

**Schroader, Kathy**



**From:** Wisner, Sonja  
**Sent:** Tuesday, July 14, 2015 9:48 AM  
**To:** Schroader, Kathy  
**Subject:** FW: CLARK COUNTY COMPREHENSIVE PLAN UPDATE - UPCOMING MEETINGS AND INFORMATION

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**From:** Wisner, Sonja  
**Sent:** Tuesday, July 14, 2015 9:37 AM  
**Subject:** CLARK COUNTY COMPREHENSIVE PLAN UPDATE - UPCOMING MEETINGS AND INFORMATION

Please note the following comp plan updates/upcoming meetings and information

**Subject:** CLARK COUNTY COMPREHENSIVE PLAN UPDATE - UPCOMING MEETINGS AND INFORMATION

The Clark County Board of County Councilors will have a work session on the Comprehensive Plan 2016 update – Countywide Planning Policies:

**Wednesday, July 15 at 11:00 a.m.**  
**Clark County Public Service Center, 1300 Franklin, Vancouver, WA**  
**6<sup>th</sup> Floor**

All of the information that will be presented to the BOCC is available: <http://www.clark.wa.gov/thegrid/>  
Work sessions are open public meetings and you are welcome to attend, but they are formatted as a presentation and discussion/Q&A between the Board and Planning staff members, and testimony is not taken at these meetings.

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The Clark County Planning Commission will also have a work session and then a hearing on the Countywide Planning Policies:

**Work Session: Thursday, July 16 at 5:30 p.m.**  
**Hearing: Thursday, July 30 at 6:30 p.m.**  
**Clark County Public Service Center, 1300 Franklin, Vancouver, WA**  
**6<sup>th</sup> Floor**

Information presented to the Planning Commission is available: <http://www.clark.wa.gov/planning/PCmeetings.html>

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**ADDITIONAL UPDATES/INFORMATION ON COMPREHENSIVE PLAN**

A draft supplemental environmental impact statement (DSEIS) on four proposed alternatives is scheduled to be released on **August 5**. The comment period on the DSEIS will end on **September 17**.

The Board of County Councilors and the Clark County Planning Commission will hold a joint public hearing on the DSEIS on **Tuesday, September 1** and **Thursday, September 3**, starting at 6:00 p.m. at the Public Service Center, 1300 Franklin, in Vancouver.

Additional information regarding the SEIS is available here:  
<http://www.clark.wa.gov/planning/2016update/alternatives.html>

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*If you are receiving this notification, you will receive all updates, news releases, and public notices regarding the plan. If you wish to be removed from this listing, please reply with "Unsubscribe" in the subject line of your email.*

Thank you for your interest in Clark County!



Clark County Community Planning  
360-397-2280  
[www.clark.wa.gov/planning](http://www.clark.wa.gov/planning)



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Community Planning**

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**2016 Comprehensive Growth Management Plan update  
Options and impacts (Alternatives)**

**NEXT STEPS**

A draft supplemental environmental impact statement (DSEIS) on four proposed alternatives is scheduled to be released on **August 5**. The comment period on the DSEIS will end on **September 17**.

The Board of County Councilors and the Clark County Planning Commission will hold a joint public hearing on the DSEIS on **Tuesday September 1 and Thursday, September 3, starting at 6:00 p.m. at the Public Service Center, 1300 Franklin, in Vancouver**.

The Planning Commission will make its recommendations on a preferred alternative at a public hearing on **Thursday, September 17**. At this point, a Board hearing on the preferred alternative has not been scheduled, but it will likely be in October. After the Board hearing, a final SEIS (FSEIS) will be prepared on the preferred alternative.

The county with the help of a consultant (ESA) is continuing to prepare a DSEIS in compliance with the State Environmental Policy Act (SEPA). The DSEIS will discuss the environmental impacts anticipated under each proposed growth alternatives.

The Board of County Councilors held a hearing on April 14 to finalize the selection of alternatives for study in the SEPA analysis as well as amend the contract with ESA.

The alternatives to be included are as follows:

**Alternative 1: No action.** The county adopts the map as it is with no new changes. *(Same information as was presented at the October 2014 Open Houses)*

- Alternative 1 Comprehensive plan map (PDF)
- Alternative 1 Zoning map (PDF)

**Alternative 2: Rural and Urban Changes.** The new planning assumptions, policy direction, changes in land use/zoning, and principles and values defined by the commissioners were used in this alternative. This option supports job and population growth, acknowledges development trends, updates zoning and makes changes to some comprehensive plan designations. *(Same information as was presented at the October 2014 Open Houses)*

- Alternative 2 Comprehensive plan map (PDF)
- Alternative 2 Zoning map (PDF)

**Alternative 3.1: Battle Ground, La Center, Ridgefield, and Washougal.** The cities of Battle Ground, La Center, Ridgefield and Washougal are considering expanding their urban growth areas to support job and residential growth.

- Alternative 3.1 Comprehensive plan map (PDF)
- Alternative 3.1 Zoning map (PDF)

**Alternative 4: Rural and Resource lands changes.**

- Alternative 4 - Comprehensive plan map (PDF)
- Alternative 4 - Zoning map (PDF)
- Alternative 4 - Public property (PDF)

Please check out **Maps Online** to view properties via interactive maps for each Alternative.



**Related information**

- Clark County Code
- Maps Online (property information)
- Nonconforming lots and legal lots of record F A Q (PDF)
- Planning Commission
- 2007 Comprehensive Growth Management Plan

**Public meetings and more**

- Wednesday, July 15 @ 11 00 a.m. ~ BOCC Work Session - Countywide Planning Policies
- Thursday, July 30 @ 6 30 p.m. ~ PC Hearing - Countywide Planning Policies

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- **A-Z index** - All services and programs are listed
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**MARCH 25 and APRIL 1 OPEN HOUSES:  
FOUR ALTERNATIVES OVERVIEW**

Two open houses were held to present the four alternatives for the Environmental Review process

**Open house materials:**

- March/April 2015 Open Houses - Boards (PDF)
- March/April 2015 Open Houses - Handout (PDF)

**Alternative 1: No action.** The county adopts the map as it is with no new changes *(Same information as was presented at the October 2014 Open Houses)*

- Alternative 1 Comprehensive plan map (PDF)
- Alternative 1 Zoning map (PDF)

**Alternative 2. Rural and Urban Changes.** The new planning assumptions, policy direction, changes in land use/zoning, and principles and values defined by the commissioners were used in this alternative. This option supports job and population growth, acknowledges development trends, updates zoning and makes changes to some comprehensive plan designations. *(Same information as was presented at the October 2014 Open Houses)*

- Alternative 2 Comprehensive plan map (PDF)
- Alternative 2 Zoning map (PDF)
- Alternative 2 Details (PDF)

**Alternative 3.1 (updated): Battle Ground, La Center, Ridgefield, and Washougal.** The cities of Battle Ground, La Center, Ridgefield and Washougal are considering expanding their urban growth areas to support job and residential growth. *(Please note that this alternative has changed since the October 2014 open houses. To view the original Alternative 3, scroll down to the information under "October 2014")*

- Alternative 3.1 map (PDF) - shows the cities' expansion areas only

**Alternative 4: Rural and Resource lands changes.**

- Alternative 4 - Agriculture Zones (PDF)
- Alternative 4 - Agriculture Zones w/current zoning (PDF)
- Alternative 4 - Forest Zones (PDF)
- Alternative 4 - Forest Zones w/current zoning (PDF)
- Alternative 4 - Rural Zones (PDF) (Revised with adjusted colors - 3/23/15)
- Alternative 4 - Rural Zones w/current zoning (PDF) (Revised with adjusted colors - 3/23/15)

**Additional Information:**

- Proposed Arterial Atlas Amendment map - Revised Dec 2015 (PDF)
- Definitions of Current and Proposed Designations
- Maps Online - interactive maps that show each Alternative

A Board hearing is tentatively scheduled for **Tuesday, April 14, 10:00 a.m.**, in the 6th Floor Hearing Room, 1300 Franklin Street, Vancouver

Once the SEPA document (draft SEIS or draft EIS) is issued, there will be a 30-day comment period and a public hearing scheduled

To stay up to date on the progress of the project and comment periods, sign up to receive e-mail notifications

To send comments to be part of the record - click [here](#)

**January-March 2015  
CONSIDERATION OF ADDITIONAL ALTERNATIVES**

The Board of County Councilors (Board) held a work session on January 21, 2015, the purpose of which was an update on the progress of the comprehensive plan and the SEPA process. The Board expressed interest in developing a fourth alternative for the SEPA process, and directed that work on the draft SEIS stop until the alternative is developed.

The Board discussed a **fourth alternative** (Rural options) at a work session on February 18. On March 11, the Board again discussed Alternative 4 and an updated

Alternative 3 (Alternative 3 1) Alternative 3 1 reflects additional requests from the cities of La Center, Ridgefield and Washougal for urban growth area expansions

Below is the information presented at the two work sessions (February 18 and March 11)

- **Information presented to the BOCC on Alternative 3.1 and Alternative 4 can be found on the BOCC's grid - March 11**
- **Information presented to the BOCC on Alternative 4 can be found on the BOCC's grid - February 18**

Information on the 3 Alternatives that were presented to the public in October can be found below under "October 2014"

#### **October 2014**

##### **THREE ALTERNATIVES OVERVIEW**

Three alternatives represent the range of options currently being considered for the distribution of population, employment and development in the County over the next 20 years (2015-2035). The impacts of these alternatives will be studied and compared during the environmental review process required under the State Environmental Policy Act (SEPA).

**Alternative 1: No action.** The county adopts the map as it is with no new changes

- **Alternative 1 Comprehensive plan map (PDF)**
- **Alternative 1 Zoning map (PDF)**

**Alternative 2: Rural and Urban Changes.** The new planning assumptions, policy direction, changes in land use/zoning, and principles and values defined by the commissioners were used in this alternative. This option supports job and population growth, acknowledges development trends and cleans up map inconsistencies

- **Alternative 2 Comprehensive plan map (PDF)**
- **Alternative 2 Zoning map (PDF)**

**Alternative 3: Battle Ground and La Center.** The cities of Battle Ground and La Center are considering expanding their urban growth areas to support job growth

- **Alternative 3 Comprehensive plan map (PDF)**
- **Alternative 3 Zoning map (PDF)**

##### **Open House materials. Information on Alternatives**

- **October Open House Alternatives Information Boards (PDF)**
- **October Open House Alternatives Presentation (PDF)**
- **October Open House Alternatives Handout (PDF)**

##### **Additional information**

- **Maps Online: View the 3 Alternatives with the Maps Online tool**
- **Definitions of Current and Proposed Designations**
- **Comprehensive Plan Alternatives Information Sheet (PDF)**
- **Proposed Arterial Atlas Amendments map (PDF)**
- **Comments submitted at October 29 & 30 Open Houses**

#### **August 2014**

##### **Environmental Impact Statement ~ Scoping Open Houses**

Clark County received input on the possible scope of the supplemental environmental impact statement (EIS). The scope is the range and types of issues to be studied for the EIS. The comment period for the scoping process ran from July 30-September 1, 2014. However, comments on the comprehensive plan in general can be submitted up until the plan is adopted in June 2016.

**Four open houses** were held to provide the public with opportunities to comment on the scope of the three suggested land use and growth alternatives to study under SEPA. Participants had the opportunity to learn about the three suggested alternatives and provide comments.

A Scoping Report which provides information on the comments received from the public has been completed. Please see the report below.

- **Scoping Staff Report**

- Summary of Comments Received (Spreadsheet Report)
- All Comments Received (Actual Comments)

Information and materials presented at the open houses

- Open house presentation (PDF)
- Open house Brochure (PDF)
- Welcome board (PDF)
- Current county zoning map (PDF)
- Planning assumptions (PDF)
- Possible alternatives (PDF)
- Built environment map (PDF)
- Environmental constraints map (PDF)
- Transportation map (PDF)
- Parks map (PDF)

**2016 Comprehensive Plan update SEPA process**

Because growth in Clark County had lagged since the growth plan was last updated in 2007, the county intends to rely on the final environmental impact statement written for that update. However, the county will supplement that final EIS with new environmental analysis, as needed.

- When the EIS of the newest suggested alternatives is completed, it will be sent to the Board of Clark County Commissioners, which will select one alternative in spring 2015. The chosen alternative then will undergo an even deeper analysis, which will result in a final environmental impact statement.

**What is SEPA (State Environmental Policy Act)?**

SEPA, enacted in 1984, requires local jurisdictions to evaluate potential environmental impacts of actions they approve or undertake. The most common evaluation looks at potential environmental impacts of a proposed project, such as a big box store, or a large non-project action, such as adoption of a new urban growth boundary. A SEPA checklist prescribes elements to be evaluated, and the completed checklist is shared with federal, state and local agencies, tribes, neighborhood organizations and interested residents. People can comment on the alternatives, mitigation measures, probable significant adverse impacts or other relevant topics.

Last updated 07/09/2015 16 07 07