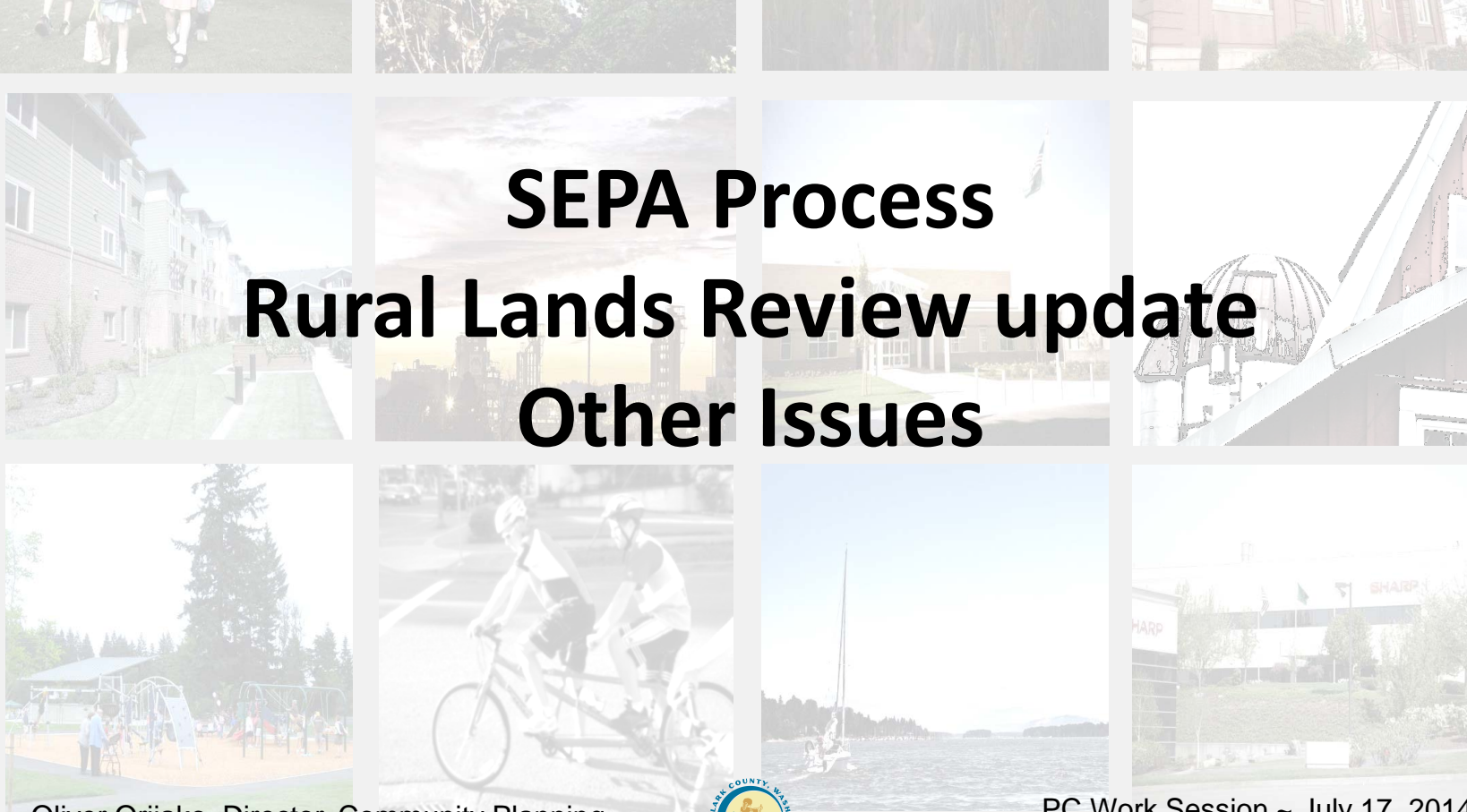


Clark County

20-Year Comprehensive Management Plan Review

2015-2035



SEPA Process

Rural Lands Review update

Other Issues

Oliver Orjiako, Director, Community Planning



PC Work Session ~ July 17, 2014

008129

Agenda

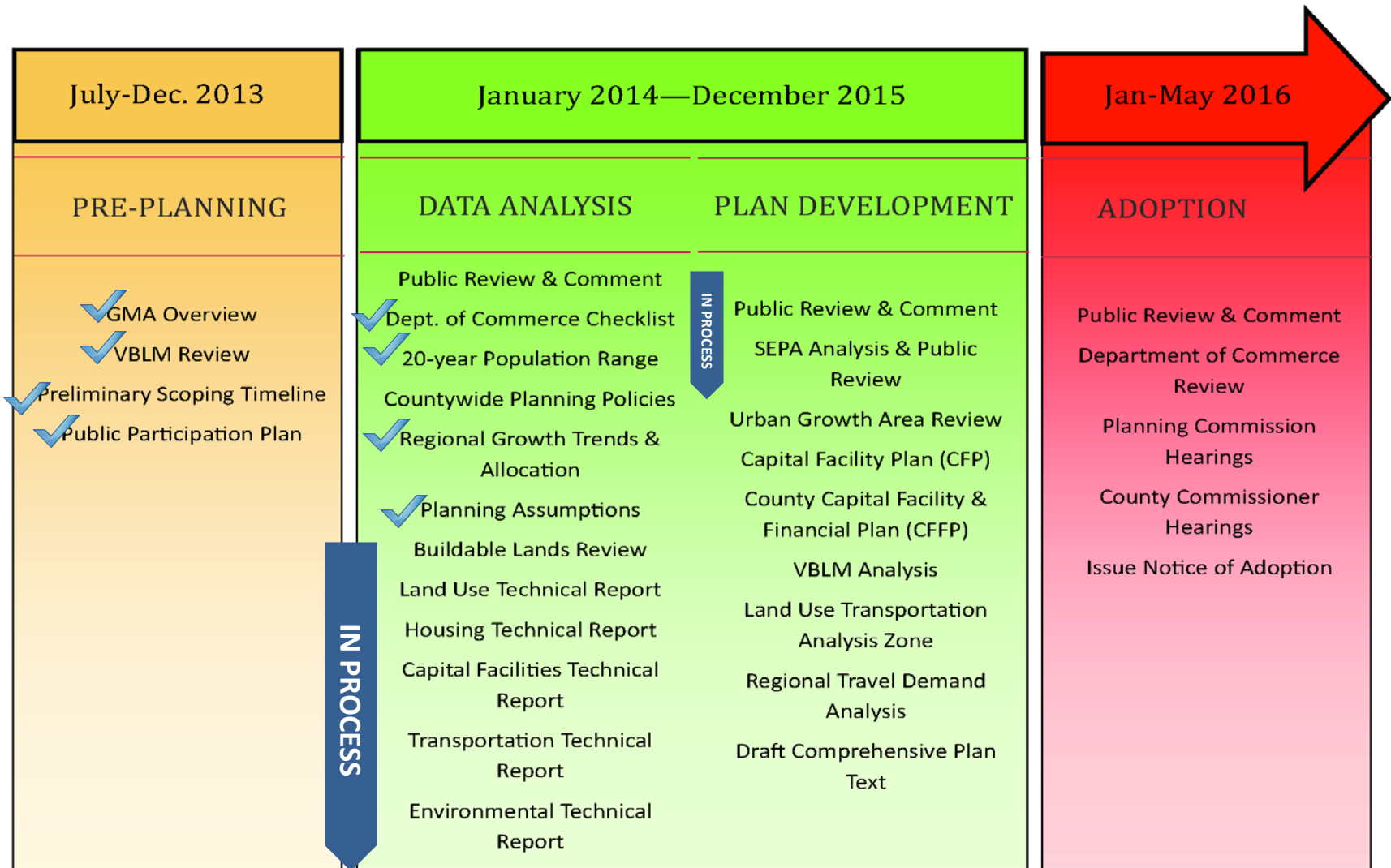
1. Comp plan progress to date

2. Purpose of work session

- a. SEPA Process/possible alternatives
- b. Rural Lands Review update
- c. Other Issues

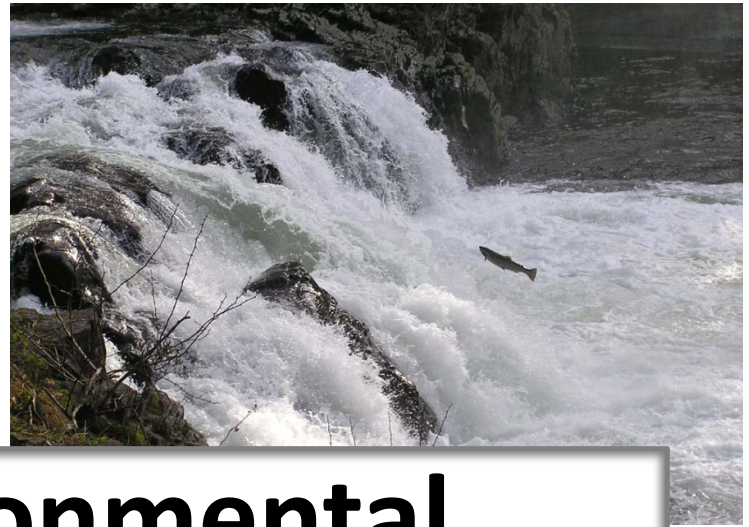
3. Next steps

2016 Comprehensive Plan progress to date



2016 Planning Assumptions

| Assumption | 2016 |
|---|---|
| 20-year population projection | 562,207 |
| Planned population growth (new) | 136,844 |
| Urban/rural population growth split | 90/10 |
| Assumed annual population growth rate | 1.12% |
| Housing type ratio | 75% single-family, 25% multifamily |
| Persons per household | 2.66 |
| New jobs | 91,200 |
| Jobs to household | 1:1 |
| Infrastructure deduction, residential | 27.7% |
| Infrastructure deduction, commercial and industrial | 25% |
| VBLM (definition of vacant) | \$13,000 residential, \$67,500 commercial and industrial |
| Market factor | 15% residential; 15% commercial, business park, industrial |



State Environmental Policy Act (SEPA)



State Environmental Policy Act process

State Environmental Policy Act (SEPA)

- Requires potential environmental impacts from projects and non-development projects be reviewed
- Requires preparation of environmental impact statements (EIS) for large projects
- EIS contains: description of proposal and alternatives; analyses of potential impacts; known and potential mitigation
- EIS presents options and effects; not a decision document
- Scoping meetings initiate process

General SEPA Process



Environmental Impact Statement

Elements of the environment studied

Natural environment:

- Earth
- Water
- Fish and wildlife habitat
- Energy and natural resources

Built environment:

- Land and shoreline use
- Transportation
- Public services and utilities
- GMA conformance

2016 Comp Plan Update-SEPA Process

- EIS prepared for 2007 plan update studied large area (maximum study area)
- Urban growth boundaries (UGBs) established with adoption of 2007 plan
- Challenges to 2007 plan resulted in current UGBs
- GMA requires 20-year land supply
- Can vacant and buildable lands in current UGAs accommodate population and employment, based on board decisions? If so, how?
- Prepare supplemental EIS (SEIS) based on 2007 EIS
- RFP out to hire consultant to prepare SEIS, draft and final

2016 Comp Plan Update-SEPA Process

Scoping Open Houses

Aug. 19, Vancouver Library
Aug. 20, Lacamas Lake Lodge
Aug. 27, Ridgefield Community Center
Aug. 28, Battle Ground Community Center

DSEIS Completion
December 2014

Joint BOCC/PC Hearing
January 2015

SEIS completion
April/May 2015

2016 Comp Plan Update-SEPA Process

Possible alternatives:

1. No action alternative: present plan as is
2. County-initiated actions to include:
 - Public facilities zoning designation
 - Map clean ups/recent BOCC decisions (SMO)
 - Arterial map update
 - Sub area plans
 - Rural lands
3. City requests



Rural Lands Review Update



Rural Lands Review Update

April 3, 2013 BOCC Work Session

Direction to staff

- Clustering on resource land (short-term)
- Rural PUD (short-term)
- Minimum parcel size (short-term)
- Transfer of development rights (comp plan update)
- Rural Reserve/Ag production district (comp plan update)
- Current use; Public Benefit Rating System (comp plan update)

Aug. 20, 2013 BOCC Hearing/Consent agenda

Direction to staff

- Not to proceed with a TDR pilot project
- Develop a rural preference census

Rural Lands Review Update

Sept. 25, 2013 BOCC Work Session

Direction to staff

- Complete ordinance work (clustering; rural PUD)
- Complete analysis of FR-40 and AG-20 zones; include a census of affected property owners
- Continue work with Food Systems Council on proposal for ag production district

Jan. 22, 2014 BOCC Work Session

Rural Preference Census – Policy Options

- No change to AG-20, FR-40 minimum parcel sizes
- Change minimum parcel sizes for AG-20 and FR-40 to 10 and 20 acres
 - Include clustering requirement – one-plus acre building lots with unbuildable remainder as resource land
 - Build record to prove long-term commercial viability for forestry and agricultural being maintained or enhanced with smaller minimum parcel size
- Consider changing R-20 zoned parcels to R-10, based on proximity to AG-20 and FR-40

Next steps—Rural Lands Review

1. Complete draft code language for smaller parcel sizes on resource lands (comp plan)
2. Complete draft code language on rural planned unit developments (comp plan)
3. Complete draft code language on moving lot reconfigurations to non-conforming uses section
4. Prepare supporting document per Department of Agriculture farm census report

Other Issues

Response to inquiries regarding the designation of resource land:

- County required by GMA to adopt resource land designations by 1991
- County set resource land designations with adoption of 1994 Comprehensive Plan
- County resource designations for agriculture/forest lands and minimum rural parcel sizes appealed
- County decisions upheld Growth Management Hearings Board and Superior Court in 1995 and 1997, ruled compliant with GMA
- 2004 and 2007 Comprehensive Plan updates re-adopted resource designations and rural zoning, both found compliant with the GMA
- Memo summarizing background of resource land designation provided to BOCC

Questions?



www.clark.wa.gov/planning