

Bazala, Jan



From: dougballou@comcast.net
Sent: Sunday, January 11, 2015 8:28 PM
To: Bazala, Jan
Cc: Gaya, Holly; Snell, Marty; Pat & Ron Price
Subject: Fwd: CLARK COUNTY SEPA DNS from Community Development: Title 40 Updates - Home Business Ordinance and Multi-Family Zoning Code COMMENTS DUE BY THURSDAY, JANUARY 15, 2015

Jan--

Please include Ron Price's note to me as part of the public comment. Ron is a former neighborhood association leader and concerned about the impacts this change will have on neighborhoods.

Thanks.

Regards,
Doug Ballou
Chairman, NACCC

From: ronpat11@comcast.net
To: "Doug Ballou" <dougballou@comcast.net>
Sent: Sunday, January 11, 2015 3:59:29 PM
Subject: Re: CLARK COUNTY SEPA DNS from Community Development: Title 40 Updates - Home Business Ordinance and Multi-Family Zoning Code COMMENTS DUE BY THURSDAY, JANUARY 15, 2015

Doug, although I am not involved in the Neighborhood Association, I would agree with you and not support the change. Even in our small Home Owners Association, we had a person running a business out of their home and it was a mess, commercial and employee vehicles parked all over. The issue was resolved but I would be very reluctant to any change that would lessen the restrictions on a businesses being run out of a residence. Thank you for allowing me to see this and give input.

Ron Price

From: "Doug Ballou" <dougballou@comcast.net>
To: "Doug Ballou" <dougballou@comcast.net>
Sent: Wednesday, December 31, 2014 1:47:41 PM
Subject: FW: CLARK COUNTY SEPA DNS from Community Development: Title 40 Updates - Home Business Ordinance and Multi-Family Zoning Code COMMENTS DUE BY THURSDAY, JANUARY 15, 2015

Dear Neighborhood Leaders

See item one in the proposed updates to County Development Code. Please send me your comments on this change. I will say, generally, I am opposed to this change as it could adversely impact livability in county residential zoned areas but am open to learning more about rationale for change. We will discuss at January 12th NACCC meeting and consider response to this change.

Thank you.

Regards,

EXHIBIT # 1

Doug Ballou
Chairman, NACCC

From: McCall, Marilee [mailto:Marilee.McCall@clark.wa.gov]

Sent: Wednesday, December 31, 2014 11:17 AM

To: Bazala, Jan

Cc: 'Stephan Abramson'; 'Allan Brettman'; 'U.S. Fish & Wildlife Service'; 'Anitra Gorham'; 'Anne Friesz'; 'Art Edgerly'; Peeler, Ben; 'VaNessa Duplessie'; 'Jeff Barsness'; 'Brent Grening'; Bjerke, Bill; 'Barbara Meisenheimer'; 'Robert Elliott'; 'Brendan Addis'; 'Bridget Schwarz'; Snodgrass, Bryan; 'Ken Burgstahler'; 'Chris Chandler'; Sowder, Carla; 'Carol Levanen'; 'Environmental DNS'; Eiken, Chad; 'Friends of Clark County'; Cook, Christine; 'Christine Fossett'; 'Mark Collier'; Guardino, Corrie; 'Val Alexander'; 'Columbia River Inter-Tribal Fish Commission'; 'Nisqually Indian Tribe'; 'Bill Fashing'; 'Dana Allen'; Vial, Dave; 'Dave Socolofsky'; 'David Taylor'; 'David Ripp'; 'Dawn Tarzian'; 'Dennis R. Dykes'; Dennis Mason; 'Development Review'; 'Denny Kiggins'; Smith-Lee, Doug; 'Doug Ballou'; 'Eric Eisemann'; 'Eric Fuller'; 'Erin Erdman'; 'Clifford Aaby'; Fox Desk; 'Sandra Bennett'; Lucas, Garry; 'Milada Allen'; 'Chehalis Tribal Council'; 'Gene Eckhardt'; 'WA Department of Ecology (GMA Coordinator)'; Brooks, Gordon; 'Heather Acheson'; 'Heidi Rosenberg'; 'Christie BrownSilva'; 'Ike Nwankwo'; 'Ila Stanek'; 'Confederated Tribes of Grand Ronde'; 'Port of Vancouver'; 'James Howsley'; 'James Howsley'; Niten, Jeff; 'Jeff Hamm'; Jennifer Halleck; Green, Jerry External; Muir, Jim; Jim Irish; 'Justin Keeler'; 'Jennifer Keene'; 'WA Department of Corrections'; Berg, Jo Anne; 'Joe Jones'; 'Joe Steinbrenner'; 'Kevin Jolma'; Dunaway, Jon; 'Jeff Sarvis'; 'Jackie Spurlock'; 'John Karpinski'; 'Ken Berg'; 'Ken Hadley'; 'Kent C. Landerholm'; 'Karin Ford'; 'Katherine Klockenteger'; KOIN; 'Kelly Parker'; 'Bonneville Power Administration'; 'Lisa Cartwright'; Valenter, Lynn; David, Lynda; 'Mary Beth Lynn'; 'Marc Krsul'; 'Margen Carlson'; 'Mark Mansell'; 'Marnie Allen'; Ransom, Matt; 'Jeff Carothers'; 'Mike Bomar'; 'Michael Jackson'; 'Mike Means'; 'Mike Nerland'; 'Mitch Kneipp'; 'Aeronautics Division'; 'Mark R. Feichtinger'; 'Neil Chambers'; KGW; 'Nick Redinger'; 'Jason Lyon'; 'Paul Scarpelli'; 'Pam Mason'; City Parks and Recreation; 'Phil Bourquin'; 'Patty Boyden'; 'Cowlitz Indian Tribe'; 'E.Elaine Placido'; 'Wendy Garrett'; 'Randy Kline'; 'Randall Printz'; 'Confederated Tribes of Warm Springs'; 'Development Review'; 'Facilities Department'; 'Richard Till'; 'Rebel Martin'; 'Robert Maul'; Klug, Rob; 'Robert Whitlam'; 'Robert Hubenthal'; 'Roger Entrekin'; Ron Onslow; 'Rob Pearson'; 'Robin Shoal'; Towne, Sandra; 'Sandra Yager'; 'SEPA Center'; 'SEPA REVIEW'; 'Christie BrownSilva'; Scott Koehler; 'Sean McGill'; 'Amanda Smeller'; 'Stacey Shields'; 'Woodland School District #404'; 'Stephanie Rice'; 'Steve Stuart'; Wrightson, Steve; 'Steven Manlow'; 'Judy Bumbarger-Enright'; 'Troy Drawz'; 'Lisa Renan'; Leavitt, Tim; Redline, Tina; 'Vancouver School District'; 'Sue Lintz'; 'Eldon/Venus Kohler'; 'Teresa Torres'; 'Vicki Fitzsimmons'; Wagner, Don; 'J. Tayloe Washburn'; 'SEPA Notifications'; 'Wuanita Herron'; Euler, Gordon; Orjiako, Oliver

Subject: CLARK COUNTY SEPA DNS from Community Development: Title 40 Updates - Home Business Ordinance and Multi-Family Zoning Code COMMENTS DUE BY THURSDAY, JANUARY 15, 2015

A SEPA Determination of Non-Significance (DNS) notification/checklist and associated information are attached to this email.

Title 40 Update: Amend the County's Home Business Provisions (Section 40.260.100) to remove the limit on the maximum number of non-resident employees for Major Home Businesses.

Project Manager: Jan Bazala; email: jan.bazala@clark.wa.gov or phone 360-397-2375 ext. 4499.

Title 40 Update: Amend the County's "multi-family" zoning code (Section 40.220.020) to prohibit new single family detached dwelling developments in the R-12, R-18, S-22, OR-15, OR-18, and OR-22 zoning districts.

Project Manager: Jan Bazala; email: jan.bazala@clark.wa.gov or phone 360-397-2375 ext. 4499.

For the details to this proposal, please see links to the Staff Reports that will be posted by the end of the day on January 6, 2015 at <http://www.clark.wa.gov/planning/PCmeetings.html> under January agenda topics.

Comments on the proposals are due by 5 p.m. on January 15, 2015.

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

Marilee McCall | Administrative Assistant

Clark County Community Planning

360-397-2280 ext. 4558

1300 Franklin Street | Vancouver, WA 98660

P.O. Box 9810 | Vancouver, WA 98666

www.clark.wa.gov/planning

This e-mail and related attachments and any response may be subject to public disclosure under state law.

Neighborhood Associations Council of Clark County

January 12, 2015

Board of Clark County Councilors
Councilor David Madore, Chair
Councilor Tom Mielke
Councilor Jeanne E. Stewart
P. O. Box 5000
Vancouver, WA 98666-5000

RE: Comments on proposed amendments to the County's Home Business provision.

Dear Councilors:

This letter is in regard to the proposed amendment to the County's Home Business provisions (Section 40.260.100) to remove the limit on the maximum number of non-resident employees for Major Home Businesses.

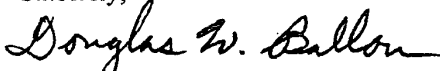
I am writing on behalf of the Neighborhood Associations Council of Clark County (NACCC), representing 29 Clark County Neighborhood Associations and have approximately 150,000 people who live within these neighborhood boundaries.

We agree that home businesses provide an important contribution to our local economy and should be encouraged and supported without undue regulation. In fact, section 40.260.100 as written currently does just that by allowing home businesses in residential zoned neighborhoods with up to three employees. We know many people who operate successful home businesses within the provisions of this code. They do not create a neighborhood nuisance by going beyond what the code provides. When a business grows to the point where more than three employees are needed then it is time for that business to consider relocation to a commercial/industrial zoned employment areas where their business does not have an employment constraint.

NACCC and its membership, leaders of County neighborhood associations, believe that to remove the employee limit would result in a negative impact on the quality of life in residential neighborhoods with regard to public safety, welfare, transportation and infrastructure needs. **We request that no changes be made to Section 40.260.100 (Home Business Provisions) of the County Code.**

Thank you for this opportunity to comment on this proposed amendment to the County's Home Business provisions.

Sincerely,



Doug Ballou
Chairman, NACCC

cc: Mark McCauley, County Manager
Marty Snell, Director, Community Development
Jan Bazala, Planner II, Community Development
Clark County Planning Commission
NACCC Membership and Neighborhood Representatives

EXHIBIT #

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Bazala, Jan

From: Karen Underhill <karenumn@gmail.com>
Sent: Tuesday, January 13, 2015 8:26 PM
To: Bazala, Jan
Subject: Proposal to eliminate the limitation on the number of employees allowed in major home business in both urban and rural areas.

Hello Jan,

Please share my concerns with the commissioners regarding the proposal to eliminate the limitation on the number of employees allowed in major home business in both urban and rural areas.

Home businesses should be for an individual who lives in a home and goes elsewhere to do their work or has an office in their home. Turning a home into a business location goes against all zoning in my opinion.

Keeping our home values high and friendly means keeping them a home not a business. Please do not allow employees to work out of a home. Get an office space--there are lots of vacant office spaces all over Clark County--help small businesses to find ways to lease commercial space so we clean up the vacant buildings and vagrants loitering around them. That would be a win.

We just bought a home here because we wanted to get to know our neighbors and be around families and kids. Not businesses.

Thank you!

Karen Underhill
karenumn@gmail.com
651-485-6069

EXHIBIT #

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Valerie Alexander
2404 NW Coyote Ridge Rd.
La Center, WA 98629

January 13, 2015

Board of Clark County Councilors
Councilor David Madore. Chair
Councilor Tom Mielke
Councilor Jeanne E. Stewart
P. O. Box 5000
Vancouver, WA 98666-5000

RE: Comments on proposed amendments to the County's Home Business provision.

Dear Councilors:

This letter is in regard to the proposed amendment to the County's Home Business provisions (Section 40.260.100) to remove the limit on the maximum number of non-resident employees for Major Home Businesses.

I am a founding board member of Friends of Clark County and would like to make a comment on their behalf.

First of all, you have set the comment period deadline for January 15th. The Planning Commission has requested that you continue a hearing until after a possible March hearing. This is a decision that will affect many rural residents and deserves much more consideration than has been offered.

The purpose of Section 40.260.100 was to assure compatible land use in urban and rural areas of the county. Allowing unlimited off-site employees could bring chaos to some areas, where residents would be unable to enjoy the life style that they purchased their property for. We urge you to delay a decision until after the Planning Commission members have had a chance to review the proposed changes and more comments from the public can be submitted.

To proceed with this policy could bring Growth Management Hearings Board litigation.

Thank you for your time,

Valerie Alexander

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From: Steve and Denise Asplund
To: Bazala, Jan
Subject: Comment on Proposal To Eliminate the Limit on Number of Employees In Home Run Businesses
Date: Wednesday, January 14, 2015 5:43:29 PM

Dear Ms. Bazala,

I am writing to voice my concern with the county proposal to remove the limitation on the number of employees in home-run businesses. I am recommending not to change, but to continue the current limit from two employees per home. I feel that the amendment removing the limit would have an impact on neighborhood quality of life, impact street parking in neighborhoods and cause noise levels to rise. Commercial zoning is there for a reason, and I feel that if a home-owned and located business grows to the point where the needs for extra employees has become apparent, then there should be a relocation to a commercial building with unrestricted numbers of employees. It just makes good sense not to change it for the worse.

Thank you for listening to my opinion. I live in the Sunnyside area of Orchards.

Sincerely,

Steve Asplund
10500 NE 85th St.
Vancouver, WA 98662

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I am opposed to the removal of the limit on employees of home businesses in urban county neighborhoods. This is a direct threat to the health and livability of Clark County residents.

I speak from experience. A person moved next door to us and eventually established a home business involving repairing and installing heating, ventilation, and air conditioning systems. Then he added general contracting and began breaking county codes. He had several employees and at least two business related vehicles. The employees parked in the cul-de-sac, in front of our home. Sometimes the vehicles would block a foot or two off our driveway. Other times they would park in front of our waste and recycling containers we would place on the sidewalk the night before pick-up. There was an extended period of time when three of his workers took up all the available spaces in the cul-de-sac, even though county code required our neighbor to provide parking for his employees.

Other violations: (1)parking a flat-bed trailer in his driveway for a few weeks with a back-hoe sitting on it. (2)buying, repairing, and selling cars (3)repairing a commercial fishing boat, flushing the chemicals and fuel into the street and storm drain system. (4) storing flammable fuel and chemicals in his garage in several 55 gallon barrels.

Every violation was reported by us to the Clark County Code Compliance. That department diligently responded to our complaints to the best of their ability. They were at our neighbor's home numerous times. He was fined and was asked to report to the department to discuss his noncompliance. These problems continued for about three years. We were relieved when his property entered foreclosure and he had to move.

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This person also had more serious anti-social behaviors. In several instances, he performed work without permits and with an expired contractor's license. He installed another neighbor's home furnace without the electrical and mechanical permits because his license was expired.

He knew we were talking to the County Code department. One day my husband was driving home. The person being discussed saw him coming and drove his jacked-up pickup down the middle of the road right at my husband's car. Husband had to veer off onto the side of the road. This incident was reported to Sheriff's Office, and a deputy was seen at his home shortly after.

Neighbor told me husband, "Man-up, come into the cul-de-sac, and we'll have this out." He is at least 25 years younger than my husband, who was then in his early sixties. My husband declined.

He also aggressively pulled out in front of my husband's car in the Lowe's parking lot, cutting him off, and forcing him to brake hard. The next morning after he left his home for the last time, I found a large rubber sex toy in my back yard.

I am relating these incidents because none of these would have occurred if the Clark County Code contained adequate enforcement. We have no quarrel with the wonderful county employees whom we encountered. However, they are not given the tools to enforce the rules. This created a volatile situation with our neighbor. Both my husband and I feel fortunate that we escaped unharmed, unlike the woman who was shot on Halloween day by her neighbor. Because the county was unable to enforce the code against her neighbor, she and

her husband were forced to take him to court. His answer was to attempt to take her life.

At this time, we have another person in our neighborhood with a home business violating the code; we saw people hosing down carpet cleaning equipment into the street and storm drain. Three company vans are parked at the home at various times.

If we are to have home businesses in our neighborhoods, there must be rules that are enforceable. Regulations should be strengthened, not loosened. Allowing home businesses to have more employees defies common sense. The county code is not being enforced now. Residents should not be pitted against violators, putting themselves in danger. The force of law should instead be present.

Judy Bumbarger-Enright

Vancouver, Washington

Bazala, Jan

From: foleyjw@comcast.net
Sent: Wednesday, January 14, 2015 8:37 AM
To: Bazala, Jan
Subject: Proposal to eliminate limitation on number of employees in home business

Jan Bazala

I live in Clark county at 10914 NE 88th St (Vancouver). I bought a new home (Aho Constuction in Silver Star area) and moved in two years ago. My street is very narrow and parking is extremely limited. We bought in this neighborhood for several reasons, one of which was it was quiet and few cars drive on our street.

One of my concerns with this proposal is parking. I do not know the limit of employees in home businesses now, but If my neighbor decides to start a home business and requires say just 5 employees, they would have to park in front of 5 homes and most likely across the street from one another. That would require cars to drive down the middle of street and have to wait in front of driveways while another car in the opposite direction goes by. I am not interested having to negotiate an obstacle course to just drive on our street!

There are many reasons for land parcels to be marked commercial and other parcels to marked residential - noise, environmental, overloading the drainage, sewage, and water restrictions built into the neighborhood to name just a few. Lets not soften or allow work arounds on those basic fundamentals and restrictions built into our neighborhoods for very practical, environmental, engineering, and business reasons.

I can just imagine my neighbor with a home business wants to run it now 24 hours a day. Where does the concessions end??

He now wants to add two floors to his house and make his driveway go across his entire front of the house.

BTW We already have one home on our street that evidently has a business elsewhere, but employees drive to his house and park and carpool to work and when we drive pass his house we have to negotiate with cars coming the opposite direction to drive pass his house. It is not everyday, but enough to see a potential problem if more home businesses start up.

The population density in Clark county is almost the highest in the state. This would just add to the issues accompanying high population density - more noise, more traffic on streets in residential zones, more sewage and more garbage produced than anticipated/expected in residential areas, and more crime. Who are these new employees and what do they care about keeping our neighborhood clean, safe, and quiet.

Please help keep our county residential area **residential**, not commercial!

Concerned citizen of Clark County
James W Foley

From: [Euler, Gordon](#)
To: [Bazala, Jan](#)
Subject: FW: Proposed Home Business Ordinance change
Date: Thursday, January 15, 2015 9:01:34 AM

Jan:

For the record.

Gordy

From: Ann Foster [mailto:annfoster5093@gmail.com]
Sent: Tuesday, January 13, 2015 10:32 PM
To: Mielke, Tom; Madore, David; Euler, Gordon; Stewart, Jeanne; R N S Barca; McCauley, Mark; Snell, Marty
Subject: Proposed Home Business Ordinance change

To:
Board of Clark County Councilors;
Councilor David Madore. Chair
Councilor Tom Mielke
Councilor Jeanne E. Stewart
Clark County Community Planning
Clark County Planning Commission

RE: Proposed Home Business Ordinance

Ladies and Gentlemen:

These comments are in regard to the proposed amendment to the County's Home Business provisions (Section 40.260.100) to remove the limit on the maximum number of non-resident employees for Major Home Businesses. I have reviewed the ordinance and listened to the October Board meeting in which this ordinance was discussed.

Although I participate in a number of community activities and organizations in Clark County, I am speaking only on behalf of myself.

In particular, as an organizer of farmers markets in Clark County, I can not emphasize enough the importance of enabling and accommodating entrepreneurs and their micro businesses (10 employees or less). I see how regulations and barriers defeat all sorts of food, ag, and artisan businesses on a regular basis. I, as do the other farmers markets in Clark County, work tirelessly on behalf of the small farms and businesses who access our markets and never, never stop providing benefits to the public.

These businesses, as micro businesses and small businesses, respect current ordinances and choose to reside in legitimate locations.

However, to lift the ban on the number of employees that a home business in a rural location can hire – WITHOUT ANY RESTRICTION WHATSOEVER – is bad governance. Good, fair and reasonable governance would be to consider keeping the ban but lifting the number

EXHIBIT #

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of employees allowed , and basing that number on the type of business, location, impact on neighborhood, traffic, noise, and hours of operation. It is only logical and reasonable that, at some point, a business, with a specific number of employees in a rural location, needs to relocate to property that is legitimately zoned as commercial/light industrial.

Given the stated proposal, to remove the employee limit – in its entirety – can not be supported, as much as I support relieving small businesses of unreasonable regulation. Having no limits, no restrictions, runs the risk of having a negative impact on those folks who have invested their dollars in a life style and quality of life that is only available in a rural environment. This is not fair treatment of Clark County residents.

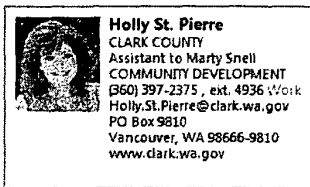
Regards,
Ann Foster,
Organizer, Salmon Creek Farmers Markets
Board, Washington State Farmers Market Association
Member, Clark County Food System Council
Member, Friends of Clark County
Vice President, North Salmon Creek Neighborhood Association

"Clark County farmers markets....working for healthy communities and thriving farms".

Bazala, Jan

From: St. Pierre, Holly
Sent: Thursday, January 08, 2015 4:39 PM
To: Bazala, Jan
Subject: DEAB Motion for PC
Attachments: Holly St Pierre.vcf

DEAB has significant concerns regarding the legal, technical, practical and philosophical issues of the Code Amendments for the HOC and MF Zones. We were made aware of the proposed amendments only today. Therefore, we recommend the PC push this off their agenda until next month to allow DEAB to submit comments for both amendment items.



EXHIBIT# 9



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DEVELOPMENT and ENGINEERING ADVISORY BOARD

February 9, 2015

Clark County Board of Councilors
Attn: Jennifer Clark
P.O. Box 5000
Vancouver, WA 98666-5000

Re: Proposed Amendment to County's Medium Density Residential Code 1-6-2015

To the Board of County Councilors,

The Development and Engineering Advisory Board (DEAB) has reviewed documents and proposals regarding the proposal to amend the County's Medium Density Residential Code. **DEAB has some concerns regarding the proposed change.**

The proposed change would prohibit detached single family residences in the R-12, R-18, and R-22 zones. Construction of detached residences in these zones has become a very popular way of providing an entry level home type and is essential in providing affordable housing in Clark County, especially as land development costs have risen and the average cost of larger lots has increased substantially. This type of housing is not currently practical in any other zone in the county. This change would force apartments or attached homes (townhomes) and prohibit detached dwellings. While both housing types have their place, this proposal limits flexibility, housing choices, and restricts market freedom. In addition, attached housing has a similar cost to construct but is not as desirable and doesn't hold its value as well as detached housing. While this suggested change may be well intentioned, it likely stems from a few undesirable examples of very narrow homes that are the exception rather than the norm. It appears this may be a case of overreaction and essentially "throws the baby out with the bath water."

In our opinion, there is a better way to address the concern. Perhaps it can be addressed with a minimum lot width that could be applied to detached single family lots in the affected zones. Currently the minimum lot width is 25' which would allow a 17' wide unit. Perhaps increasing the minimum lot width to 28' for detached homes would address the concern. There have been countless well constructed, desirable, and successful projects in these zones with lots between 28'-35' wide. Attached are two examples of neighboring attached and detached homes in the R-18 zone. We believe most Clark County residents would prefer the detached

EXHIBIT # 10

011701

homes in their neighborhoods. We understand the concern is that we may be creating "tomorrow's slums." But we would argue that eliminating the detached option moves in the wrong direction. This example of a detached neighborhood is less likely to be tomorrow's slum than the attached product and will likely hold its value much better.

In addition, these zones are being referred to as "Multifamily zones" which insinuates they should prohibit detached single family dwellings. But these zones are actually called "Residential Districts" and are intended to provide for medium and higher density residential development. While R-30 and R-43 are typically multifamily higher density zones, R-12, R-18, and R-22 zones are medium density zones. Detached single family housing is appropriate and many times the most desirable and lowest impact housing type in these zones.

When we discussed this in our most recent DEAB meeting, staff had some concern that allowing detached single family in these districts may be in conflict with policy 2.7 in the comprehensive plan, because it could contribute to a situation where detached single family might make up more than 75 percent of any product type in any jurisdiction. DEAB disagrees with the justification because staff's concern is based on an analysis of acreage of land in each zone and not the number of actual housing units. That methodology fails to account for the fact that there will be a substantially higher unit count per acre in higher density zones.

In addition, while staff has focused some of their justification for prohibiting detached single family residences in the R-12, R-18, and R-22 zones on the idea it helps create a potential violation of policy 2.7 in the comprehensive plan, it can be argued that prohibiting the detached residences in these zones would violate other sections of the comprehensive plan requiring providing for affordable housing. RCW 36.70A.020(4) which is the Housing Goal of GMA states that these are the goals for comprehensive plans and development regulations to "encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock."


It is our understanding that the county developed policy 2.7 in an effort to satisfy the affordable housing goal of RCW 36.70A.020(4) by determining that a 25% multifamily and 75% single family mix would appropriately provide for affordability of housing. It is our belief that the main issue here is defining the objective of creating this affordability. Unless the objectives of affordability are further defined by the county, it seems like affordability can be equally achieved by meeting the residential density in each zone whether the units are attached or detached. Arguably, single family detached lots could be considered a form of multifamily by their lot sizes meeting the density requirement of the medium density zones rather than solely basing the definition of single family vs. multifamily on whether the housing unit shares walls with an adjacent unit.

In summary, DEAB opposes the proposed change. We understand the concern regarding very narrow homes but feel the concern would better be addressed through increasing the minimum lot width. Prohibiting detached single family dwellings in these zones restricts

market freedom, creates additional barriers to providing affordable housing for entry level owners, and is likely to result in less desirable neighborhoods.

Please let us know if you have any questions.

Respectfully,



Andrew Gunther,

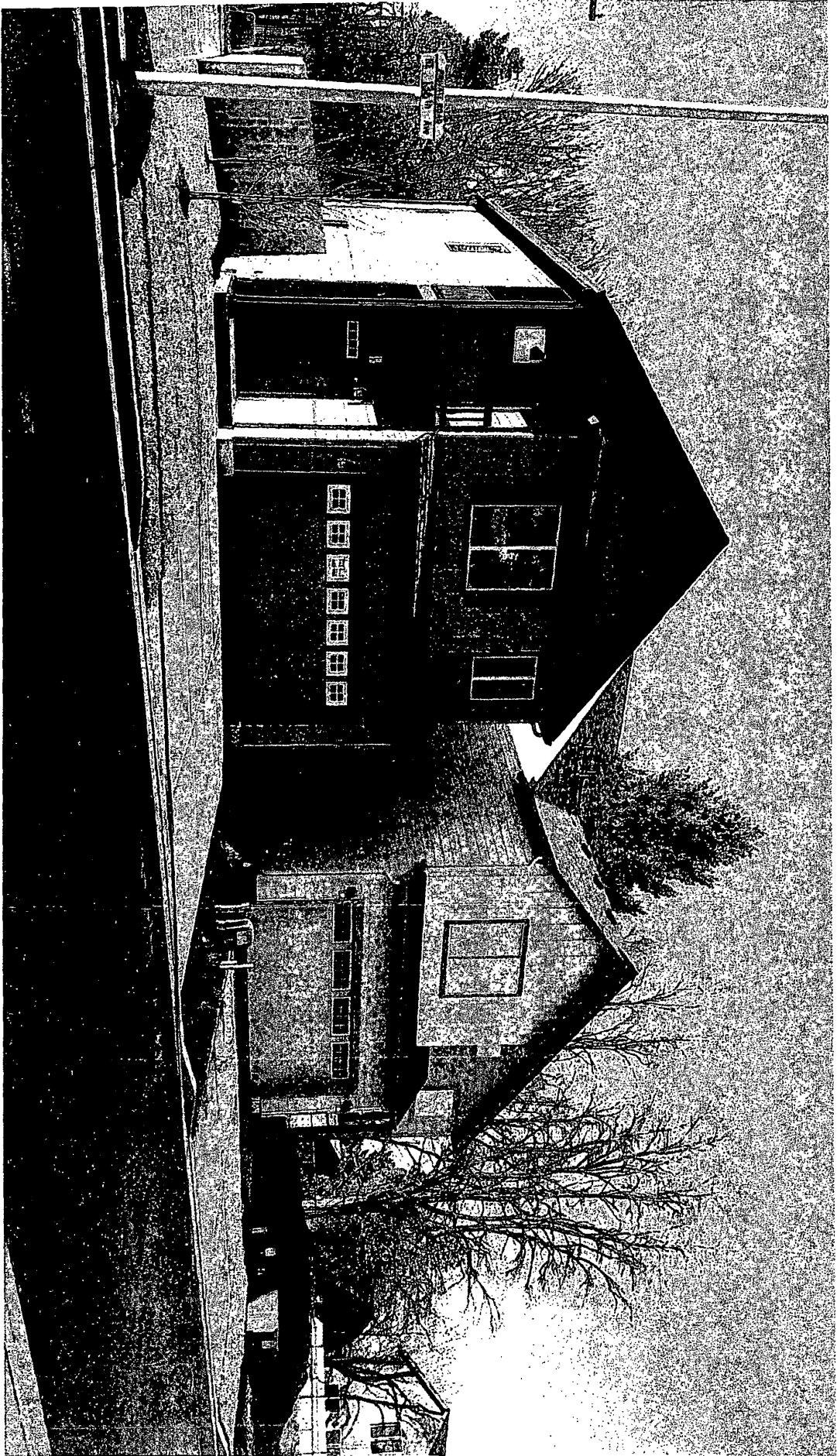
Chair, Development and Engineering Advisory Board



Eric E. Golemo, PE
Sub-Committee Chair, Development and Engineering Advisory Board

Attachments and Supporting Information:

- 1) Example of R-18 Detached Single Family
- 2) Example of R-18 Attached Single Family



Pg. 4 of EX. 10



P6.5 of Ex 10



proud past, promising future

CLARK COUNTY
WASHINGTON

DEVELOPMENT and ENGINEERING ADVISORY BOARD

February 11, 2015

Currently, all home businesses are limited to 3 nonresident employees for the urban area and 6 nonresident employees for the rural area. Given Clark County promotes the local economy, home businesses were brought to the attention of the BOCC. The Clark County Planning Commission (PC) proposed an amendment to the County's Home Business provisions (Section 40.260.100) to remove the limit on the maximum number of nonresident employees for major Home Businesses.

The Development and Engineering Advisory Board (DEAB) reviewed and discussed the amendment at their February meeting. The followings are the DEAB concerns regarding the proposed changes:

1. Quality of life will be affected without limitation of employees to home businesses because within residential zones the primary use and purpose is for residential uses and activities and home businesses are an accessory use. Residential areas need to have a residential character and having unlimited employees has the potential to make that character primarily commercial.
2. It will cause more traffic issues and parking issues. Additionally, there is no Transportation Impact Fee (TIF) assessed for home businesses.
3. Private road agreement issues in the rural area have the potential to be raised.
4. The County will spend more money in code enforcement.
5. There will be unintended consequences resulting in code enforcement. Resources for code enforcement are limited.

MOTION: DEAB formally moved and unanimously opposed the proposed changes to lift the limitation of employees for major Home Businesses.

VVIRIT # 11

From 2007 Buildable Lands Report

Clark County Housing Split

Countywide Planning Policy 1.1.12 in the 2007 Clark County Comprehensive Plan specifies that no more than 75 percent of new dwelling units to be a specific product type (i.e. single-family housing). The table below shows single-family and multi-family split from June 30, 2000 to June 30, 2006 for each of the Urban Growth Areas.

Table 5
Single- and Multi-Family Split, 2000-2006

		Single Family			Multi-Family			Total		
		Units	%SF	Acre	Units	%MF	Acre	Units	Acre	Units/Acre
Battle Ground										
	City	1,059	86.9	203.45	160	13.1	9.90	1,219	213.35	5.71
	UGA	25	100.0	71.68	0			25	71.68	0.35
	Sub Total	1,084	87.1	275.13	160	12.9	9.90	1,244	285.03	4.36
Camas										
	City	1,346	94.3	281.05	82	5.7	7.94	1,428	288.99	4.94
	UGA	114	100.0	34.57	0			114	34.57	3.30
	Sub Total	1,460	94.7	315.62	82	5.3	7.94	1,542	323.56	4.77
La Center										
	City	252	98.4	55.70	4		0.48	256	56.18	4.56
	UGA	2	100.0	7.82	0			2	7.82	0.26
	Sub Total	254	98.4	63.52	4		0.48	258	64.00	4.03
Ridgefield										
	City	597	97.7	138.57	14	2.3	0.62	611	139.19	4.39
	UGA	3	100.0	15.20	0			3	15.20	0.20
	Sub Total	600	97.7	153.77	14	2.3	0.62	614	154.38	3.98
Vancouver										
	City	3,186	47.2	586.56	3,557	52.8	191.40	6,743	777.96	8.67
	UGA	8,082	94.2	1,393.27	496	5.8	39.42	8,578	1,432.69	5.99
	Sub Total	11,268	73.5	1,979.83	4,053	26.5	230.82	15,321	2,210.65	6.93
Washougal										
	City	1,405	93.1	346.32	104	6.9	8.76	1,509	355.08	4.25
	UGA	3	100.0	4.04	0			3	4.04	0.74
	Sub Total	1,408	93.1	350.36	104	6.9	8.76	1,512	359.12	4.21
Yacolt										
	City	102	100.0	25.98	0			102	25.98	3.93
	UGA	1		2.00	0			0		
	Sub Total	103	100.0	27.98	0			103	27.98	3.68
Rural										
		2,899	100.0	16,103.97	1	0.0	5.09	2,900	16,109.06	0.18
Total Cities		7,947	67.0	1,637.63	3,921	33.0	219.09	11,868	1,856.72	6.39
Total UGAs		8,230	94.3	1,528.57	496	5.7	39.42	8,726	1,567.99	5.57
Grand Total		16,177	78.6	3,166.20	4,417	21.4	258.51	20,594	3,424.71	6.01

Source: Clark County Community Planning, Tidemark Advantage, Cities of Battle Ground, Camas, La Center, Ridgefield, and Washougal.

2007 - 2014 HOUSING SPLIT FIGURES

Vancouver Unincorporated UGA

Year	Single Family	Acres	Net Density	Multi-Family	Acres	Net Density	SF/MF Split
2007	904	145.6	6.2	127	3.31	38.4	88%
2008	438	68.8	6.4	29	0.64	45.3	94%
2009	317	55.98	5.7	2	0.14	14.3	99%
2010	401	88.89	4.5	18	0.83	21.7	96%
2011	234	69.97	3.3	206	3.62	56.9	53%
2012	397	88.92	4.5	163	14.49	11.2	71%
2013	646	173.84	3.7	583	25.33	23.0	53%
2014	674	191.06	3.5	87	9.21	9.4	89%
Total	4011	883.06	4.5	1215	57.57	21.1	77%

EXHIBIT # 13

To: Clark County Planning Commission

3-12-15

Re: Elimination of single family detached housing in a multi-family zone.

Commission members,

I am sorry to see that Clark County is proposing to eliminate detached single family homes within the multi-family zoned land. I have been a supporter of this concept and have had involvement with several of these developments. They serve several needs in our community :

1. Provides affordable housing.
2. Provides a more compatible housing development when next door to existing single family detached housing developments.
3. Provides a more diverse housing selection for our community.
4. Are typically easier to finance, for the homeowner, than a condo or attached community.

Please consider leaving the current option of single family detached housing with a multi-family zoning.

Thank you,



Rick Haddock

6100 Hwy 99

Vancouver, Wa. 98665

Friends of Clark County
P.O. Box 513
Vancouver, WA 98666
friendsofclarkcounty.org



CLARK COUNTY PLANNING COMMISSION

MARCH 19, 2015

Dear Sirs and Madams,

Here, for the record, is input for Friends of Clark County (FOCC) on the Amendments to the County Code (CCC) Title 40, non-resident employees for the hearing of 3-19-15. Thank you for considering out comments.

Friends of Clark County would like to maintain a rural quality of life in rural Clark County. This means agriculture, forestry, greenspaces and habitat with lots larger than 5 acres. It also means an absence of major home businesses with infinite employees scattered everywhere.

The proposed Alternative 4 would allow 5-acre lots in agricultural lands, turning 40, 20 and 10 acre agriculture land into new house lots. It restores 1- and 2.5-acre non-conforming lots and allows division of larger lots to make new lots in rural areas. These lots are scattered/sprawled all over the County. The number of lots is yet uncounted.

Combining these new lots and already developed non-conforming lots with potential home businesses with infinite employees would have negative effects for neighbors and neighborhoods and could ruin rural life as we know it.

Sydney Reisbick, President
Friends of Clark County

011710

Submitted 3/19/2015

Ms. Susan Rasmussen, President, Clark County Citizens United
 Ms. Carol Levanen, Executive Director, Clark County Citizens United
 Mr. Jim Malinowski
 Rural Landowners Distribution

Clark County Citizens United

"Promoting Rural Interests"

P.O. Box 2188, Battle Ground, WA 98604

Proposed ALTERNATIVE 4 ELEMENTS COMPARED TO STATUS QUO AND ALTERNATIVE 2

Feature	Status Quo	Alternative 2	Proposed Alternative 4	Rationale/Comments
Predominant Lot Size Process, w/o re-designation of R, AG, & F design.	not included	not included	included	Recognition of rural character. Equity with neighbors. Several variations of "neighboring area" possible.
AG Minimum Lot	AG-20	AG-10	AG-5	Flexibility. Precedence in other Counties.
Forest Tier 2 Designation	FR-40	FR-20	FR-10	Flexibility. Precedence in other Counties.
Largest Rural Designation	R-20	single R design.	R-5	Recognition of rural characteristics, etc.
Intermediate Rural Designation	R-10	single R design.	R-5	Recognition of rural characteristics, etc.
Smallest Rural Designation	R-5	single R design.	R-5	Recognition of rural characteristics, etc.
Cluster Development in AG	not included	not included	included	Flexibility. Precedence in other Counties.
Cluster Development in FR	not included	not included	included	Flexibility. Precedence in other Counties.
Cluster Development in R	included	unclear	included	Flexibility. Precedence in other Counties.
Urban Reserve and Urban Holding Overlay Releases and Revisions	not included	not included	included	URO and UHO to be lifted and either (A) revert to prior zoning, or (B) designated as business commercial.
Recognize Existing R-Zoned Lots with min of R-2.5; R-5 similar rezoned	not included	not included	included	Future flexibility. No new lots created.
Soil# Type Updates	not included	not included	delayed process	Updates with most current science and implications to be delayed to a separate process that would start within 36 months, certainty of process to be instructed by formal inclusion as an Objective in the revised CMP?

HUNSMAN 3/19/2015

TO: GMA Steering Committee
FROM: TAC 6040 subgroup
DATE: December 7, 2000
SUBJECT: Potential Language for Housing Density Policy in Community Framework Plan

Previous discussion at the Steering Committee and Technical Advisory Committee level has highlighted the need to have clear policy direction regarding housing densities and types. A TAC subgroup consisting of staff from Battleground, Camas, Clark County, La Center, Ridgefield and Vancouver has met several times to draft sample policy language addressing these issues. The enclosed represents their progress to date. The sample language attempts to do the following:

- Eliminate the existing one size fits all density assumption. Allow for a tiering of expected densities of areas within the region, similar to existing Community Framework Plan policies 1.2.0
- Use clear language about what is expected and how it will be measured.
- Include policy language within the Community Framework Plan rather than separately in individual Comprehensive Plans.

B. Policies

1.2.0 UGA Minimum Targets for Average Residential Density and Housing Type Split

- a. **Density Targets.** *Cities and Clark County shall adopt urban residential zoning designations of sufficient amounts and densities, and/or other standards, as necessary to ensure that the average densities of residential development occurring since adoption of Comprehensive Plans in 1994 meet the following minimums, as measured over the full UGA:*
 - 1) *For UGAs with planned populations of 50,000 persons per more, an average of 8 units per net acre (single and multi-family residences combined).*
 - 2) *For UGAs with planned populations of 15,000 to 50,000 persons, an average of 6 units per net acre.*
 - 3) *For UGAs with planned populations of less than 15,000 persons, an average of 4 units per net acre.*
- b. **Housing Type Targets.** *Zoning designations and/or other standards shall be adopted as necessary to ensure that no more than 75% of residential units constructed since adoption of plans in December 1994 are detached single-family residential units, as measured over the full UGA. For the purposes of evaluation of this policy, units counted as other than single-family are as defined herein. Multi-family zones established to meet this standard shall not exceed 43 units per acre unless the local jurisdiction can demonstrate such zoning is or will be economically feasible during the planning horizon.*

- c. *Evaluation. County and cities staff shall annually collect and distribute a summary of zoning and development data related to standards herein. The first such review shall be conducted prior to final adoption of updated land use plans. Such data shall include summaries by city and UGA of:*
 - 1) *The amount of vacant and underutilized land currently zoned for single and multi-family residential purposes. Lands zoned for multi-family purposes which allow single family residential or commercial uses shall be so noted in the summary; and*
 - 2) *the number and density of single and multi-family units as defined herein constructed since the previous evaluation; and*
 - 3) *the number and density of single and multi-family units as defined herein constructed since 1994.*
- d. *Individual projects not subject. Individual development projects, centers within UGAs, or portions of UGAs are not required to be reviewed under standards herein, provided they are met on an average basis throughout the UGA.*
- e. *Relation to Buildable Lands Assumptions. Residential density and type standards contained herein shall be considered minimum allowable standards. For the purposes of buildable lands capacity modeling, higher density assumptions may be adopted if they are reasonably likely to occur.*

[New Section] Definitions

For the purposes of determining compliance with housing density targets, definitions shall be as follows:

- a. *Single Family. Detached, single occupancy housing not otherwise defined herein.*
- b. *Non-Single-family. Duplexes, triplexes, townhouses and any attached single family units; accessory dwelling units; apartments; detached single family residential units on lots less than 3,000 square feet in size; manufactured home parks; and floating homes.*

A new section on enforcement was suggested, but agreement could not be reached on specific provisions. Options include:

- 1) Requiring that jurisdictions not complying are not eligible for future UGA expansions.
- 2) Requiring all jurisdictions to establish an interlocal agreement which addresses process for resolving conflicts on housing policy, as well as other Framework Plan issues.
- 3) Not spelling out enforcement provisions-presumably enforcement would be appealing non-compliant jurisdictions to the hearings board

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HOWSEY 3/19/2015

COMMUNITY
DEVELOPMENT

MEMO

LONG RANGE PLANNING

TO: Plan Review Steering Committee
FROM: Long Range Planning Staff
DATE: December 18, 2000
SUBJECT: Summary Notes from the GMA Steering Committee meeting of
December 14, 2000

Attendance:

Steering Committee Members:

Jay Cerveny	City of La Center Council Member (P)
Paul Dennis	City of Camas, Council Member
Dean Dossett	City of Camas Mayor (P)
William Ganley	City of Battle Ground Mayor
Jeanne Harris	City of Vancouver Council Member (A)
John Idsinga	City of Battle Ground Council Member (P)
Betty Sue Morris	Clark County Board of Commissioners
Craig Pridemore	Clark County Board of Commissioners (Chair)
Jim Robertson	Town of Yacolt Mayor (P)

(P) Primary (A) Alternate

Public:

Marnie Allen	Clark County Schools
Ken Hadley	Self
Chris Hartke	Hartke & Company
Steve Horenstein	MillerNash
Tom Jacobs	Cascade SE Neighborhood Association
Dean Lookingbill	RTC
Alison Mielke	Friends of Clark County
Shawn Moore	Hopper & Dennis, PLLC
Keith Pfeifer	Self
Bart Phillips	CREDC
Randy Printz	Landerholm Law Firm
Ole Rasmussen	Self
Bud Van Cleve	NE Hazel Dell Neighborhood Association
Paul West	Greater Vancouver Chamber of Commerce

Staff:

Jose Alvarez	Clark County Long Range Planning
Monty Anderson	City of Washougal Planning Director
Bill Barron	Clark County Administrator
Derek Chisholm	City of Vancouver Long Range Planning
Tamara DeRidder	City of Vancouver Long Range Planning Manager
Eric Eisemann	Cities of La Center & Ridgefield
Lianne Forney	Clark County Public Outreach & Information Director
Mike Haggerty	C-TRAN
Bob Higbie	Clark County Long Range Planning
Eric Holmes	City of Battle Ground Planning Director
Mary Keltz	Clark County Board of Commissioner's Office
Patrick Lee	Clark County Long Range Planning Manager
Rich Lowry	Clark County Chief Civil Deputy Prosecuting Attorney
Dale Miller	Clark County Long Range Planning
Oliver Orjiako	Clark County Long Range Planning
Marty Snell	City of Camas Planning Manager
Brian Snodgrass	City of Vancouver Planner
Josh Warner	Clark County Community Development
Phil Wuest	Clark County Long Range Planning

1. Roli call / Introductions

Called to order at 3:00 PM by Commissioner Craig Pridemore. Attendees introduced themselves and their affiliations.

2. Review October 18 and October 26 Steering Committee Notes (If available)

No corrections or comments

3. Update on activities outside of the steering committee

1. Revision of schedule – the GMA update issues will be before the Planning Commission in February. There will be joint public testimony before the Planning Commission and the Board of Commissioners.
2. Decisions will probably be made by the Board in March
3. TAC figures are being reviewed by group to cover methodology

4. Distribute public opinion survey

There were 421 community member surveys conducted at random. The surveys resulted in some interesting and conflicting goals. People wanted design standards,

more industrial jobs and job growth close to people's homes. Pridemore suggests this can be look at in more detail at another meeting if desired. Idsinga wants it on January agenda. Pridemore says the pollster who conducted the surveys will be invited to the meeting.

5. Reconsideration of 60/40 and 6/16 issues

Lee gave a brief introduction by reviewing the new housing policy paper. Page 2 of housing policy document has table of the options available. General options are to have 60/40 split intertwined with the comprehensive plan goals including 6/16. See the policy paper for a list of options. Eisemann and Snodgrass will go through the options in detail.

Harris asks about density averaging. She wants to know if density numbers prior to 1994 can be obtained or calculated. Lee responds that 1994 is the best data available. Harris wants density to be reviewed in the entire UGB. If we do not look at this we could now be creating pockets of undesired densities if we do not have an accurate picture of actual density. Orjiako says we have not looked at it from time 0. If we include before 1994 it would probably be lower density than numbers we have now. Harris wants a more real picture and looking at 5 - 10 year blocks could create pockets. This could have potential issues with Vancouver annexation. Lee says we can possibly do the calculation before the next meeting.

Morris says that former times may have had more density. Dennis says they (Camas) have done some of the numbers. Pridemore questions the necessity of the numbers because we are looking to the future. The numbers are not necessary unless we are looking at redevelopment. Dennis says it is looking at the historic character. Harris says it can give an area density credit. Dossett says it will allow us to look at entire community and not just vacant lands and it will help do redevelopment. Pridemore says there are no provisions for redevelopment in the comprehensive plan and people in the development community have advocated for this lack of redevelopment policy to date. He is in favor of looking at redevelopment, but is concerned about staff time. DeRidder says the calculations can be done, but they would need to make assumptions and time. Orjiako says we can do it to with assumptions and knowing what the former zoning was. DeRidder says they can go back to OFM base data to identify some numbers. Eisemann asks about time. Morris asks why we need the zoning from past times. Orjiako says we need to see what was actually built in the zones.

Eisemann and Holmes present about language changes from the TAC. Try to begin to find common-ground that can be agreed. The ideas are discussed in a December 7th WPS memo. Page 2 of draft shows areas of agreement between cities. Feeling is that 60/40 change called "cities proposal." All jurisdictions take an equitable distribution. See the memo for details. The recommended goals were presented by Eisemann.

Snodgrass talks through some of the specific language in the December 7 memo in the packet. The details are in the memo. This would go under the community framework plan. The goals put the jurisdictions into different tiers.

A document from the City of Vancouver was handed out at the meeting, but was not necessarily agreed to by all other jurisdictions. It addresses enforcement. The memo presents the different options if certain goals are not met at specific points in time. The process based policy did have some discussion among the jurisdictions, but has not necessarily been agreed to

Snell goes through a Camas memo that was handed out at the meeting and dated December 14, 2000. It presents several new options in the memo. Dossett follows up by saying he is not necessarily opposed to numerical standards, but other counties do not use them. Dossett wants more flexibility in meeting the goals. Small cities have a different growth pattern and the evolution of the growth is being forced by the current goals. He feels that policies need to be balanced with a realistic approach to what should be expected. They cannot do 20-years of work in 5 years. He suggests that we need to look back to see if the original goals were realistic. Work together and not have more enforcement mechanisms.

Harris responds that Vancouver does not have a problem with 75/25, but there needs to be some sort of a balance in the multi/single development especially with housing/jobs balance. Dossett says the growth in population that takes place does not determine where the people will work, but only that they live in Clark County. Many people work in Portland. We cannot control where they work. Pridemore says the TAC has come to some middle ground and this issue is somewhat resolved.

Morris says that Camas is not receptive to new enforcement methods. Dossett agrees. He does not have staff to enforce with other jurisdictions. Pridemore asks about enforcement to Harris. Harris says that Vancouver does not want to oversee the enforcement it is recommendation to the Board of Commissioners. Dossett likes the italicized policies (from the memo) without enforcement. Harris says that is ok too. She does want the county to have some sort of enforcement mechanism. Morris asks Lowry about the beginning of the housing/jobs debate. The issue is where that people live and sharing revenue if more jobs and houses. Lowry says there would need to be enabling language in order for funds to be transferred or spent in other jurisdictions, not under an inter-local agreement. There would need to be an authorizing statute to spend money in another jurisdiction.

Harris asks Dossett about 75/25 and Dossett says he would accept that, but there might be better ways to meet the goals. He wants more flexibility. There are many

differences in the cities geographically and economically. He wants to be able to keep individual identities. Harris supports 75/25. Pridemore asks about moving the UGB if you reach the 75%. Lowry says GMA talks about overall density, not single/multi-family proportions. Pridemore is pointing out that all single-family could be built under the policy proposal.

Morris does not like the policies because of the density possibly flowing to Hazel Dell if the number is 8 units per acre. The hearings would be ugly. Snodgrass says that the densities are already there and it would not need an increase.

Pridemore says the issue is agreed. No enforcement.

6. Population and Employment projections and allocation methodology

Wuest presents with Orjiako. Mailed long memo on the subject to the committee (the documents are dated November 30 and December 1). Wuest presented the highlights. These reflect revisions from OFM. The numbers are in the report and the summary. There is some info on historical growth in Clark County. Current OFM numbers were based on high range and was 5% below where we are now (345,000). Looking at 40 years, 3.3% growth rate is the average. The key things to look at are : how to plan and were to allocate the growth.

Orjiako highlights issues. Employment data from one specific source is not required by GMA. The numbers were generated internally. A 2/1 ratio was used (two people in population/one job). They previously used the medium OFM projection. These were the status quo assumptions. Also looked at congestion as a deterrent to jobs in other places. Need to decide the time-frame. Employment info says the status quo will add 58,000 new jobs. With lower commuting it is closer to 75,000. Use these numbers to look at the current land supply available. Based on numbers there will need to be more commercial lands, about 3,000 acres. Industrial lands seem adequate. If the high number is used we need over 4,000 acres, but industrial is still ok. Actual deficit is 2,000 acres under this scenario. The deficit numbers are county-wide and it needs to be determined where to allocate these within the county.

Morris asks about the allocation method. Orjiako responds that the allocation is based on a ratio of 2/1. There is no allocation yet. Wuest says that employment is based on vacant and underutilized lands. There is not good enough data to do it by individual jurisdiction. The allocation is only a framework. Morris asks if a jurisdiction wants more allocation what do we do. Wuest says the numbers look only at capacity.

Idsinga says it should look at geographic location. Lee says this memo is only an example and is not a proposal yet. Pridemore says that allocation of rural people can be done by jurisdiction. The assumptions are documented and may be different from 1994.

Dennis asks if they want more industrial jobs they need more industry jobs. Wuest says the numbers are from plan monitoring, not the CREDC report. Page 6 and 7 show the alternative scenarios. Pridemore says that population may not be the way to allocate the jobs. Morris asks if this is historic. What if La Center wants to grow faster How do they get there from this comprehensive plan. Wuest responds that the Board of Commissioners determines the parameters. Pridemore says there would need to be a change in the framework plan. Lee says the question is something that will need to be addressed in the next stage of the process. Pridemore say that these are framework plan issues. These decisions have ramification on infrastructure. Orjiako adds that the assumptions are in the report. He asks if the assumptions want to be discussed by the committee, particularly the number of jobs per acre. Portland is 43/acre in downtown.

Pridemore asks how we should move forward in instructing staff. How large of population should we shoot for. Morris says to give the cities some time to look at the issues. Pridemore agrees. Some cities are in the public process now. Morris says it is an important element for the cities to go through. She feels they need to hit straight on about moving UGBs. What population forecast do we chose. Morris says they do not need to look the same. Ganley says they need time to do the public process. Pridemore says we (the steering committee and the cities) are on different timelines. County staff has been spending time. Pridemore sees us as starting somewhat at the beginning because cities need to do more visioning. Morris says it does not set it back very far. Ganley says Battle Ground is not that far behind. Nor are other cities. Vancouver will wait for the numbers. DeRidder says to look at capital facilities and how far can we afford to grow. Camas can adopt its new vision in December 2001. As will Vancouver. Camas is going to have a policy discussion on UGB expansion. This is only a discussion. Lee says that key decision is what population level are we planning for. Does not need to wait until after individual plans are completed. Cities need the county population forecast.

Can they make the population process in January. Pridemore asks about the Planning Commission schedule. Morris asks if it is a Board of Commissioner's decision or for the broader group. There could be consensus in the Steering Committee, but no voting. The Board of Commissioners must make the decision. Morris wants to push this forward. Lee says that the process outlined to date is scheduled for a decision in March with Planning Commission in February. Need to look at vacant buildable lands inventory. Decision can be in March unless reasons to delay the process.

Holmes says their vision is more than 20 years. They are looking at 50 years out. Wuest says the number that they use as a baseline in the beginning may change before they are complete because of new census numbers being released. Staff see this as an iterative process. The final work in March is not the final word. Dossett asks if there are indications of where we should go. Wuest says to look at forecasting you need to go forward and far as you go back (in number of years you include for a forecast). There is a table in the memo that shows annual, five year, etc, growth numbers.

7. Technical Advisory Committee Update

No other TAC issues than were already discussed

8. Set Next meeting time and date.

The time and date of the next meeting will be set in the future. Commissioner Morris will be chair of the steering committee in 2001.

9. Adjourn

The Steering Committee adjourned at 5:00 PM.

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Unincorporated Vancouver UGA

Zoning	Dwellings per acre		Acres	Potential Dwellings		% Residential by acreage
	Min.	Max.		Min.	Max.	
R1-5	6.2	8.7	1,065	6,604	9,266	
R1-6	5.1	7.3	6,681	34,072	48,770	
R1-7.5	4.1	5.8	4,842	19,851	28,082	
R1-10	2.9	4.4	3,463	10,043	15,238	
R1-20	1.4	2.2	848	1,187	1,865	
			16,898	71,757	103,221	85%
R-12	8	12	295	2,359	3,539	
R-18	12	18	1,021	12,250	18,374	
R-22	15	22	299	4,480	6,571	
			1,614	19,089	28,484	8%
OR-18	12	18	7	81	122	
OR-22	15	22	6	97	143	
			13	179	265	0%
R-30	18	30	410	7,372	12,287	
R-43	20	43	186	3,717	7,992	
			595	11,090	20,280	3%
OR-30	18	30	0	5	8	
OR-43	22	43	1	27	53	
			2	32	61	0%
Mixed Use (80%)	12	43	766.06	7,354	26,352	4%
Mixed Use (20%)	12	43	766	1,839	6,588	
Total w/MX (80%)			19,889	109,500	178,663	100%
Total w/MX(20%)			19,889	103,985	158,899	