Clark County
20-Year Comprehensive Plan Management Plan
2015-2035

RURAL LANDS

POPULATION

URBAN LANDS

TRANSPORTATION

EMPLOYMENT

PUBLIC FACILITIES

Oliver Orjiako, Director, Community Planning

Board Work Session, January 21, 2015
Agenda

1. Purpose of the meeting
   • Progress to date
   • Comprehensive plan overview
   • Key decisions
   • SEPA review and update
   • Issues review and update

2. Next steps
Comprehensive plan progress to date

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PRE-PLANNING</strong></td>
<td><strong>DATA ANALYSIS</strong></td>
<td><strong>PLAN DEVELOPMENT</strong></td>
</tr>
<tr>
<td>✔ GMA Overview</td>
<td>Public Review &amp; Comment</td>
<td>Public Review &amp; Comment</td>
</tr>
<tr>
<td>✔ VBLM Review</td>
<td>Dept. of Commerce Checklist</td>
<td>SEPA Analysis &amp; Public Review</td>
</tr>
<tr>
<td>✔ Preliminary Scoping Timeline</td>
<td>20-year Population Range</td>
<td>Urban Growth Area Review</td>
</tr>
<tr>
<td>✔ Public Participation Plan</td>
<td>Countywide Planning Policies</td>
<td>Capital Facility Plan (CFP)</td>
</tr>
<tr>
<td>✔ Regional Growth Trends &amp; Allocation</td>
<td>Planning Assumptions</td>
<td>County Capital Facility &amp; Financial Plan (CFFP)</td>
</tr>
<tr>
<td>✔ Buildable Lands Review</td>
<td>Buildable Lands Review</td>
<td>VBLM Analysis</td>
</tr>
<tr>
<td>✔ Land Use Technical Report</td>
<td>Land Use Technical Report</td>
<td>Land Use Transportation Analysis Zone</td>
</tr>
<tr>
<td>✔ Housing Technical Report</td>
<td>Housing Technical Report</td>
<td>Regional Travel Demand Analysis</td>
</tr>
</tbody>
</table>

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Comprehensive plan overview

Growth Management Act requirements codified in RCW 36.70A

- Legislative Findings
- OFM Population growth projections
- Public Participation
- Mandatory Elements
- Coordination & consistent with jurisdictions
- Reviews and schedules

Next update due by June 30, 2016
Comprehensive plan overview

Mandatory Elements

- Review Commerce checklist to capture recent amendments to the GMA
- Provide for a 20-year urban growth area land supply based on the OFM population projection and a jobs target (RCW 36.70A.110(2))
- Review mandatory elements: land use, housing, capital facilities plans, utilities, rural, transportation, economic development, parks and recreation (RCW 36.70A.070)
- Public participation required (RCW 36.70A.035)
- Natural resource lands and critical areas designated (RCW 36.70A.170)
- Critical area regulations based on Best Available Science (RCW 36.70A.172)
- Shoreline Master Program (Goal 14, RCW 36.70A.020)
- Update development regulations (Title 40) for consistency
- Ensure that county’s and cities’ comprehensive plans are consistent with each other (RCW 36.70A.040(4); 36.70A.100)
The county’s comprehensive plan is currently in compliance with the GMA
Key decisions to date

Oct. 9, 2013 & Mar. 19, 2014
BOCC Work Sessions
Vacant and Buildable Lands Inventory Review

Jan. 21, 2014
BOCC Hearing
Population Forecast
Res. 2014-01-09
Public Participation Plan
Res. 2014-01-10

April 1, 2014
BOCC Hearing
Employment Forecast
Res. 2014-04-01

July 31, 2014
Cities and County agreed upon deadline for UGA expansions

July 16, 2014
BOCC Work Session
SEPA Scoping

June 24, 2014
BOCC Hearing
Pop. & Employment Allocation, Planning Assumptions, BOCC Principles & Values

September 24, 2014
BOCC Work Session
SEPA Scoping Report

October 22, 2014
BOCC Work Session
SEPA Alternatives
SEPA review and process

Alternative 1: No Action
Alternative: the current Comprehensive Growth Management Plan, including current urban growth boundaries, policies, and implementation ordinances.
SEPA review and process

Alternative 2: New planning assumptions, policy direction, changes in land use/zoning, and principles and values defined by the BOCC are reflected in this alternative.

- FR-40/AG-20 to FR-20/AG-10, and R-20 to R-10, where appropriate
- Washougal UGA comp plan to zone consistency
- Expand Ridgefield UGA to include the Tri-Mountain Golf Course
- Single Rural Lands comp plan designation
- Single Rural Commercial comp plan designation
- Urban reserve (UR): designation and overlay
- Urban holding (UH): designation and overlay
- Public facilities zone
- Single Commercial comp plan designation
- Removal of Three Creeks Special Planning Area
- Removal of UH in the Fisher Swale area of the Vancouver UGA
- Mixed Use comp plan to zone consistency
- Sub area plans comp plan and zone changes
- Arterial Atlas updates
Alternative 3: The cities of Battle Ground and La Center are considering expanding their urban growth areas to add job lands.

**Battle Ground UGA expansion**  
Proposed comp. plan designation of Mixed Use with Urban Holding overlay

**La Center UGA expansion**  
Proposed comp. plan designation of Commercial with Urban Holding overlay
SEPA review and process

Feb. 4, 2015
Draft Supplemental Environmental Impact Statement (DSEIS) released

Feb. 19, 2015
Joint Council/Planning Commission hearing 6:30 p.m.

March 6, 2015
End of 30 day comment period

June 2015
Final supplemental EIS with preferred alternative
2016 review and update

- Keeping current urban growth areas (UGAs) for residential use because adequate land supply supports OFM population forecasts (Population and Employment Allocation; Res. 2014-06-17)
  - Ridgefield residential request received on October 22, 2014 for 102.5 acres of AG-20 land, not included in the draft SEIS analysis (WS. 2014-07-21, WS. 2014-09-24, and WS. 2014-10-22)
- Not doing site specific annual reviews/dockets in 2015 or 2016 (Res. 2014-06-16)
- Not preparing a full EIS; re-adopting the 2007 EIS which documented growth impacts and preparing a supplemental EIS (WS. 2014-07-16)
2016 review and update

- Keeping current resource land designations, as the county’s plan designations are GMA-compliant (WS. 2014-07-16, WS. 2014-09-24, and WS. 2014-10-22) – see supporting maps

- Keeping Rural densities at Rural-5 zoning (1 dwelling per 5 acres) as the county’s rural densities are GMA-compliant and nonconforming legal lots are recognized under Title 40 (WS. 2014-07-16, WS. 2014-09-24, and WS. 2014-10-22)

To date Clark County resource and rural designation are GMA-compliant per GMA WA Hearing Board and the courts.
In 1992, GIS created the vacant land analysis, which assumed a tiered infrastructure deduction based on parcel size.

For the 1994 plan, Vacant Land Analysis assumptions for infrastructure were:
- Residential infrastructure: 25%-40% depending on acreage
- Commercial and industrial: 25%

The 2000 Plan Monitoring Report identified that built infrastructure occupied 27.5% of residential development.

For the 2004 and 2007 comp plans, infrastructure deductions were:
- Commercial and industrial: 25%
- Residential: 27.5%

The 2009 Plan Monitoring Report identified that built infrastructure occupied:
- Residential: 24.6%
- Industrial: 19.6%
- Commercial: 7.9%
Next Steps

Draft SEIS issued February 4, 2015

Draft SEIS Worksession February 18, 2015

Joint Council/PC Hearing on Draft SEIS February 19, 2015

30-day Comment Period ends March 6, 2015

Buildable Lands Report May 20, 2015

Series of WS on Comp Plan and Title 40 July-October 2015

Final SEIS completion September 2015

60-day Commerce notification

Final adoption December 2015 – May 2016 (No later than June 30, 2016)
Questions?

www.clark.wa.gov/planning/