



CP16#0301

**CLARK COUNTY BOARD OF COMMISSIONERS**  
Public Service Center, 1300 Franklin Street, 6<sup>th</sup> Floor  
Vancouver, Washington

**WEEKLY CALENDAR**

**MONDAY, SEPTEMBER 22, 2014**

3:00 p.m. STAR Annual Celebration @ Board Hearing & Training Rooms

**TUESDAY, SEPTEMBER 23, 2014**

10:00 a.m. Board of Commissioners' Hearing @ Board Hearing Room

**WEDNESDAY, SEPTEMBER 24, 2014**

9:00 a.m. Board of Health meeting @ Board Hearing Room

10:30 a.m. WS: SEPA Scoping and Path Forward @ Board Hearing Room

1:30 p.m. Board Time @ Board Conference Room B

**NOTE: SCHEDULE SUBJECT TO CHANGE**



For other formats, contact the Clark County ADA Office: **Voice** (360) 397-2322;  
**Relay** 711 or (800) 833-6388; **Fax** (360) 397-6165; **E-mail** ADA@clark.wa.gov

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# Clark County 2015-2035 Comprehensive Plan Review Scoping and Alternatives



Oliver Orjako, Director, Community Planning



PC Work Session, September 18, 2014

## Agenda



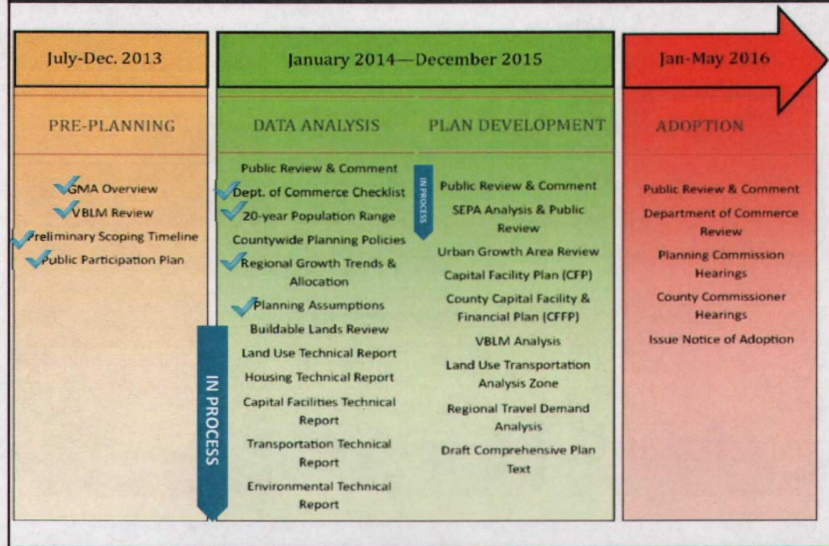
### 1. Purpose of the meeting

- a. Review the SEPA Process
- b. Scoping comments
- c. SEIS Alternatives

### 2. Next steps



## 2016 Comprehensive Plan progress to date



## 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 (EIS)

### 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

- Environmental Impact Statement (EIS) prepared for 2007 comprehensive plan update studied a large area
- Urban growth boundaries (UGBs) established with adoption of 2007 plan
- Challenges to 2007 plan resulted in current UGBs
- Growth Management Act (GMA) requires a 20-year land supply
- Can vacant and buildable lands in current urban growth areas accommodate population and employment, based on planning assumptions adopted by the Board?

## 2016 Planning Assumptions

Assumption	2016
2035 total population projection	562,207
Projected new residents	136,844
Urban/rural population growth split	90/10
Assumed annual population growth rate	1.12%
Housing type ratio	No more than 75% of one housing type
Persons per household	2.66
New jobs	91,200
Jobs to household ratio	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



## 2016 Comp Plan Update-SEPA Process



- Given the planning assumptions and the amount of vacant and buildable land, there appears to be enough land to accommodate the 20-year growth projection
- Preparing a Supplemental Environmental Impact Statement EIS (SEIS) based on 2007 EIS



## 2016 Comp Plan Update-Scoping



- Scoping notice published July 30, 2014
- Comment Period ended September 1, 2014
- [38 comments received](#):
  - 21 via e-mail and the web
  - 17 from the open houses





## Supplemental EIS Alternatives

### Alternative 1: No-action alternative

### Alternative 2: County-initiated actions

- Single Rural Lands comp plan designation
- FR-40/AG-20 to FR-20/AG-10, and R-20 to R-10, where appropriate
- Surface mining overlay description
- Single Rural Commercial comp plan designation
- Urban reserve (UR): designation, or zone?
- Urban holding (UH): designation, or zone?
- Washougal UGA map clean-up
- Public facilities zone
- Removal of Three Creeks Special Planning Area
- Removal of UH in the Fisher Swale area of the Vancouver UGA
- Single Commercial comp plan designation
- Mixed Use map clean-up
- Arterial Atlas updates
- Sub-area plans

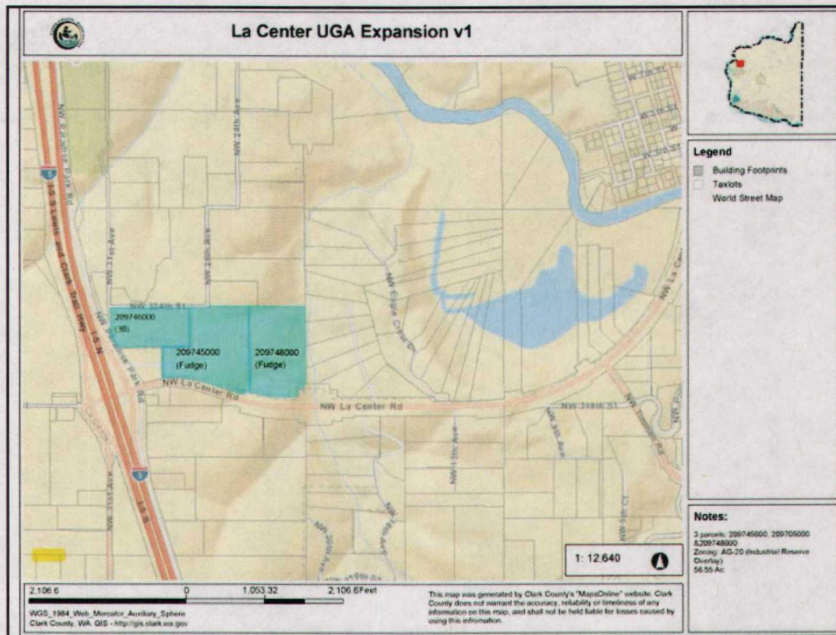
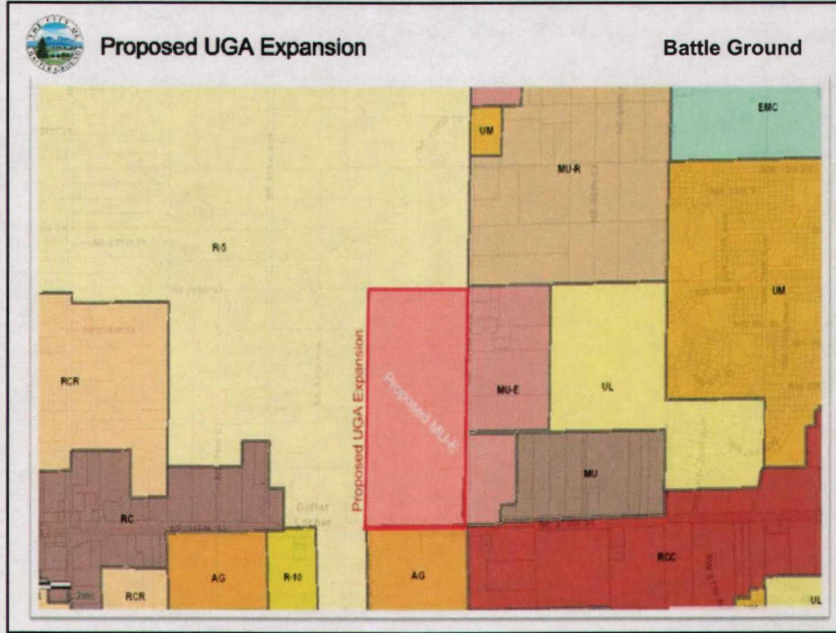
## Supplemental EIS Alternatives

### Alternative 3: City requests

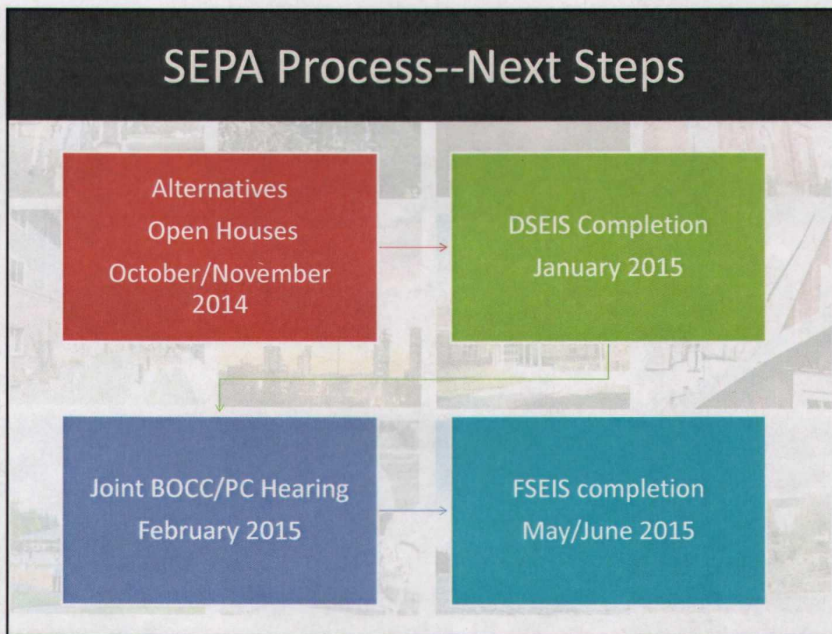
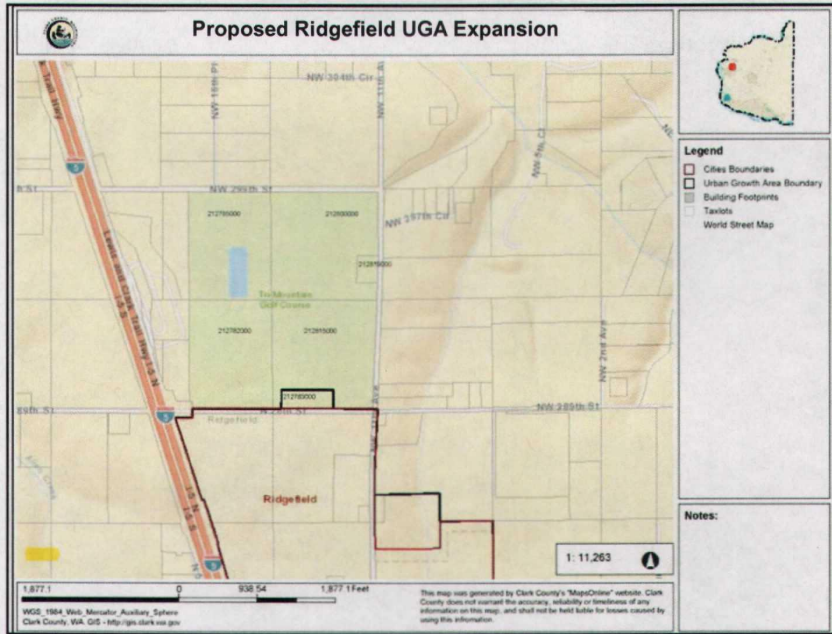
- Battle Ground
- La Center
- Ridgefield











# Questions?



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