement

The Port of Ridgefield therefore respectfully requests that the County SMP not be amended to list Carty Lake at this time.

Respectfully submitted,


Brent A. Grening
CEO

cc: City of Ridgefield

PORT OF RIDGEFIELD
Millers' Landing Mixed -Use
Waterfront



**NOTICE OF PUBLIC HEARING
CLARK COUNTY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Clark County Planning Commission will conduct a public hearing on **THURSDAY, July 17, 2014, at 6:30 p.m.**, at the **Clark County Public Service Center, 1300 Franklin, Vancouver, WA**, to consider the following:

CONCURRENCY

Revise the county concurrency standards in the development code and also revise the capital facilities plan. The proposal is for the county to base concurrency on a volume-to-capacity ratio instead of the current standard of average travel speed standard.

Staff Contact Laurie Lebowsky, (360) 397-2280 ext 4544
[Laurie Lebowsky@clark.wa.gov](mailto:Laurie.Lebowsky@clark.wa.gov)

The staff report, related materials and hearing agenda will be available 15 days prior to the hearing date on the county's web page at <http://www.clark.wa.gov/planning/PCmeetings.html>. Copies are also available at Clark County Community Planning, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

Anyone wishing to give testimony in regard to this matter should appear at the time and place stated above. Written testimony can be provided to the Clark County Planning Commission by e-mailing the clerk of the commission at [Marlee McCall@clark.wa.gov](mailto:Marlee.McCall@clark.wa.gov) or mail to the Clark County Planning Commission, c/o Marlee McCall, PO Box 9810, Vancouver, WA 98666-9810. Written testimony should be received at least two (2) days prior to the hearing date for Planning Commission review.

Approved as to Form only

ANTHONY F. GOLIK
Prosecuting Attorney

By 
Christine Cook, Deputy Prosecuting Attorney

PLEASE PUBLISH: WEDNESDAY, July 2, 2014

Please Bill. Clark County Community Planning
 Account No. 70914
 Attn: Marlee McCall
 P. O. Box 9810
 Vancouver, WA 98666-9810



DATE: 08/07/2014

Planning Commission HEARING Sign-in Sheet

SHORELINES MASTER PLAN-LIMITED AMENDMENTS

PLEASE PRINT CLEARLY

*Please mark whether you wish to testify. Thank you!

NAME	ADDRESS	ZIP	EMAIL - IF YOU WISH TO RECEIVE FURTHER NOTIFICATIONS	DO YOU WISH TO TESTIFY? YES/NO
Brent Crenning	111 West Division	98642	bcrenning@pacridgethink.com	Yes

PLANNING COMMISSION CHECKLIST FOR HEARINGS

TO TAKE UP TO HEARING:

X	Go-Box with PC members' nametags, extra pens, sign-in sheet sign, and wireless mouse
K	Binders for PC members and staff that weren't present at worksession
X	Any revised information to be added to their packet
X	PC Minutes from last Hearing if they weren't completed and handed out at the worksession
X	Attendance/Voting Record worksheet for today's date
X	Sign-in Sheets for each topic that will be presented
	Coffee? (only if it's cold outside)
X	Container with 4 pitchers for water – filled with ice

BEFORE HEARING

K	Wipe down/sanitize all counters and tables
X	Pull extra dais chairs from the storage room and set them up.
X	Set up name tags for Planning Commission
X	Use touch screen on dais to turn on projector and screen
X	Use touch screen on dais to turn on "system" and verify it is using the PC – Note: Microphones will not work until the system is "On"
X	Sign on to computer – Make sure the A-B switch under the counter is set to #1.
X	Open files that will be presented so that they are ready
X	Set out wireless mouse for presenter
X	Set up SONICLEAR on #2 connected to laptop – use A-B switch under the counter to swap system. You will have to sign on again.
X	Set out binders for PC members and staff
X	Fill pitchers with water
X	Set out Voting Record worksheet to use when calling Roll Call and to record votes
X	Set up sign-in sheets, sign, and pens at the back of the room.
	A few minutes before hearing, call CVTV to let them know all is in place. You will remain on hold and then let the PC know when camera recording starts
	TURN ON SONICLEAR AS THE HEARING STARTS

AFTER HEARING

	Turn off SONICLEAR.
	Follow directions to save the recording, then copy and transfer to Cindy's thumb drive
	Pick up water and coffee containers to take downstairs to empty and wash
	Dispose of any trash and recycle any leftover handouts.
	Wipe down all tables and counters.
	Use touch screen on dais to turn off projector and retract screen
	Restart computer to sign off. Make sure that you sign off of both systems #1 and #2.
	Turn off computer screen
	Use touch screen on dais to turn off system
	Double check room to make sure it is ready for use the next morning in standard setup
	Remove cart to hallway and use touch screen to turn off lights
	Put dais chairs back in storage room and verify that storage room is locked
	Lock Hearing Room before leaving
	Empty and wash coffee and water containers

SONICLEAR

	There are two buttons under the counter #1 is for regular PC #2 is for SONCLEAR You can go back and forth between the two
	Turn power on. Press #1 button under counter Log in to computer. It will be available for GIS, PowerPoint, Etc
	Verify laptop is in docking station. Press #2 button under counter Verify light comes on for laptop and that it's on Log in to computer – you are logging in to the laptop that Soniclear is installed on
	Click Soniclear Icon
	Make sure all of the microphones are on and not on mute on the touch screen.
	Click "New".
	Soniclear screen will come up.
	Verify that it will record by clicking "record". If the bars don't show up when you talk into the microphone, verify that the system is "on" on the touchscreen Stop recording.
	Plug Cindy's thumb drive into the laptop.
	WATCH the screen throughout the hearing to make sure that it doesn't stop recording
	Click "Stop" when hearing is adjourned
	Click "File" at top left of screen.
	Choose "Manage LAN Archive" and save. Then close window
	Go to H:/Administrative-PC/Soniclear and copy file to thumb drive
	Close/Exit.
	Make sure to sign off of both PC #1 and PC #2 when shutting down.