CLARK COUNTY BOARD OF COMMISSIONERS
Public Service Center, 1300 Franklin Street, 6th 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

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

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<td><strong>PRE-PLANNING</strong></td>
<td><strong>DATA ANALYSIS</strong></td>
<td><strong>PLAN DEVELOPMENT</strong></td>
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<td>OMA Overview</td>
<td>Public Review &amp; Comment</td>
<td>Public Review &amp; Comment</td>
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<td>VBLM Review</td>
<td>DEP, of Commerce Checklist</td>
<td>SEPA Analysis &amp; Public Review</td>
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<td>Preliminary Scoping Timeline</td>
<td>20-year Population Range</td>
<td>Urban Growth Area Review</td>
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<td>Public Participation Plan</td>
<td>Countywide Planning Policies</td>
<td>Capital Facility Plan (CPP)</td>
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<td>Regional Growth Trends &amp; Allocation</td>
<td>County Capital Facility &amp; Financial Plan (CPP)</td>
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<td>Planning Assumptions</td>
<td>VBLM Analysis</td>
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<td>Buildable Lands Review</td>
<td>Land Use Transportation Analysis Zone</td>
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<td>Land Use Technical Report</td>
<td>Regional Travel Demand Analysis</td>
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<td>Housing Technical Report</td>
<td>Draft Comprehensive Plan Text</td>
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<td>Capital Facilities Technical Report</td>
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<td>Transportation Technical Report</td>
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<td>Environmental Technical Report</td>
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### 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
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

<table>
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<tr>
<th>Assumption</th>
<th>2016</th>
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<tr>
<td>2035 total population projection</td>
<td>562,207</td>
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<tr>
<td>Projected new residents</td>
<td>136,844</td>
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<tr>
<td>Urban/rural population growth split</td>
<td>90/10</td>
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<td>Assumed annual population growth rate</td>
<td>1.12%</td>
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<tr>
<td>Housing type ratio</td>
<td>No more than 75% of one housing type</td>
</tr>
<tr>
<td>Persons per household</td>
<td>2.66</td>
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<tr>
<td>New jobs</td>
<td>91,200</td>
</tr>
<tr>
<td>Jobs to household ratio</td>
<td>1:1</td>
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<tr>
<td>Infrastructure deduction, residential</td>
<td>27.7%</td>
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<tr>
<td>Infrastructure deduction, commercial and industrial</td>
<td>25%</td>
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<tr>
<td>VBM [definition of vacant]</td>
<td>$15,000 residential, $675,000 commercial and industrial</td>
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<tr>
<td>Market factor</td>
<td>15% residential; 15% commercial, business park, industrial</td>
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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
Proposed Ridgefield UGA Expansion

SEPA Process--Next Steps

Alternatives
Open Houses
October/November 2014

DSEIS Completion
January 2015

Joint BOCC/PC Hearing
February 2015

FSEIS completion
May/June 2015
Questions?

www.clark.wa.gov/planning/