



County–City Coordination Meeting AGENDA

Date: Friday, June 12, 2015

Time: 10:00 AM to 11:30 PM

Location:

City of Washougal, City Hall

1701 C. Street.

Washougal, WA 98671



City-County Planning Directors Coordination Meeting

Outcomes:

- Review and Agreement on the Buildable Lands Report.
- Coordination on all BOCC work sessions on the 2016 Comp Plan update.

Welcome & Introductions (5 minutes)	Oliver Orjiako
Discussion of Shoreline permit monitoring program (10 minutes)	Gordy
SEPA update (10 minutes)	Gordy
Additional Discussion on CPP Amendment proposal (45 minutes)	Oliver Orjiako & All
Roundtable (15 minutes)	All
Issues/New Business (5 minutes)	All
Next Meeting Agenda and Location (5 minutes)	Oliver

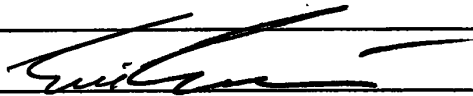
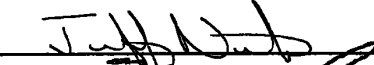

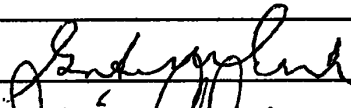
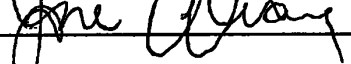
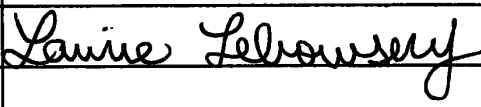
Please, plan on a group lunch after the meeting!

Next meeting: Time/location - Woodland

July 10, 2015 (10:00 – 12:00 p.m.)



City County Coordination Meeting
SIGN-IN SHEET
Date: June 12, 2015

NAME	Signature
Amanda Smeller, Woodland	
Bryan Snodgrass, Vancouver	By phone
Chad Eiken, Vancouver	
Elizabeth Decker, La Center	
Eric Eisemann, La Center	
Erin Erdman, Battle Ground	
Jeff Niten, Ridgefield	
Mitch Kneipp, Washougal	
Phil Bourquin, Camas	
Robert Maul, Camas	
Sandra Towne, Vancouver	
Sarah Fox, Camas	
James Weldon, Yacolt	
Oliver Orjiako, Clark County	
Gordy Euler, Clark County	
Jose Alvarez, Clark County	
Gary Albrecht, Clark County	
Colete Anderson, Clark County	
Matt Hermen, Clark County	
Laurie Lebowsky, Clark County	
Jacqui Kamp, Clark County	



City-County Planning Coordination Meeting
City of La Center Public Works Office
La Center, Washington

Meeting Notes

Friday, April 10, 2015

10:00 a.m. – 11:30 a.m.

City Staff: Amanda Smeller, City of Woodland; Bryan Snodgrass, City of Vancouver; Eric Eisemann, City of La Center; Jeff Niten, City of Ridgefield, Sarah Fox, City of Camas;
County Staff: Oliver Orjiako, Gordy Euler
Meeting Notes by: Gary Albrecht

Welcome & Introductions

- Oliver welcomed everyone to the meeting.

Review of last meeting summary notes

- Revise annexations for Camas instead of Battle Ground. Remove Gordy Euler from the staff list, and revise the location to Ridgefield.

Discussion of update on the last two open houses (Proposed Alternative 4 for the SEIS)

- Clark County staff held two open houses on Alternative #4, March 25th at Ridgefield High School (about 125 people sign-in), and April 1st at Hockinson High School (about 200 sign-in). Both presentations appeared to demonstrate strong support from Clark County Citizens United. From staff's perspective, Alternative #4 is meant to help restart the SEIS process with the BOCC.

Discussion of the April 14, Board public hearing, staff report, associated materials and expected outcomes.

- Oliver has seen the letter from the cities to the board regarding Alternative #4.
- Staff emailed our city partners the hearing staff report, Issue Papers 4.2, 5.0 and 5.2.
- Oliver will ask GIS for the total acreage impacted by Alternative #4.
- Staff's goal for the hearing is to restart the SEPA process and review Issue Paper 4.2, 5.0 and 5.1. We have two resolutions that deal with Issue Paper 4.2, and Issue Paper 5.0 & 5.1.
- Staff will also include all of the comments received from the scoping and eight open house meetings.
- Clark County on April 9th just launched an online survey called Engage Clark County through Peak Democracy.
- Oliver met with the Friends of Clark County attorney, David Mc Donald, on April 9th. He plans to attend and speak during the April 14th board hearing.
- General discussion of cities letter about Alternative #4.
- Oliver invited the cities to attend the hearing.

Follow-up of city issues/concerns regarding VBLM/BLR

- Oliver will ask Gary when he returns from vacation to look at the upcoming draft. Work session scheduled in May. It will be presented as an FYI before submitting to Commerce by June 30, 2015.
- Contact Gary for any further questions.
- Next meeting is May 1st in Vancouver and the group will discuss the buildable lands report.

Roundtable

Vancouver - City council is interested in affordable housing and land use to increase the amount of affordable housing. Development around the city is up. A couple of brownfield grants are available and receiving a little bit of interest from property owners.

La Center - Tribal land is a reservation now. SEPA work will come out in the next couple of weeks - looking to be open in 2017. Comp plan stuff is working well. Recently spoke with a rural neighborhood association (Friends of Clark County and realtors in attendance) about the County's Alternative #4, and they don't like it. City Council is also having a difficult time with Alt. #4. The realtors mentioned some wells are going down to 800 feet and the water table is really low. They also asked if there is enough water to support new housing from Alt. #4.

Ridgefield - Just hired Community Attributes to do the junction sub-area plan.

Camas - Two annexations going forward; canvas neighborhoods with teams of staff and council members. Canvas participation is at 20%. Green Mountain Golf Course development, 1,300 lot. Just received a new 400 lot sub-division next door to Green Mountain. The comp plan update is in phase 2. They held the first technical advisory meeting last week discussing gateways to commercial and residential areas. No map exists for gateway locations. Group will possibly create an overlay showing gateway locations. They also have a really involved steering committee. The amount of housing getting built has increased in the last six months, approximately 300 units. Densities are at about 4,000 square foot lots near Woodburn Elementary School area. Breckenridge subdivision near the rock quarry is going forward.

Woodland - Working on a golf cart zone; areas of the city to drive golf carts. Still working on non-conformities with the Planning Commission. Comp plan survey completed and received 108 responses. Starting with the PC on goals and policies. Council is allowing I-502 business licenses and is expecting new facilities.

County - The county is working on updating the TIF program separate from the City of Vancouver, and helping Public works write the County Parks plan. Work on the Industrial Land Bank proposal is going forward; Open House on Wednesday May 15th at the Casey Center from 5:30 to 7:00 p.m. Three additional sites have been identified that meet the industrial land bank location criteria. All four of these proposed sites were included in the 2007 Comprehensive Growth Management Plan EIS. The BOCC has a couple of minor code issues they want staff to bring forward to the Planning Commission on the home business and the wine code. The Planning Commission held a hearing on amendments

to the home business and the single family allowance in multifamily zoning voting 7-0. On the cap for the home business update, they asked DEAB to create a number for the cap.

Action Item: submit agenda items.

Next Meeting: May 1, 2015, City of Vancouver



City-County Planning Coordination Meeting
City of Vancouver, City Hall-Second Floor Birch Room
Vancouver, Washington

Meeting Notes

Friday, May 1, 2015

10:00 a.m. – 11:30 a.m.

City Staff: Amanda Smeller, City of Woodland; Mitch Kneipp, City of Washougal; Bryan Snodgrass, City of Vancouver; Eric Eisemann, City of La Center; Jeff Niten, City of Ridgefield, Sarah Fox, City of Camas;
County Staff: Oliver Orjiako, Gordy Euler, Jose Alvarez, Gordy Euler, Laurie Lebowsky
Meeting Notes by: Gary Albrecht

Welcome & Introductions

- Oliver welcomed everyone to the meeting.

Review of last meeting summary notes

- April meeting minutes were not finished. Staff will work on the April minutes and bring to the June meeting.

Discussion of Buildable Lands Report

- Today's purpose is to review the Buildable Lands Report (BLR). This report is a state mandate; we will submit it to Commerce meeting the June 30, 2015 deadline.
- Oliver thanked the jurisdictions for working to clean up the permit data for the BLR. May 7th is a scheduled PC work session, and a BOCC work session on May 20th. If we are not able to agree about the information inside the report, Oliver could ask to postpone both PC and BOCC work sessions.
- City of Vancouver. 1. Table 28 & 29 on page 31 is showing about 1,000 acres of a shortage countywide. There is a suggestion to indicate that these numbers are driven by the population allocation and observed densities that will more than likely not continue for the twenty year planning horizon. After meeting with Bryan, Jose and Gary met with Ken Pearrow at GIS. He indicated that a better way to display these observations is to use city data instead of UGA data. This would help remove the county's portions of the UGA's since most of the lands in the unincorporated areas are in urban holding and will not develop at urban densities. In changing from UGA to city specific, the numbers do not show a countywide shortage. New tables were passed out and discussed.
- City of Camas has some concerns with the Camas population. The 2015 population number is a January 1st number. These numbers are different than last year's population numbers that we agreed upon. This is a 20-year plan needing to show twenty years of growth. The end population does not change. Base year is about 450,000 for 2015. 2035 population estimate is 562,207. The only thing that changed was adding the recognition of redevelopment, about 15,000 persons – jumping the total to an estimated 578,000 persons.
- This report sets the twenty year planning period for the 2016 Comprehensive Growth Management plan update at a base year of 2015.

- Table 28 is the assumed average densities countywide by UGA. Table 29 is the observed density from 2006 to 2014 based on permit data. This information combines city and unincorporated areas of UGAs.
- New table passed out shows city based permit assumed densities and observed densities.
- Mark Harrington pointed out that each city does not have the same persons per household as seen in the planning assumption. By using the city specific persons per household data would lower the deficits shown in the current tables. RTC's transportation model uses household by size by region. The average of the city specific persons per household is 2.66 persons per household, which conforms to the planning assumption. Mark will provide these numbers to Community Planning.
- Reasonable measures will need to be updated since some are from 1994.
- Ridgefield has 3 to 4 sub-area plans on the books.
- Washougal indicated that one of their parcels showed a Battle Ground address. There are possibly some sorting problems with the spreadsheet. Gary will resolve this concern.
- Camas has indicated there is a data problem with the permits.
- Community Planning's goal is to submit this report to the PC and BOCC as an informational item before it is sent to Commerce. The state does not require counties and local government to adopt the buildable lands report.
- Vancouver would also like to make some text edits with the executive summary about lot sizes and densities on the newly created lots. Medium density ought to be added to the tables.
- And add text about the recent housing slump from the great recession.
- Staff will make these suggested changes including using city specific persons per household data.

Issues/New Business

- Issue Paper #6. Why? What is the benefit? Why- because WAC 365-196-305 requires that there is a framework for amending countywide planning policies, and also requires that there is ratification. In early 1994, we didn't have any procedures on how to amend countywide planning policies. There are two new countywide planning policies proposed for shorelines and the aging readiness plan/ growing healthier report. La Center has requested that the county amend two countywide planning policies. Staff has not responded in a timely manner, because they are unsure about how to proceed. Benefit- we can all agree about how to amend future countywide planning policies. Staff's goal is to get back to La Center with council's response.
- Item #2 on page 4. Discussion about unanimous decision and about the 90-day timeline. Group agreed to refer to the city/county coordination staff instead of the BOCC. Item #3 for the amendment to become effective, the group would like the changes to be ratified by all of the cities (7 votes all unanimous). For the 90 days, the group would like to change the time to 180 days. Staff will make these suggested changes and send out by Monday. Oliver mentioned possibly meeting with city councils and reporting back in 30 days. City staff mentioned they will need to provide some education to city councils about countywide planning policies. Group did not support a 30-day timeline. Oliver mentioned to focus on RCW 36.70A.100, RCW 36.70A.210(1), WAC-360-196-305, and WAC 365-196-510. Primary goal of this issue paper is to provide an education piece about countywide planning policies to the policy makers.

Roundtable

RTC – They received \$13,000 to develop a complete streets policy, and currently working with a consultant. Policy work is for all jurisdictions. GMA update – what type of regional model update requests will be needed? When 2016 comp plan is adopted, RTC will need to update their regional RTP plan. Oliver will check and provide a timeline. We are looking at selection of the preferred alternative in September. Matt Hermen is the contact person for modeling updates with RTC. With the FEDs we are asking about a 20-year timeline. RTP is on a four-year RTP update cycle. RTC might start a 2040 RTP update when the preferred alternative is developed.

Vancouver – Water front project is going forward. Fourth Plain implementation study planning team is working with Portland State University Masters of Urban and Regional Planning students. City council is interested in affordable housing and land use to increase the amount of affordable housing.

La Center – Going to PC in two weeks for a manufactured housing sub-division at about 8–10 units per acre. They completed the AG study for the UGA expansion.

Ridgefield – Couple of large industrial buildings getting built. Many final plats in the last month – about 100 lots. They have a lot of left over agreements and preliminary agreements from 2007 are now coming online. Three sub-area plans are in progress and scheduled for completion around late November.

Camas – Two large subdivisions going through adoption within the next couple of months totaling 1,800 units. Hills at Round Lake have thirteen phases, and just submitted its seventh phase. The comp plan update is going forward. They had a technical advisory last night discussing gateways to commercial and residential areas. They have a design review manual referring to graphic 6. This process will develop a graphic 6. This will go to the Planning Commission and City Council with intentions to wrap this work into the comp plan update. They hired a consultant to develop a gateway on the roundabout on 6th avenue entrance to the city. They may hold a public meeting for citizens. They are doing a transportation study on the north/south corridor on the north side of the lake for a true alignment.

County – Council approved Alternative #4 to be included in the SEPA process. Gordy is the Project Manager working with our consultant costing the county an additional \$41,000 for the analysis. Gordy is also the project manager on the Rural Industrial Land Bank. We have held a second open house. We are helping Public works write the County Parks plan. We should have a draft master plan in June. We have a Board work session in July; PC hearing in August, and a board hearing in September. The county is also working on updating the TIF program with new impact fees and boundaries in Vancouver's urban growth boundary. PC work session on code amendments. Staff is planning to go to the board for a work session on the BLR in May or June and the county wide planning policy.

Action Item: submit agenda items.

Next Meeting: June 12, 2015, City of Washougal

Clark County Comprehensive Plan 2016 Update
Planning for growth 2015 – 2035
Countywide Planning Policies – Issue Paper 6

Purpose

The purpose of this issue paper is to discuss the role of Countywide Planning Policies (CPPs), which coordinate comprehensive plans of jurisdictions in the same county for regional issues or issues affecting common borders (RCW 36.70A.100).

Comprehensive plans are the long-term policy documents used by each jurisdiction to plan for its future. They include strategies for land use, housing, capital facilities, utilities, transportation, economic development, and parks and recreation (as well as a rural element for counties only) (RCW 36.70A.070). Countywide Planning Policies (CPPs) establish a countywide framework for developing and adopting county and city comprehensive plans.

Background

In July 2013, Clark County began the process of updating its Comprehensive Growth Management Plan to meet the 2016 periodic update requirement of Chapter 36.70A.140 RCW. Several issue papers have already been prepared to allow the Board to make decisions about the update:

- Issue Paper 1 - Comprehensive Plan Overview: A summary of the county's Planning Assumptions, 2013 vacant and buildable lands model (VBLM) inventory and population and employment projections.
- Issue Paper 2 – Population and Job Projections: Background information for a discussion with the cities and the town of Yacolt on population and job planning assumptions for 2015-2035. On Jan. 21, 2014, the Board adopted the state Office of Financial Management's (OFM) medium population projection of 562,207 for the 20-year period ending 2035 (Res. 2014-01-09).
- Issue Paper 3 – Employment forecast based on input from Washington Employment Security Department (ESD). It was revised as Issue Paper 3.1 to include the 2014 VBLM information. On April 29, 2014, the Board adopted the high employment forecast of 91,200 net new jobs for the 20-year period ending 2035 (Res. 2014-04-01).
- Issue Paper 4 – Population and Job Allocation: On June 24, 2014, the Board identified the methodology for allocating growth by UGA and adopted preliminary allocations for initial review (Res. 2014-06-17). It was revised as Issue Paper 4.1 to reflect the additional capacity for population and jobs not captured by the vacant land model and presented at a BOCC Worksession on September 24, 2014. Following the 2015 assessor's population update, the issue paper was revised as Issue Paper 4.2. (Res. 2015-04-05).
- Issue Paper 5 – SEPA Scoping: On July 16, 2014, the Board discussed the environmental impact review process under the State Environmental Policy Act (SEPA) and directed staff to proceed to scoping on development of alternatives.

- Issue Paper 5.1 provides a partial list of what has transpired from July 17, 2014 through March 11, 2015. (Res. 2015-04-06).

Methodology

RCW 36.70A.210(1) describes the relationship between comprehensive plans and CPPs. It says that:

a "countywide planning policy" is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter. This framework shall ensure that city and county comprehensive plans are consistent as required in RCW 36.70A.100. Nothing in this section shall be construed to alter the land use powers of the cities".

The Washington Administrative Code (WAC) 365-196-305 states that:

"the primary purpose of CPPs is to ensure consistency between comprehensive plans of counties and cities sharing a common border or related regional issues. Another purpose of county-wide planning policies is to facilitate the transformation of local governance in the urban growth area, typically through annexation to or incorporation of a city, so that urban governmental services are primarily provided by cities and rural and regional services are provided by counties".

WAC 365-196-510 says that:

"interjurisdictional consistency should be met by the adoption of comprehensive plans, and subsequent amendments, which are consistent with and carry out the relevant county-wide planning policies and, where required, the relevant multi-county planning policies. Adopted county-wide planning policies are designed to ensure that county and city comprehensive plans are consistent".

To meet this stated goal, some of the CPPs do more than meet the Growth Management Act (GMA) mandate of ensuring consistency of comprehensive plans. The CPPs also provide to Clark County jurisdictions direction that is necessary for the coordinated implementation of GMA goals and the Community Framework Plan Policies (CFPPs). Thus, in the context of state law, administrative guidance, and the goals of the Community Framework Plan, the CPPs have been developed to accomplish the following functions:

- Meet a specific requirement to ensure consistency between County and city comprehensive plans (RCW 36.70A.100);
- Satisfy other GMA mandates;
- Maintain ongoing efforts, through the Community Framework Plan, to plan cooperatively for countywide initiatives; and
- Support local implementation of the Comprehensive Growth Management Plans that seeks to promote compact urban development in a sustainable manner.

The CPPs encourage flexibility in local interpretations to support diverse interests throughout the county.

Framework for Amendment to County-wide Planning Policies

Countywide Planning Policies adopted pursuant to the Growth Management Act may be reviewed and amended by Clark County and reviewed by the municipalities in the County during a comprehensive plan update process. In 1994 Clark County and local cities adopted by consensus wide Countywide Planning Policies and accompanying Community Framework Plan Policies. These cover land use, housing, resource lands, rural lands, transportation, capital facilities, utilities, parks and open spaces, annexation, economic development, critical areas, community design, and historical preservation. Modest updates were made by consensus in each subsequent countywide planning update.

Policies for Update and Ratification

Although local Countywide Planning Policies and Community Framework Plan Policies provide a foundation for local coordination, they should be periodically monitored for ongoing applicability and effectiveness.

Currently, there is no specific amendment procedure in the policies to amend them, so the following is proposed:

1.1.XX An amendment to any Countywide Planning Policy (CPP) or Community Framework Plan Policy (CFPP) may be initiated by any local jurisdiction

1. The proposed amendment shall include the following:

(a) the exact language of the proposed amendment (shown in "strike out" for deletions and "underlined" for additions); and

(b) a brief explanation of the need for the proposed amendment, including the factors, data, or analyses that have changed since the adoption of the Countywide Planning Policies and/or the experiences with the existing Countywide Planning Policies that have prompted the proposed amendment.

2. A proposed amendment to the Countywide Planning Policies or Community Framework Plan Policies shall be initially referred to the City-County Joint Staff Coordination Team for analysis and recommendation to the Board of County Councilors. The Board will make a recommendation that will be forwarded to all jurisdictions for legislative action within ~~180~~ 90 days.

3. The amended CPP or CFPP will become effective, according to the schedule for amending the Comprehensive Plan, if it is ratified by all jurisdictions in Clark County. A jurisdiction shall be deemed as casting an affirmative vote if it has not taken legislative action to disapprove a proposed amendment within ~~180~~ 90 days from the date of receipt from the Board of Clark County Councilors.

4. Amendments to Countywide Planning Policies and Countywide Framework Planning Policies may be made during the county's annual comprehensive plan update process or during the periodic comprehensive plan update.

NEXT STEPS

The BOCC will hold a hearing on June/July XX, 2015 at 10:00 a.m. to hear testimony from the public.

CHAPTER 1 COMMUNITY VISION (New Chapter)

Countywide Planning Policies (CWPP)

June 12, 2015 DRAFT

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments
<p>1.1.1 Clark County, municipalities and special districts will work together to establish urban growth areas within which urban growth shall be encouraged and outside of which growth may occur only if it is not urban in nature. Each municipality within Clark County shall be included within an urban growth area. An urban growth area may include territory located outside of a city if such territory is characterized by urban growth or is adjacent to areas characterized by urban growth.</p>	No Change.
<p>1.1.2 Urban growth areas shall include areas and densities sufficient to permit the urban growth that is projected to occur in Clark County for the succeeding 20-year period.</p>	No Change.
<p>1.1.3 Urban growth shall be located primarily in areas already characterized by urban growth that have existing public facility and service capacities to adequately serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services that are provided by either public or private sources.</p> <p>Urban governmental services shall be provided in urban areas. These services may also be provided in rural areas, but only at levels appropriate to serve rural development. Urban governmental services include those services historically and typically delivered by cities or special districts, and include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection, public transit services, and other public utilities not normally associated with non-urban areas.</p>	No Change.
<p>1.1.4 An urban growth area may include more than a single city.</p>	No Change.

<p>1.1.5 Urban growth is defined as growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, fiber, or the extraction of mineral resources</p>	<p>No Change.</p>
<p>1.1.6 Clark County and cities shall review, at least every seven (7) years, their designated urban growth area or areas in compliance with RCW 36.70A.215. The purpose of the review and evaluation program shall be to determine whether Clark County and its cities are achieving urban densities within Urban Growth Areas. This shall be accomplished by comparing the growth and development assumptions, targets and objectives contained in these policies (and in county and city comprehensive plans) with actual growth and development that has occurred</p>	<p>Clark County and cities shall review, at least every seven (7) years, their designated urban growth area or areas in compliance with RCW 36.70A-215. The purpose of the review and evaluation program shall be to determine whether Clark County and its cities are achieving urban densities within Urban Growth Areas. This shall be accomplished by comparing the growth and development assumptions, targets and objectives contained in these policies (and in county and city comprehensive plans) with actual growth and development that has occurred.</p>
<p>1.1.7 Each municipality within Clark County shall annually provide to Clark County parcel specific information on land developed or permitted for building and development in three categories: residential, commercial, and industrial. Clark County and municipalities shall follow the guidelines specified in the Plan Monitoring Procedures Report for the collection, monitoring, and analysis of development activity and potential residential/employment capacity.</p>	<p>No Change.</p>
<p>1.1.8 Clark County, in cooperation with the municipalities, shall prepare a Buildable Lands Capacity Report every seven years, with the first report completed by September 2002. The report will detail growth, development, capacity, needs, and consistency between comprehensive plan goals and actual densities for Clark County and the municipalities within it</p>	<p>Clark County, in cooperation with the municipalities, shall prepare a Buildable Lands Capacity Report <u>consistent with RCW 36.70A every seven years, with the first report completed by September 2002.</u> The report will detail growth, development, capacity, needs, and consistency between comprehensive plan goals and actual densities for Clark County and the municipalities within it</p>
<p>1.1.9 Clark County and municipalities shall use the results of the Buildable Lands Capacity Report to determine the most appropriate means to address inconsistencies between land capacity and needs. In addressing these inconsistencies, Clark County and municipalities shall identify reasonable measures, other than adjusting urban</p>	<p>Clark County and municipalities shall use the results of the Buildable Lands Capacity Report to determine the most appropriate means to address inconsistencies between land capacity and needs. In addressing these inconsistencies, Clark County and municipalities shall identify reasonable measures, other than adjusting urban growth areas, that will be taken to comply with the requirements of RCW 36.70A-215.</p>

<p>growth areas, that will be taken to comply with the requirements of RCW 36 70A.215.</p>	
<p>1.1.10 Population projections used for designating urban growth areas will be based upon information provided by the Office of Financial Management and appropriate bi-state/regional sources.</p>	<p>No Change.</p>
<p>1.1.11 Interagency Cooperation. Clark County and each municipality will work together to:</p> <ul style="list-style-type: none"> • establish a Technical Advisory Committee to develop an ongoing coordination program within the urban growth area, • provide opportunities for each jurisdiction to participate, review and comment on the proposed plans and implementing regulations of the other; • coordinate activities as they relate to the urban growth area; • coordinate activities with all special districts, • seek opportunities for joint efforts, or the combining of operations, to achieve greater efficiency and effectiveness in service provision; and, • conduct joint hearings within the urban growth areas to consider adoption of Comprehensive Plans 	<p>No Change.</p>
<p>1.1.12 Coordination of land use planning and development</p> <ul style="list-style-type: none"> • Clark County and each municipality shall cooperatively prepare land use and transportation plans and consistent development guidelines for the urban area • Comprehensive Plans must be coordinated The comprehensive plan of each county or city shall be coordinated with, and consistent with, the comprehensive plans adopted by other counties or cities with which Clark County or city has, in part, common borders or related regional issues. The city and Clark County shall play partnership roles in the production of plans which provide the opportunity for public and mutual participation, review and comment. • Conversion of industrial or employment 	

<p>lands to non-industrial or non-employment center districts may occur within the following parameters.</p> <ul style="list-style-type: none"> ○ Protect and preserve lands zoned heavy industrial for heavy industrial uses ○ Protect employment center lands from conversion to residential. ○ Consider rezoning of employment center lands to non-retail commercial, office campus, or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs, and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics, and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation <ul style="list-style-type: none"> ● Urban development shall be limited to areas designated by the urban growth boundary Clark County and each local jurisdiction urban areas would have a higher average density than currently exists, approximately 4, 6 to 8, units per net residential acre depending on the specific urban area No more than 75 percent of the new housing stock would be of a single product type (e.g., single-family detached residential or attached multi-family) This would not apply to the Yacolt urban growth area due to wastewater management issues. 	<p>Consider rezoning of employment center lands to non-retail commercial, office campus, or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs, and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics, and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation</p>
<p>1 1.13 Urban Growth Area Centers (UGA) have a full range of urban levels of services and can be divided into three main categories in the following density tiers.</p> <ul style="list-style-type: none"> ● Vancouver Urban Growth Area is now or will be a major urban area activity centers with a full range of residential, commercial, and industrial uses, high-capacity transit corridors, schools, major cultural and public facilities Major urban areas centers, have or will have, urban densities of development of 	<p>No Change.</p>

<p>at least 8 units per net residential acre (6 gross units per acre) as an overall average. Areas along high capacity transit corridors and priority public transit corridors may have higher than average densities while other areas would have lower densities (e.g. established neighborhoods and neighborhoods on the fringes of the urban area) Regional institutions and services (government, museums, etc) should be located in the urban core</p> <ul style="list-style-type: none"> • Urban Growth Areas of Battle Ground, Camas, Ridgefield, and Washougal, will have a full range of residential, commercial, and industrial uses, schools, neighborhood, community, and regional parks, and are within walking distance to HCT corridors or public transit. These areas will have employment opportunities and lower densities than a major urban area centers, averaging at least 6 units per net residential acre (4.5 gross units per acre). Higher densities occur along transit corridors and in the community center, with lower densities in established neighborhoods and on the outskirts of the community. These urban growth areas centers should have a center focus that combines commercial, civic, cultural and recreational uses • La Center Urban Growth Area is located in predominantly a residential area with at least 4 housing units per net residential acre (3 gross units per acre), and include pedestrian-oriented commercial uses, schools, and small parks There are no standards for the Yacolt urban growth area due to lack of public sewer. A mix of residential uses and densities are or will be permitted. Neighborhoods are to have a focus around parks, schools, or common areas. 	
<p>1.1.14 Rural Centers are outside of urban growth areas centers and urban reserve areas and provide public facilities (e.g., fire stations, post offices, schools) and commercial</p>	<p>No Change</p>

<p>facilities to support rural lifestyles. Rural centers have residential densities consistent with the surrounding rural minimum lot sizes and do not have a full range of urban levels of services.</p>	
<p>1.1.15 Establish consistent regional criteria to determine the size of urban growth areas for the 20-year comprehensive plans that:</p> <ul style="list-style-type: none"> • Assume the need for residential market factor lands added to the amount called for in the population forecast to build in flexibility; • include a household size of 2.59 people per household; • conserve designated agriculture, forest or mineral resource lands; • ensure an adequate supply of buildable land; • have the anticipated financial capability to provide infrastructure/services needed for the 20-year growth management population projections; and, • balance industrial, commercial, and residential lands. 	<p>Establish consistent regional criteria to determine the size of urban growth areas for the 20-year comprehensive plans that:</p> <ul style="list-style-type: none"> • Assume the need for residential market factor lands added to the amount called for in the population forecast to build in flexibility; • include a household size of 2.66 2.59 people per household; • conserve designated agriculture, forest or mineral resource lands; • ensure an adequate supply of buildable land; • have the anticipated financial capability to provide infrastructure/services needed for the 20-year growth management population projections; and, • balance industrial, commercial, and residential lands.
<p>1.1.16 Establish consistent regional criteria for urban growth area boundaries for the 20-year comprehensive plans that consider the following:</p> <ul style="list-style-type: none"> • geographic, topographic, man-made and natural features (such as drainages, steep slopes, riparian corridors, wetland areas, etc.); • public facility and service availability, limits and extensions; • jurisdictional and special district boundaries; • location of designated natural resource lands and critical areas; and, • minimize split designations of parcels. 	<p>No Change.</p>
<p>1.1.17 There shall be no net material increase in card room capacity within the La Center Urban Growth Area.</p>	<p>No Change.</p>
<p>1.1.18 The City of La Center shall be the primary agent for planning, permitting, funding, constructing and maintaining a new bridge crossing the East Fork Lewis River outside the La Center Urban Growth Area. The new bridge shall meet or exceed county and city public works and environmental standards.</p>	<p>The City of La Center shall be the primary agent for planning, permitting, funding, constructing and maintaining a new bridge crossing the East Fork Lewis River outside the La Center Urban Growth Area. The new bridge shall meet or exceed county and city public works and environmental standards. Prior to the next county comprehensive plan update, Clark County shall</p>

<p>Prior to the next county comprehensive plan update, Clark County shall incorporate the new bridge and necessary arterials into the Clark County Arterial atlas and may provide technical assistance.</p>	<p>incorporate the new bridge and necessary arterials into the Clark County Arterial atlas and may provide technical assistance.</p>
<p>1.1.19 An additional 120 acres +/- of industrial land –located west of Interstate 5 and east of 41st Avenue, and south of 309th Street and north of 299th Street – shall be added to the La Center Urban Area as an out-of-cycle subarea amendment if the United States government recognizes a new tribal reservation within the La Center Urban Area.</p>	<p>1.1.18 An additional 120 acres +/- of industrial land – located west of Interstate 5 and east of 41st Avenue, and south of 309th Street and north of 299th Street—shall be added to the La Center Urban Area as an out-of-cycle subarea amendment if the United States government recognizes a new tribal reservation within the La Center Urban Area.</p>
<p>2.1.0 The county and each municipality shall prepare an inventory and analysis of existing and projected housing.</p>	<p>No Change.</p>
<p>2.1.1 The Comprehensive Plan of the county and each municipality shall identify sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities. All jurisdictions will cooperate to plan for a "fair share" of the region's affordable housing needs and housing for special needs population.</p>	<p>No Change.</p>
<p>2.1.2 Link economic development and housing strategies to achieve parity between job development and housing affordability.</p>	<p>No Change.</p>
<p>2.1.3 Link transportation and housing strategies to assure reasonable access to multi-model transportation systems and to encourage housing opportunities in locations that will support the development of public transportation.</p>	<p>No Change.</p>
<p>2.1.4 Link housing strategies with the locations of work sites and jobs.</p>	<p>No Change.</p>
<p>2.1.5 Link housing strategies with the availability of public facilities and public services.</p>	<p>No Change.</p>
<p>2.1.6 Encourage infill housing within cities and towns and urban growth areas.</p>	<p>No Change.</p>
<p>2.1.7 Encourage flexible and cost efficient land use regulations that allow for the creation of alternative housing types which will meet the needs of an economically diverse population.</p>	<p>No Change.</p>
<p>3.0.1 The county shall recognize existing development and provide lands, which</p>	<p>No Change.</p>

	allow rural development in areas, which are developed or committed to development of a rural character.	
3.0.2	The county and each municipality shall cooperate to ensure the preservation and protection of natural resources, critical areas, open space, and recreational lands within and near the urban area through adequate and compatible policies and regulations	No Change.
4.1.1	Urban growth areas shall be established consistent with the protection of the environment and the enhancement of the county's high quality of life, including air and water quality, and the availability of water. The establishment of urban growth areas shall also be done in a manner consistent with the preservation of land, sites and structures that have historical or archeological significance	No Change.
4.1.2	The county and each municipality shall cooperate to ensure the preservation and protection of natural resources, critical areas, open space, and recreational lands within and near the urban area through adequate and compatible policies and regulations. These policies and regulations shall provide for the long-term viability of terrestrial habitat functions and natural watershed processes identified by scientifically-based assessment	No Change
5.0.1	Clark County, Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Organization (RTPO), state, bi-state, municipalities, and C-TRAN shall work together to establish a truly regional transportation system which <ul style="list-style-type: none"> • reduces reliance on single occupancy vehicle transportation through development of a balanced transportation system which emphasizes transit, high capacity transit, bicycle and pedestrian improvements, and transportation demand management; • encourages energy efficiency; • recognizes financial constraints, and, • minimizes environmental impacts of the transportation systems development, operation and maintenance. 	No Change

5.0.2	Regional and bi-state transportation facilities shall be planned for within the context of county-wide and bi-state air, land and water resources	No Change.
5.0.3	The state, MPO/RTPO, county, and the municipalities shall adequately assess the impacts of regional transportation facilities to maximize the benefits to the region and local communities	No Change.
5.0.4	The state, MPO/RTPO, county, and the municipalities shall strive, through transportation system management strategies, to optimize the use of and maintain existing roads to minimize the construction costs and impact associated with roadway facility expansion	No Change.
5.0.5	The county, local municipalities and MPO/RTPO shall, to the greatest extent possible, establish consistent roadway standards, level-of-service standards and methodologies, and functional classification schemes to ensure consistency throughout the region	No Change
5.0.6	The county, local municipalities, C-TRAN and MPO/RTPO shall work together with the business community to develop a transportation demand management strategy to meet the goals of state and federal legislation relating to transportation	No Change.
5.0.7	The state, MPO/RTPO, county, local municipalities and C-TRAN shall work cooperatively to consider the development of transportation corridors for high capacity transit and adjacent land uses that support such facilities.	No Change.
5.0.8	The state, county, MPO/RTPO and local municipalities shall work together to establish a regional transportation system which is planned, balanced and compatible with planned land use densities, these agencies and local municipalities will work together to ensure coordinated transportation and land use planning to achieve adequate mobility and movement of goods and people.	No Change.
5.0.9	The state, county, MPO/RTPO and local municipalities shall work together to establish a regional transportation system	No Change.

	which is planned, balanced and compatible with planned land use densities; these agencies and local municipalities will work together to ensure coordinated transportation and land use planning to achieve adequate mobility of goods and people. State or regional facilities that generate substantial travel demand should be sited along or near major transportation and/or public transit corridors.	
5.0.10	State or regional facilities that generate substantial travel demand should be sited along or near major transportation and/or public transit corridors.	No Change.
6 0.1	The County, State, municipalities and special districts shall work together to develop realistic levels of service for urban governmental services	No Change
6 0 2	Plans for providing public facilities and services shall be coordinated with plans for designation of urban growth areas, rural uses, and for the transition of undeveloped land to urban uses.	No Change.
6.0.3	Public facilities and utility services shall be planned so that service provision maximizes efficiency and cost effectiveness and ensures concurrency.	No Change
6.0.4	The County, municipalities and special districts shall, to the greatest extent possible, agree upon present and future service provision within the urban area.	No Change
6.0.5	The County, municipalities and special districts shall agree on a full range of services to meet the needs of the urban area, including sewer, water, storm drainage, transportation, police, fire, parks, etc	No Change.
6 0.6	The County, its municipalities and special districts shall work together to ensure that the provision of public facilities and services are consistent and designed to implement adopted comprehensive plans.	No Change.
6 0 7	Local jurisdictions shall establish a process to re-evaluate the land use element of their comprehensive plans upon its determination that the jurisdiction lacks the financing resources to provide necessary public facilities and services to implement their plan	No Change.
6.0.8	General and special purpose districts should	No Change

	consider the establishment of impact fees as a method of financing public facilities required to support new development.	
6.0.9	The County, its municipalities, and special districts will work together to develop financial tools and techniques that will enable them to secure funds to achieve concurrency.	No Change.
6.0.10	The Comprehensive Plan of the County and each municipality shall include a process for identifying and siting essential public facilities such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and regional parks	No Change.
6.0.11	When siting state and regional public facilities, the County and each municipality shall consider land use compatibility, economic and environmental impacts and public need.	No Change.
6.0.12	The County shall work with the state, each municipality and special districts to identify future needs of regional, and state wide public facilities This will ensure county-wide consistency and avoid duplications or deficiencies in proposed facilities.	No Change.
6.0.13	The County, municipalities, special districts and Public Health will work cooperatively to develop fair and consistent policies and incentives to: eliminate private water and sewer/septic systems in the urban areas; and to encourage connection to public water and sewer systems	No Change.
6.0.14	Within Urban Growth Areas, cities and towns should be the providers of urban services Cities and towns should not extend utilities without annexation or commitments for annexation. Exceptions may be made in cases where human health is threatened In areas where utilities presently extend beyond city or town limits, but are within Urban Growth Areas, the city or town and the county should jointly plan for the development, with the county adopting development regulations which are consistent with the city or town standards.	No Change
6.0.15	Plans for providing public utility services shall be coordinated with plans for	No Change

	designation of urban growth areas, rural uses, and for the transition of undeveloped land to urban uses.	
6.0.16	The County, municipalities and special districts shall, to the greatest extent possible, agree upon present and future service provision within the urban area	No Change
6.0.17	Establish a stormwater treatment plan for existing and future developments that complies with salmon recovery objectives	No Change.
7 0.1	The county and each municipality shall identify open space corridors, riparian areas, important isolated open space and recreational areas within and between urban growth areas, and should prepare a funding and acquisition program for this open space. Open space shall include lands useful for parks and recreation, fish and wildlife habitat, trails, public access to natural resource lands and water, and protection of critical areas.	No Change.
8 0.	The county and each municipality should identify cultural resources within urban growth areas and the county.	No Change
9.0	Clark County Economic Development Vision Statement "Clark County will grow as a high-wage economy that creates jobs at a rate in excess of population growth, and an increasing percentage of the population will both live and work in Clark County There will be an emphasis on emerging clusters that have a significant knowledge-based component	No Change.
9.1.1	The county and cities will demonstrate their commitment to long-term economic growth by promoting a diverse economic base, providing opportunity for all residents, including unemployed and disadvantaged persons Growth which helps to measurably raise the average annual wage rate of community residents and preserves the environmental quality and livability of our community is viable growth and will improve the lifestyle of Clark County residents.	No Change
9.1.2	The county and cities will demonstrate their commitment to the retention of those enterprises which have created the economic base of the county, and promote their continued growth in a predictable	No Change

	environment, which encourages investment and job growth.	
9.1.3	The county and cities will encourage long-term growth of businesses of all sizes, because economic diversification and stratification are important factors in overall job growth for the county and cities.	No Change
9.1.4	The county and cities will promote productivity and quality among its businesses to meet world and market standards for their products and services	No Change
9.1.5	The county and cities will encourage higher educational levels for residents, and improvements in the measurable performance of high school graduates compared with other counties in the state.	No Change.
9.1.6	The county and cities may give priority assistance to employers who will increase the standard of living in the community.	No Change
9.1.7	The county and cities will plan for long-term economic growth which enhances the capacity of existing air shed for job-generating activities	No Change
9.1.8	The county and cities will provide for orderly long-term commercial and industrial growth and an adequate supply of land suitable for compatible commercial and industrial development	No Change
9.1.9	The county and cities will encourage the recruitment of new business employers to absorb the increasing labor force, and to supply long-term employment opportunities for county's residents who are currently employed outside of the State.	No Change.
9.1.10	The county and cities will work together to establish specific common benchmarks that will measure the region's overall economic viability. These benchmarks will be included in the county's Comprehensive Plan and are encouraged to be included in each jurisdiction's comprehensive plan.	No Change.
9.1.11	Conversion of industrial or employment center lands to non-industrial or non-employment center districts may occur within the following parameters: <ul style="list-style-type: none"> • Protect and preserve lands zoned heavy industrial for heavy industrial uses • Protect employment center lands from conversion to residential • Consider rezoning of employment 	No Change.

<p>center lands to non-retail commercial, office campus, or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs, and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics, and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation.</p>	
<p>9.1.12 Encourage use of a multi-modal transportation system that facilitates the reduction of travel times and reduces the need for additional road construction within the region.</p>	<p>No Change.</p>
<p>9.1.13 Following consultation with interested cities, the county may, consistent with state requirements, designate Major industrial developments RCW 36.70A.365 and /or Master planned developments – Master planned locations RCW 36 70A.367 outside urban growth areas. Appropriate or required Intergovernmental Agreements consistent with the provisions of the state law shall accompany such designation.</p>	<p>No Change.</p>
<p>10.1.1 The county and each city shall give full consideration to the importance of school facilities and encourage development of sustainable learning environments through the adoption and implementation of county and city comprehensive land use plan policies and development regulations.</p>	<p>No Change.</p>
<p>10.1.2 The county and the cities shall jointly establish a school advisory body that is comprised of representatives from the county, cities, school districts, and special purpose districts and other interest groups. The advisory body may undertake the following, but shall in no way compromise or complicate an individual district's authority to take actions on its own in its best interest.</p> <ul style="list-style-type: none"> • Uniform data collection Identify, monitor, and report to the community, at least annually, on the key performance indicators related to quality schools, capital facilities plans, 	<p>No Change.</p>

<p>and community development (Note: one of the points is to be able to relate schools data to other annual planning data provided by the cities and the county);</p> <ul style="list-style-type: none"> • State and federal law issues. Develop issue papers and consensus recommendations regarding provisions of state and federal law which impact the adequacy and/or timely provision of school capital facilities. • Policy development and implementation. Actively participate in the development or amendment of city and county comprehensive plans and development regulations relating to or impacting schools including: <ul style="list-style-type: none"> ○ Location of Urban Growth Areas; ○ Location and mix of residential land use designations; ○ Commercial/industrial tax base within each school district; ○ Potential location of future school sites; ○ Potential co-location of school facilities with other public facilities (i.e. parks); ○ Phasing of residential development; ○ Private/public partnerships; ○ School facility permitting processes; ○ School impact fees; and ○ Last resort safety net considerations. 	
<p>10.1.3 The county and each city shall include sufficient vacant land at adequate sizes in the future land use categories to meet projected demand for new schools.</p>	<p>No Change.</p>
<p>10.1.4 Large residential development should confer with school districts on school impacts.</p>	<p>No Change.</p>
<p>10.1.5 Work cooperatively with school districts to facilitate permitting of new facilities and modernization of older facilities through clear regulations, effective on-site and off-site improvements, team approaches, and shared information regarding county processes.</p>	<p>No Change.</p>
<p>10.1.6 Encourage jurisdictions to cooperate in planning and permitting school facilities through land use policies and regulations</p>	<p>No Change.</p>

	that minimize the financial burden associated with developing school facilities.	
11 0.1	The community design element shall help conserve resources and minimize waste.	No Change
11 0.2	The county's community design standards shall be appropriate to the region, exhibiting continuity of history and culture and compatibility with the climate, and encourage the development of local character and community identity.	No Change
11 0.3	The goals and policies of this element are intended to: <ul style="list-style-type: none"> • clarify and define design objectives for zoning ordinances, • reduce review time during the design phase of proposed projects; • improve the visual attractiveness of the community; • encourage quality architecture and landscape design; • minimize land use conflicts; and, • develop clear and consistent analysis of new projects. 	No Change.
12 0.1	Community Comprehensive Plans shall contain an annexation element. In collaboration with adjacent cities, towns, and Clark County, each city and town shall designate areas to be annexed. Each city and town shall adopt criteria for annexation and a plan for providing urban services and facilities within the annexation area. Policies for the transition of services shall be included in each annexation element. All cities and towns shall phase annexations to coincide with their ability to provide a full range of urban services to areas to be annexed.	No Change.
12 0.2	Developing areas within urban growth and identified annexation areas should annex or commit to annex to adjacent cities in order to receive a full range of city-provided urban services. Unincorporated areas that are already urbanized are encouraged to annex to the appropriate city or town that provides the urban services. Incorporation of new cities and towns is a legal option allowed for under Washington law. Incorporation may be appropriate if an adequate financial base is identified or annexation is impractical.	No Change

12.0.3 The county shall encourage and support annexations to cities and town within Urban Growth Areas if consistent with the policies contained within the annexation element.	No Change.
12.0.4 No city or town located in a county in which Urban Growth Areas have been designated may annex territory beyond an urban growth area.	No Change.
12.0.5 An inter-jurisdictional analysis and process which assesses the fiscal and other impacts related to annexation on the county, the city or town, and special purpose districts shall be developed consistent with the policies contained in the annexation proposal.	No Change.
	<u>13.1.1 The county and cities shall implement the mutually-adopted shoreline goals, policies, and shoreline designations through development regulations contained in their respective shoreline master programs. Such programs are designed to foster appropriate uses of and access to shorelines of the state while protecting natural resources and shoreline ecological functions.</u>
	<u>1.1.19 Communities should be designed in a way that promotes and protects aging-in-place for all age groups; especially by providing opportunities for physical activity and access to healthy food.</u>
	<u>1.1.20 An amendment to any Countywide Planning Policy (CWPP) or Community Framework Plan Policy (CFPP) may be initiated by any local jurisdiction.</u> <u>1. The proposed amendment shall include the following:</u> <ul style="list-style-type: none"><u>• the exact language of the proposed amendment (shown in "strike out" for deletions and "underlined" for additions);</u><u>and</u><u>• a brief explanation of the need for the proposed amendment, including the factors, data, or analyses that have changed since the adoption of the Countywide Planning Policies and/or the experiences with the existing Countywide Planning Policies that have prompted the proposed amendment.</u> <u>2. A proposed amendment to the Countywide Planning Policies or Community Framework Plan Policies shall be initially referred to the</u>

	<p>City-County Joint Staff Coordination Team for analysis and recommendation to the Board of County Councilors. The Board will make a recommendation that will be forwarded to all jurisdictions for legislative action within 180 90 days.</p> <p>3. The amended CWPP or CFPP will become effective, according to the schedule for amending the Comprehensive Plan, if it is ratified by all jurisdictions in Clark County. A jurisdiction shall be deemed as casting an affirmative vote if it has not taken legislative action to disapprove a proposed amendment within 180 90 days from the date of receipt from the Board of Clark County Councilors.</p> <p>4. Amendments to Countywide Planning Policies and Countywide Framework Planning Policies may be made during the county's annual comprehensive plan update process or during the periodic comprehensive plan update.</p>
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May 11, 2015

Oliver Orjiako
Clark County Community Planning Director

Subject: Countywide Planning Policies

Hello Oliver

You had asked cities to respond this month to initial draft policy language in Issue Paper 6 on potential new criteria and process for amending the existing Countywide Planning Policies (CCPs) that have been jointly adopted into City and County Comprehensive Plans. We are not able to schedule our Council for review of this issue during this timeframe, but will do so later this summer. As staff we offer the below comments, and look forward to the opportunity to respond after initial review by the County Board of Councilors:

- While the existing CPPs could benefit from clearer standards on their future updates, from our perspective this may not be the most productive time to open up what could be a lengthy discussion on CPPs. We are in the middle of the countywide update process under already tight timelines, and the County Board will be reconstituted in six months.
- Deferring decisions on a new CPP process policy now would not prevent timely consideration of La Center's proposal to amend a particular CPP specific to its UGA. Such a proposal could be evaluated this year, and is arguably encouraged to do so by the GMA (RCW 36.70A.130(2)(a)) and by existing Countywide Planning Policy 1.1.11 (interjurisdictional coordination)
- If a new CPP process policy is to be adopted now, we support the proposed language in the numbered bullets of the issue paper, with some minor edits for clarity. It's appropriate that CPP changes require everyone's buy-in up-front, since state law directs that these policies are intended to facilitate interjurisdictional consistency, and contains strong provisions for resolving disputes, at least for the initial adoption of CPPs
- We recommend the narrative of Issue Paper 6 include a sentence or two on the below items in order to give decision makers a full understanding of the local context for CPPs.

- Topics required We suggest listing what GMA requires CPPs to address (contiguous and orderly urban development and services, siting capital facilities of countywide or statewide significance, affordable housing, joint county-city planning in UGAs, economic development and employment, and fiscal impacts), and what the current local CPPs cover (chapters on land use, housing, resource lands, rural lands, transportation , capital facilities, utilities, parks and open spaces, annexation , economic development, critical areas, community design, and historical preservation.)
- Local CPP history, which has been positive. Most of the current local CPPs were adopted in 1994, with modest changes in subsequent countywide updates. Adoption has been by consensus with little dispute.
- The existence of the Community Framework Plan. This was jointly adopted by local jurisdictions alongside the Countywide Planning Policies, and has served much of the same purpose
- Other major County's approach. From a quick search it appears King, Pierce, Spokane and Snohomish Counties have some form of steering committee or joint interjurisdictional review for CPPs. Others may as well.

Please see the attached for suggested edit language to consider Our thanks again for the opportunity to provide input on these important issues.

Sincerely,



Chad Eiken, AICP | Director



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Clark County Comprehensive Plan 2016 Update

Planning for growth 2015 – 2035

Countywide Planning Policies – Issue Paper 6

Purpose

The purpose of this issue paper is to discuss the role of Countywide Planning Policies (CPPs), which coordinate comprehensive plans of jurisdictions in the same county for regional issues or issues affecting common borders (RCW 36.70A.100).

Comprehensive plans are the long-term policy documents used by each jurisdiction to plan for its future. They include strategies for land use, housing, capital facilities, utilities, transportation, economic development, and parks and recreation (as well as a rural element for counties only) (RCW 36.70A.070). Countywide Planning Policies (CPPs) establish a countywide framework for developing and adopting county and city comprehensive plans.

Background

In July 2013, Clark County began the process of updating its Comprehensive Growth Management Plan to meet the 2016 periodic update requirement of Chapter 36.70A.140 RCW. Several issue papers have already been prepared to allow the Board to make decisions about the update:

- Issue Paper 1 - Comprehensive Plan Overview: A summary of the county's Planning Assumptions, 2013 vacant and buildable lands model (VBLM) inventory and population and employment projections.
- Issue Paper 2 – Population and Job Projections: Background information for a discussion with the cities and the town of Yacolt on population and job planning assumptions for 2015-2035. On Jan. 21, 2014, the Board adopted the state Office of Financial Management's (OFM) medium population projection of 562,207 for the 20-year period ending 2035 (Res. 2014-01-09).
- Issue Paper 3 – Employment forecast based on input from Washington Employment Security Department (ESD). It was revised as Issue Paper 3.1 to include the 2014 VBLM information. On April 29, 2014, the Board adopted the high employment forecast of 91,200 net new jobs for the 20-year period ending 2035 (Res. 2014-04-01).
- Issue Paper 4 – Population and Job Allocation: On June 24, 2014, the Board identified the methodology for allocating growth by UGA and adopted preliminary allocations for initial review (Res. 2014-06-17). It was revised as Issue Paper 4.1 to reflect the additional capacity for population and jobs not captured by the vacant land model and presented at a BOCC Worksession on September 24, 2014. Following the 2015 assessor's population update, the issue paper was revised as Issue Paper 4.2. (Res. 2015-04-05).
- Issue Paper 5 – SEPA Scoping: On July 16, 2014, the Board discussed the environmental impact review process under the State Environmental Policy Act (SEPA) and directed staff to proceed to scoping on development of alternatives.

- Issue Paper 5.1 provides a partial list of what has transpired from July 17, 2014 through March 11, 2015. (Res. 2015-04-06).

Methodology

RCW 36.70A.210(1) describes the relationship between comprehensive plans and CPPs. It says that:

a "countywide planning policy" is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter. This framework shall ensure that city and county comprehensive plans are consistent as required in RCW 36.70A.100. Nothing in this section shall be construed to alter the land use powers of the cities".

The Washington Administrative Code (WAC) 365-196-305 states that:

"the primary purpose of CPPs is to ensure consistency between comprehensive plans of counties and cities sharing a common border or related regional issues. Another purpose of county-wide planning policies is to facilitate the transformation of local governance in the urban growth area, typically through annexation to or incorporation of a city, so that urban governmental services are primarily provided by cities and rural and regional services are provided by counties".

WAC 365-196-510 says that:

"interjurisdictional consistency should be met by the adoption of comprehensive plans, and subsequent amendments, which are consistent with and carry out the relevant county-wide planning policies and, where required, the relevant multi-county planning policies. Adopted county-wide planning policies are designed to ensure that county and city comprehensive plans are consistent".

To meet this stated goal, some of the CPPs do more than meet the Growth Management Act (GMA) mandate of ensuring consistency of comprehensive plans. The CPPs also provide to Clark County jurisdictions direction that is necessary for the coordinated implementation of GMA goals and the Community Framework Plan Policies (CFPPs). Thus, in the context of state law, administrative guidance, and the goals of the Community Framework Plan, the CPPs have been developed to accomplish the following functions:

- Meet a specific requirement to ensure consistency between County and city comprehensive plans (RCW 36.70A.100);
- Satisfy other GMA mandates;
- Maintain ongoing efforts, through the Community Framework Plan, to plan cooperatively for countywide initiatives; and
- Support local implementation of the Comprehensive Growth Management Plans that seeks to promote compact urban development in a sustainable manner.

The CPPs encourage flexibility in local interpretations to support diverse interests throughout the county.

Framework for Amendment to County-wide Planning Policies

Countywide Planning Policies adopted pursuant to the Growth Management Act may be reviewed and amended by Clark County and ~~reviewed~~ ~~approved~~ by the municipalities in the County during a comprehensive plan update process. In 1994 Clark County and local cities adopted by consensus a wide Countywide Planning Policies and accompanying Community Framework Plan policies. These cover land use, housing, resource lands, rural lands, transportation, capital facilities, utilities, parks and open spaces, annexation, economic development, critical areas, community design, and historical preservation. Modest updates were made by consensus in each subsequent countywide planning update.

Policies for Update and Ratification

~~Although local~~~~The Clark~~ Countywide Planning Policies and Community Framework Plan policies provide a foundation for local coordination, they may~~should~~ be ~~dynamic and regularly~~ periodically monitored for ongoing applicability and effectiveness.

~~Proposed revisions shall be reviewed for impacts according to the State Environmental Protection Act (SEPA) and shall be consistent with the State Growth Management Act (GMA).~~

~~The County or a City may propose a policy amendment to the Countywide Planning Policies.~~

~~Ratification of amendments to the Countywide Planning Policies requires the affirmative action of the all local governments in the County following recommendation from County Board of Councilors. Demonstration of ratification shall be by execution of an inter-local agreement or the absence of a legislative action to disapprove a proposed amendment (WAC 365-196-305).~~

Currently, there is no specific amendment procedure in the policies to amend them, so the following is proposed:

1.1.XX An amendment to any Countywide Planning Policy or Community Framework Plan policies may be initiated by any local jurisdiction~~the County or any municipality in the County.~~

1. The proposed amendment shall include the following:

- (a) the exact language of the proposed amendment (shown in "strike out" for deletions and "underlinehighlight" for additions); and
- (b) a brief explanation of the need for the proposed amendment, including the factors, data, or analyses that have changed since the adoption of the Countywide Planning Policies and/or the experiences with the existing Countywide Planning Policies that have prompted the proposed amendment.

2. A proposed amendment to the Countywide Planning Policies or Community Framework Plan policies shall be initially referred to the ~~City-County Joint Staff Coordination Team Board of Clark County Councilors~~ for analysis and recommendation to the County Board of Councilors. The Board will make a recommendation that will be forwarded to all jurisdictions for legislative action within ~~180~~ 90 days.

3. The amended CPP or CFP will become effective, according to the schedule for amending the Comprehensive Plan, if it is ratified by ~~all jurisdictions five or more cities~~ in Clark County. A jurisdiction shall be deemed as casting an affirmative vote if it has not taken legislative action to disapprove a proposed amendment within ~~180~~ 90 days from the date of receipt from the Board of Clark County Councilors.

4. Amendments to Countywide Planning Policies may be included in the county's annual comprehensive plan update process or during the periodic comprehensive plan update.

NEXT STEPS

The BOCC will hold a hearing on June XX, 2015 at 10:00 a.m. to hear testimony from the public.