

cc'd = 32-15 Rec'd from Val Alexander - General Public Comment
BOCC
Orjiako
O'Donnell

March 24, 2015



CP16#0578

To the Clark County Board of Councilors:

Thank you for hearing my comments. I am concerned about the recent changes in the comprehensive plan update.

Adding the 4th alternative just as our planning staff is wrapping up almost two years of a reasonable set of choices to complete the required update, has done a great injustice to these highly trained, faithful employees.

The county risks some actions by the state, including withholding of substantial funding, by ignoring the timing requirements for including the public in the decisions on the update.

Asking the planning staff to present open houses on an alternative that they have not been part of, and without the time to properly prepare the information for the public is a terrible disservice to them and to Clark County Voters.

As a board member of Friends of Clark County, and as the chair of a neighborhood association, I have been asked by several people to explain what is happening and how it will affect them. I have planned a meeting for the neighborhood to meet that need, but I'm afraid we still will not have the proper information for them.

At the very least, I'm hoping that the county will be able to create a map with which citizens will be able to type in their addresses and see how close they are to the areas proposed that will be affected by the 4th alternative.

Thank you, Val Alexander
Chair, East Fork Hills Rural Assn.
2404 NW Coyote Ridge Rd.
La Center, WA 98629
360-263-2521
coyoteridge@tds.net

Handout

Clark County

2016 Comprehensive Growth Management Plan Update



CHECKING IN ON OUR FUTURE

March/April 2015

Environmental Impact Statement Alternatives OPEN HOUSE

Purpose

Clark County is revising its Comprehensive Growth Management Plan. The county will prepare a Supplemental Environmental Impact Statement (SEIS) in compliance with the State Environmental Policy Act (SEPA).

The SEIS will add to a full environmental impact statement used in the update of the growth plan in 2007.

The review will cover environmental impacts expected from anticipated population and employment over the next 20 years.

Public meetings in August and October of 2014 helped determine the scope of the review and identify three possible alternatives. In January, the Board requested that a fourth alternative be included.

The SEIS will include four alternatives.

Alternative 1 has not changed.

Alternative 2 has been amended to recognize commercial areas along Hazel Dell Avenue and a change to Business Park (BP) along NE 78th St.

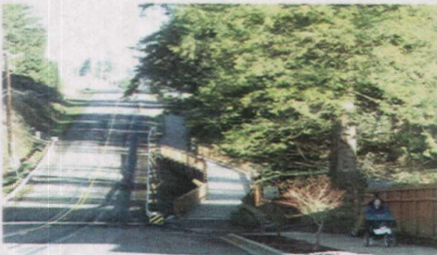
Alternative 3 (City Initiatives) has been amended to include new requests from the cities of Ridgefield, La Center, and Washougal.

Alternative 4 is new.

This open house will provide information about the alternatives.



ENVIRONMENTAL IMPACT STATEMENT—ALTERNATIVES

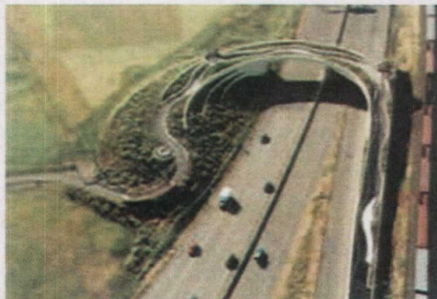


How it works

Please visit any information station, read the information and ask questions.

The stations are:

- Station 1: Welcome and purpose
- Station 2: Current Comprehensive Plan & Zoning map
- Station 3: Alternative 1, No action
- Station 4: Alternative 2, Rural and Urban changes
- Station 5: Alternative 3, Battle Ground and La Center jobs; Ridgefield and Washougal population
- Station 6: Alternative 4, Resource and Rural changes
- Station 7: Transportation System
- Station 8: Environmental Constraints
- Station 9: Plan Update Process
- Station 10: Share your comments



ENVIRONMENTAL IMPACT STATEMENT—ALTERNATIVES

STATIONS

Station 1: Welcome and purpose

To provide information about alternatives Clark County is studying to prepare for increased population and employment over the next 20 years.

Station 2: Current Comprehensive Plan & Zoning map

Station 3: Alternative 1, No action

Station 4: Alternative 2, Rural & Urban changes

- Rural:** Reduce the minimum parcel size for agriculture (AG-20 to AG-10) and some forest (FR-40 to FR-20) lands, and adjust some R-20 to R-10.
- Battle Ground:** Change on one property near Battle Ground from industrial zoning to residential zoning.
- Ridgefield:** Add Tri-Mountain Golf Course to the Ridgefield urban area.
- Washougal:** Apply county zoning within the Washougal urban area to some properties that currently have city zoning.
- Urban Reserve:** Remove Urban Reserve and apply rural zoning north of Salmon Creek in the Vancouver urban area.
- Urban Holding:** Remove Urban Holding in the Fisher's Swale area of the Vancouver urban area.
- West Vancouver:** Change some land uses in the Discovery-Fairgrounds and Salmon Creek planning areas to support job growth north in the Vancouver UGA.
- Public Facility:** Create Public Facility comprehensive plan designation and zoning.
- Mixed Use:** Change mixed-use comprehensive zoning designation to match existing development.
- Vancouver UGA:** Change to BP along NE 78th Ave. and designate commercial along Hazel Dell Ave.



ENVIRONMENTAL IMPACT STATEMENT—ALTERNATIVES



STATIONS

Station 5: Alternative 3, Battle Ground and La Center jobs; Ridgefield and Washougal population

Battle Ground: Adds 80 acres to urban area for mixed use projects with jobs near Dollars Corner.

La Center: Adds 17 acres to urban area as a school site.

Ridgefield: Adds 107 acres for residential.

Washougal: Adds 40 acres for residential.



Station 6: Alternative 4, Resource and Rural changes

Forest Zones: Add 10 and 20 acre minimum lot sizes where appropriate, considering existing rural character and predominant lot sizes.

Agriculture Zones: Eliminate AG-20 zone; include 5 and 10 acre minimum lot sizes where appropriate, considering existing rural character and predominant lot sizes.

Rural Zones: Eliminate R-10 and R-20 zones; include 1 and 2.5 acre minimum lot sizes where appropriate, considering existing rural character and predominant lot sizes.



STATIONS

Station 7: Transportation System

Capital Facilities Plan: The capital facilities plan (CFP) is the 20-year plan for road projects. It prioritizes transportation projects to support growth projected in the comprehensive plan.

Arterial Atlas: The county is proposing amendments to the Arterial Atlas. The atlas shows streets by their classifications which describe capacity for motor vehicle, bicycle and pedestrian traffic.



Station 8: Environmental Constraints

By adopting the 2007 EIS, the county will use much of its data and analyses as a starting point for additional study. Interested parties are invited to comment on the elements commonly included in SEPA, as well as other issues of concern. These elements are listed below.

- Natural environment**
1. Earth
 2. Water
 3. Fish and wildlife habitat
 4. Energy and natural resources




- Built environment**
1. Land and shoreline use
 2. Transportation
 3. Public services and utilities
 4. GMA requirements



ENVIRONMENTAL IMPACT STATEMENT—ALTERNATIVES

STATIONS

Station 9: Plan Update Process

| | | | |
|---|--|--|---|
| <p>July 2013</p>  <p>December 2013</p> | <p>Phase 1 Pre-planning</p> | <p>Public Input:</p> <ul style="list-style-type: none"> • Preliminary scoping and timeline • Public Participation Plan | <p>Planning Activities/Products:</p> <ul style="list-style-type: none"> • Establish technical advisory committee |
| <p>January 2014</p>  <p>December 2015</p> | <p>Phase 2 Data Analysis & Plan development</p> | <p>Public Input:</p> <ul style="list-style-type: none"> • Population forecast • Employment forecast • Planning assumptions • Board principles and values • Population & employment allocation • Transportation analysis and cost of improvements • Capital facilities plan • Supplemental Environmental Impact Statement (SEIS) | <p>Planning Activities/Products:</p> <ul style="list-style-type: none"> • Analyze environmental impacts • Analyze alternatives using transportation model results • Gather capital facilities information from service providers • Distribute Draft SEIS • Comments on Draft SEIS • Issue Final SEIS including a preferred alternative |
| <p>January 2016</p>  <p>May 2016</p> | <p>Phase 3 Adoption</p> | <p>Public Input:</p> <ul style="list-style-type: none"> • Comprehensive Plan text • Development regulations • Related code amendments | <p>Planning Activities/Products:</p> <ul style="list-style-type: none"> • Finalize allocation of new population and employment forecasts • Finalize capital facilities plan • Finalize land use and urban growth boundary amendments |

STATIONS

Station 10: Share your comments

The Board of County Councilors will hold a public hearing on the alternatives on April 14, 2015, beginning at 10:00 a.m. You can comment on the alternatives by doing any of the following:

- Fill out a comment sheet and leave it with staff
- Submit a comment on the county's website at:
<http://www.clark.wa.gov/planning/2016update/getinvolved.html>
- Submit an email comment to comp.plan@clark.wa.gov
- Mail a comment to:
Comprehensive Plan Alternatives/Community Planning
P.O. Box 9810
Vancouver, WA 98666
- Testify at the public hearing on April 14

Comments received by 5 p.m. Thursday, April 9, 2015 will be included in the Board Hearing materials.

There will be a formal comment period when the Draft Supplemental Environmental Impact Statement (DSEIS) is issued.

Please direct questions to: Community Planning (360) 397-2280 or to comp.plan@clark.wa.gov

Clark County

Comprehensive Growth Management Plan Update



ENVIRONMENTAL IMPACT STATEMENT—ALTERNATIVES

THANK YOU FOR YOUR PARTICIPATION!



Clark County Community Planning

Planning for Clark County's promising future

Street address: 1300 Franklin St., Vancouver WA 98660

Mailing address: P. O. Box 9810, Vancouver WA 98666

Telephone: (360) 397-2280

Email: comp.plan@clark.wa.gov

Website: www.clark.wa.gov/planning

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.