

**BOARD OF COUNTY COUNCILORS
MINUTES OF OCTOBER 20, 2015**



The Board convened in the Councilors' Hearing Room, 6th Floor, Public Service Center, 1300 Franklin Street, Vancouver, Washington. Councilors David Madore, Jeanne E. Stewart, and Tom Mielke present.

PUBLIC HEARING: COMPREHENSIVE PLAN UPDATE - PREFERRED ALTERNATIVE

The purpose of this hearing is to take public testimony on the Planning Commissions' recommendation for a preferred alternative. The Board will deliberate and select a preferred alternative. The selected preferred alternative will be analyzed in a final SEIS.

MADORE: Okay. We're ready. All right.

Calling the meeting to order. This is the public hearing for the comprehensive plan update. This is to allow our community, along with each of the jurisdictions within Clark County, to come together, collaborate to plan for the future so that we have enough resources, enough land available for our community to grow appropriately and provide for the necessary infrastructure investments as well. What I'd like to be able to do is I'd like to lead, to start with Oliver, if you don't mind.

In the starting out here, we have a notebook with Tab 1, subject says Criteria For Choosing a Preferred Alternative, upon what information, what knowledge do we base our future going forward? What criteria do we use to plan for our future? There are two documents I'd like to be able to bring up and I'd like for our citizens to be able to see what I'm seeing here, because the information that we all use in order to plan, to make informed decisions is crucial. We need to know it's that we're all on the same page. It's known good data, and if somehow we get different answers, we need to find out why is it different. Our decisions are only as good as the information it's based on. So the two documents, I'd like to be able to just simply walk through them - and if you'd be patient - to see the content of both of these documents and then we can open it up for discussion, dialogue.

The first one has to do with the overall expected growth for Clark County, so I want to just read through this, and if you can follow along on the screen, that would be good.

STEWART: Mr. Chair?

MADORE: Yes, ma'am.

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STEWART: This document is from where?

MADORE: Both of these, I've authored both of these documents.

STEWART: Okay. And has staff seen these?

MADORE: The documents were prepared this morning. I do not plan to act on these documents this morning. I plan to introduce them, because it would be not realistic for us to be able to somehow see these for the first time and then act on them. We need to be able to be -- the public process, especially for the comp plan update is a very formal process. Process is very important, and the steps we take in order to engage the public, engage the each of the jurisdictions needs to be inclusive.

STEWART: So is it fair to say that this information is from your perspective about how we -- how the growth management update factors that are related to it?

MADORE: Yes.

STEWART: Thank you.

MADORE: Okay. All right. The need to correct the Clark County population growth rate forecast. On December 18, 2013, a 1.12 percent population growth rate was chosen for the next 20 years based primarily upon this graphic found on Page 7 of the PowerPoint presentation shared at that hearing. Each of these, you'll see there's a source here, each of these documents or the information in these documents, the original source is -- there's a link there to verify that these are backed up by. You can go to the original source to verify that, yep, sure enough, it's there.

So if you look in that first graph, you'll see that there's a time period from 2007 to 2013. It's a relatively short time period for us to base a 20-year projection on. And during that time period, if you recall, that included the recession, and so we see the results of the recession happening during that time.

And when you look at that information, what's on the left, on the vertical axis, here is the percent in growth of our county during that time countywide. And it appeared, if we just simply look at that image, it looks, well, a reasonable amount there is to pick a middle point, 1.12 percent and that's what we adopted for our 20-year plan going forward. That's how much we plan to grow going forward.

So I'll continue to read. Rather than the actual long-term trend,

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the ground focus was a snapshot of the great recession. Much has changed since that time and numerous requests have been made to increase that number. Housing and rent costs have continued to increase; vacancies have continued to be among the lowest in the state; affordable housing continues to be hard to find; and homelessness is growing worse.

These problems naturally occur when a chronic land shortage results due to underestimating the needs of the community. One of the goals of the Growth Management Act is to correct the inadequate supply of land to meet the needs. The key is better planning that corrects the pattern of underestimating community growth by choosing a more accurate and realistic population growth projection for the future.

The table there at the bottom, the OFM stands for the Office of Financial Management, and by law, we have to stay within the low and the high boundaries of what they project for our community. They publish those numbers on their website. Those numbers in the first two columns, the 2015 and the 2035, come directly from their website. They started with the Population of the low of 420-some thousand at the time at 2015 low and 497,000-something on the high. And the 2035 has a rate of growth that's very conservative to start, medium and then more aggressive on the high.

The next column is the Population Difference. That's just simply subtracting 2015 from 2035 and that's the Population Difference. The right most column, Annual Growth Rate, that's just simply an extrapolation of the percentage of growth during that time and is expressed in the annual growth rate. So .45 percent, 1.12 percent was right in the middle. That's what we chose, and 1.58.

The column just to the left of the right one is Rural Population Difference at 14 percent. If we were to simply use those numbers, pick one, two or three, low, medium or high and calculate 14 percent, that would be the amount of additional people that we'd have to accommodate in the rural community. That's all those areas outside the urban growth boundary. You notice that they range from 50- -- about 5500 to 25,000-and-something.

The next page is the - I believe that a number of you have double-sided printing, so look on the back page of that first page - the Actual Population Growth Rate. This provides a longer term perspective. Our actual long-term population growth history provides the most reliable basis for estimating our future growth rate. The historical trend should include at least 20 years and should consider major effects due to temporary conditions that significantly influenced that trend. Outliers should be understood to avoid

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forecasting a normal future based on a transient exception.

The following graphic provides that more information -- provides that more informed and current basis. So if you look at that graph, you can bring that center there, you'll see that the time frame is much expanded. It ranges from 1991 through 2015. 2015 is included because the Office of Financial Management - I'll refer to them as OFM - released, published a news release on June 30 that included everything through April 1st, and that news release indicated that Clark County is one of the fastest growing counties in the state and that we are back up above two percent in our growth rate. So the numbers shown there, the red squiggly line that goes, takes a dip and then jumps back up, that's the actual population growth rate per year. The line axis there is the annual growth rate in percent.

So you can see it starts out in 1991, the blue line is more of an averaging out, so you can kind of see the overall trend of what's going on there. It starts out at about four percent, ends up at three percent, which stays above two percent except for the recession, and the recession is that shaded area there in the oval where we had an exception, and then we jumped back up with the latest numbers being above two percent.

So this is, you notice there is dotted lines there as well, the 1.12 percent and the low, medium, high, those dotted lines are the same choices that the OFM gave us to be able to choose. So we chose that middle one thinking at the time looking only in the -- basically in that oval considering that period of time that would be what we would base the future on looking at that window. And if we look at the broader scope, this is meant to expand our horizons so we don't come too nearsighted there, the sources shown there, you can click on that link.

The OFM news release for April 1st, 2015, update confirmed that Clark County's current population growth rate has returned to the normal pre-recession rate and is now at 2.04 percent. The low, medium and high choices published by the OFM in 2012 are all well below the actual historic basis -- and that's what we used too. That's where those choices come from. They haven't updated that. We still have to be able to choose from those. And below the -- in other words, their choices was below the historic basis and below the OFM's current published growth rate.

The next page. Per the law of supply and demand, failing to provide the expected need for residential land results in unaffordable homes and increased homelessness. Even higher prices afford even smaller homes and lesser apartments contrary to the written Growth Management

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Act goals. Vancouver now has the distinction of having the fastest growing rent prices in the nation. And this graphic is what was published. This made national news. You'll notice that the highest one on there, 14.3 percent represented the City of Vancouver which is about 40 percent of Clark County. They don't evaluate or publish counties; they publish cities. So that's their best indication that we are unique, something is unique about our community.

I also looked in the OFM, they talked about -- they publish the vacancy rates for each of the communities, and our vacancy rate going way back has been one of the lowest counties in the state as well. So this has been not just short-term; this has been a long-term that we have unaffordability going in here and not enough housing according to the OFM numbers.

The GMA requires that we plan to provide sufficient land for housing and employment growth for the next 20 years as highlighted in the following excerpt from the -- this is a section from the Growth Management Act itself. Counties and cities that are required or choose to plan under RCW, there's a reference, shall ensure that, taken collectively, adoption of and amendments to their comprehensive plans and/or development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth, including the accommodation of, as appropriate, the medical, governmental, and educational, institutional, commercial and industrial facilities related to such growth as adopted in the applicable countywide planning processes and consistent with the 20-year population forecast from the Office of Financial Management. Where that leaves us is this last paragraph.

Therefore, the population growth rate forecast for Clark County should be corrected to the high OFM choice which is still well below the actual normal long-term growth rate average. If that correction is deemed to be too much of a change because we don't think we have enough time at this point, then a smaller correction should be chosen as near as possible to that goal that we can achieve at this point. Projected employment should also be proportionately increased as required by the GMA.

Again, this is only my view. I don't speak for the Council. I've done individual homework and this is the case that I owe to the citizens and to my colleagues to convey the basis upon which a recommendation is made. So I would like to be able to -- there's one other view here and that has to do with the rural community. How do we plan for the rural community and how do we differentiate that? How do we somehow have different standards for them? And this second

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paper addresses that. So if you will follow with me, I'll be happy to just go over this and then we can come back and we can welcome the dialogue on both of these.

This paper here is just simply the need to plan for realistic rural population growth. Unrealistic assumptions overstated the rural capacity: That's in our DEIS. The SDEIS, that's the Supplemental Draft Environmental Impact Statement, that's SDEIS, has overstated the rural capacity of Alternative 1, Alternatives 1, 2 and 4 to accommodate potential population growth by making the following unrealistic assumptions:

Remainder lots of already developed cluster developments with permanent covenants prohibiting further development should be counted as rural parcels that will develop.

The second assumption. Large scale commercial forestry parcels owned and operated by major forest industry companies with long-term commitments to continue those operations located in those areas with no basic infrastructure should be counted as parcels that will develop.

All rural parcels should be counted as parcels that will develop including 100 percent of an environmentally constrained areas.

Now, these are the assumptions that were used that were analyzed in the DEIS.

All rural parcels that lack sufficient space for septic systems and state mandated well clearances due to environmental constraints should be counted as parcels that will develop.

All reasonable assumptions used by the vacant buildable lands model inside the urban growth boundaries, including the never to convert deductions and market factor deduction should be omitted outside the urban growth boundaries. We have two sets of standards there.

The historical basis of the 20 year, the last 20 years of Clark County Assessor GIS records documenting the actual urban/rural split between 85/15, that's 85 percent inside, 15 percent outside the urban growth boundary, and 86/14 should be disregarded. A 90/10 urban/rural split should be used instead. So these are the assumptions that have been -- that have produced the numbers in the DEIS that we've all been working with.

The next table is the actual documentation from the Clark County Assessor's GIS records. In there we see a long-term history from

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1995 to 2014, and the columns move across from a Countywide Population, you'll see its increase year-by-year, Rural Population and the Percent of Rural Population.

In other words, if you look at, for instance, 1995, you got 43,000-and-something as the numerator; the denominator is 29,000 or 279,000-and-something. That ratio ends up being 15.5 percent, and the integer values of those when you consider what is the urban/rural split, that's the right-most column, so that's 84/16.

As we read across there, each of these records you'll see the actual amount of growth according to our own records as basically started out at 84/16, hovered at 84/15 and we've been at 86/14 since 2004, we're still there.

Correcting the rural calculations with more reasonable assumptions. The rural VBLM, that's the Vacant Buildable Lands Model, has been updated to include the following assumptions, and the calculations for all of the numbers that we examine, how many lots will develop into potential new households is all based on the map.

Every map, every parcel on the map has a serial number to it, has specifications to it, how many gross acres are there, how many critical land acres are there, is there a dwelling there already, is there not, what's the zoning, how many potential lots can you get out of that, all of those turn into, you run it through software, and out comes an Excel spreadsheet that will tell you exactly how many lots potentially can develop using that grid criteria. We see how many were developed, were used already in the book, in the EIS book. This is a new model that I'm proposing that we use that I believe would be more realistic.

The rural VBLM has been updated to include the following assumptions:

Parcels that cannot reasonably be expected to develop should not be counted as likely to develop. Those include remainder lots of already developed clustered developments that are prohibited from further development. These have been marked as "exclude" on the maps used for Alternative 1 and Alternative 4.

So each of the -- in the GIS database, not only if you click on any one of those parcels, a record comes up. There are fields in that record, and one of those fields that have been added is a exclude, and exclude will allow each one of those to be identified said, well, you shouldn't count that as something that's going to develop, and so one-by-one each one of those have been identified and marked.

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Parcels located in areas far from any infrastructure and parcels owned and operated by major forest industry companies with long-term commitments to continue operations on those parcels should not be counted as likely to develop. These have been marked as exclude on the maps used for Alternative 1 and Alternative 4.

Rural parcels that have less than one acre of environmentally unconstrained land for septic and well clearance should not be counted as likely to develop.

And I would just point out that there's a difference between -- we have a VBLM model for inside the urban growth boundary, normally those parcels don't have septic. Our policies are to use sewer and PUD water there. You don't have a well normally and you normally don't have septic inside, but outside our policy is not to include septic connection as considered to urban resource, and so septic systems take area more than a footprint of a home and the driveway, and there's also specifications that are mandated that require distance between the septic drain field and a wellhead.

So that the reasonable amount they're consulting are septic system designers out there and the well people, drilling people, is one acre. Sometimes it can be one to two acres, but normally you can -- the two acres will allow -- with larger parcels, you normally can go out into environmentally constrained area and do something there, but you need at least one acre that's useful for septic and building.

Lots that are up to 10 percent smaller than the minimum lot size should be counted as provided by county code. If you have a .9-acre lot and the minimum is one, our county code will allow you to still develop that lot.

The adopted vacant buildable lands model, the VBLM, used for urban areas assumes that a percentage of properties that have an existing residence will likely not divide further. That's the model that we have been -- that's been adopted for years and it's been used for properties inside the urban growth boundary. Some of them don't develop. That 30 percent, that same 30 percent never to convert assumption should be applied to rural parcels as well. What's good for the goose is good for the gander. If it's a universal principle, apply it countywide.

The adopted VBLM used for urban areas assumes that a percentage of vacant properties will likely not divide further. That same 10 percent never to convert assumption should be applied to rural parcels as well.

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The adopted VBLM used for urban areas assumes a 15 percent residential market factor to provide a reasonable margin for the law of supply and demand to satisfy the GMA affordable housing goal. That same 15 percent factor should be applied to rural parcels as well.

The adopted VBLM used for urban areas includes a 27.7 percent infrastructure deduction for urban parcels for roads and stormwater. Because rural parcels are much larger than urban parcels, no infrastructure deduction is assumed for rural parcels.

Incorporating updated assumptions and mitigations: Alternative 1 defines 60 percent of existing R parcels as nonconforming. 70 percent of existing parcels, AG parcels as nonconforming. 80 percent of existing forest parcels as nonconforming. Alternative 4 corrects this fundamental mismatch between Alternative 1 and the actual ground truth of existing conditions. The local rural character as informed by the existing predominant lot sizes serves as the evidence base for Alternative 4.

In contrast to an all or nothing approach that accepts or rejects an unchangeable draft, the concerns and recommendations expressed by the SDEIS, citizen testimony and city representatives have provided valuable feedback to make Alternative 4 better. As a result, Alternative 4 has been updated to lessen impacts and mitigate concerns.

The more realistic assumptions defined above have been incorporated.

Larger minimum lot sizes have been preserved near the urban growth boundaries to better provide for the future, potential future employment lands.

AG-20 zones have been included to better satisfy the GMA goal of providing a variety of lot sizes. In contrast to the single 20-acre zone of Alternative 1, Alternative 4 provides three zones, AG-5, AG-10 and AG-20.

Clustering is recognized as an important option that is integral to the R, the AG and the forest zones to minimize environmental impacts and to preserve open space or open resource and space in large aggregated areas.

The actual numbers:

The following table documents the actual potential capacity of the rural area to accommodate the potential population increase for Alternative 1 and Alternative 4, using these updated assumptions compared to those considered in the Environmental Impact Statement.

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So in that table, you see we have which Rural Zone is the left-most column and we have the three rural zones, Rural, Agriculture and Forest, and we have going across columns to the right, Alternative Capacity per the Draft Supplemental Environmental Impact Statement. Those numbers come right out of the book. So did the third, the Alternative 4 capacity per the DSEIS come right out of the book.

So those numbers, if you look at the bottom, you'll see that the Alternative 1, according to our publication, has 7,000 new potential lots or households, and Alternative 4 over 12,000. We have our adopted assumption assumes that each household can accommodate, will accommodate, 2.66 persons. So if you multiply each of those potential new home sites times 2.66, you get the bottom numbers. That's the potential new population growth that can be accommodated by each of those.

So you'll notice something about this. The two columns per the DSEIS are very large. Alternative 1 says we can accommodate over 18,000, almost 19,000 people. Alternative 4 says we can accommodate almost 33,000 people. Those were based on the assumptions that I first read on the first page. The other two columns to the right of those are the Actual Capacity using the new assumptions.

The Actual Capacity, and I want to say that the -- our GIS staff is working on these numbers, they are comparing because these numbers came from my own analysis and software working on each one of those lots in the Excel file and then I've submitted the algorithms, the methods to be able to - not algorithms. It's really simple math - and their numbers are not agreeing. I don't know who's right.

I hope that we can find out whatever those numbers are. They need to be known good. And like our math teacher used to say, show your work. All of these are not based on some basic statistical analysis; they're all based on individual lots one by one by one that have a record that would say how many new potential households can that lot create.

So the Alternative 4 and Alternative 1 capacity, the Alternative 1 capacity is much less, less than 2700 lots, according to the map, as I see it compared to the 7,000. Which one's right? How can we make a decision for a 20-year plan with a ratio that's almost three to one here? And regarding Alternative 4, 12,400-and-some versus 5700, huge difference. So we'll move on here.

Accommodating the forecasted rural population with Alternative 4: Using these assumptions with Alternative 4, the rural area can

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accommodate 15,215 people. That's in the bottom right corner of that table. It's all math, new people. The following table shows the projected population growth for several options. If the medium OFM choice is retained, in other words, we just stay with what we got, a 87/13 urban/rural split would most closely fit the actual Alternative 4 rural population capacity. In other words, even if we don't change any of our adopted numbers, it can work if these numbers are correct.

So the OFM choice, again there was low, medium, high because we're not considering the low choice at this point, I have both the medium which we have selected and the high which we could select, those are the two entries in that table, and that would provide a countywide increase in population between the 115,000 on the 183,000 over the 20-year span and that would provide if we use the 86/14 split, that's a 14 percent of that goes into the rural area, those two numbers, 16,000 and something new residents in the rural area for medium, 25,000 and something for the high.

For the rural increase using the 90/10 split, which is what we've already adopted here, that would be 11,501, which is below the actual capacity, which means there's room. The high number there's not room. It would be under by about 3100 people, would not be able to accommodate them.

So those are the two basic documents and I'm not asserting that somehow I got my work right and staff got it wrong. Maybe mine's wrong and they're right. But I've checked and I've worked and I looked at every detail. I've shared everything with staff and somehow these numbers are coming out very, very different.

One thing we do know is that those very high numbers as published in our EIS book, those are very much inflated and those are -- those assumptions, I hope that we can all be on the same page there in considering whether or not those are reasonable. If we are going to plan for the future, a realistic future, I want to use realistic numbers.

So with that, I've had the floor. You've been very gracious to listen to me on that patiently and I welcome feedback and dialogue.

STEWART: So I need to understand.

HORNE: If I could just briefly.

STEWART: Yes.

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HORNE: I hate to interrupt.

STEWART: That's okay.

HORNE: And, Councilor, you said that you were going to introduce this, the only thing I don't want to run afoul of, because this matter was introduced less than 24 hours ago, you can't take action on it.

MADORE: We don't plan to.

HORNE: I understand. But the problem is action includes discussing it, evaluating it and considering it and you've made a broad overview presentation just to introduce it and that I think is probably okay, but if the Board goes into discussing these additional materials that you've brought in, I think we've crossed the line. I think we need to set a date forward for the Board to take action to consider it, to talk about it or to evaluate it, and I just want to let you know before we get too far afield, and so I'm just I'm putting a comment out there for you.

MADORE: And, Chris, we always welcome the feedback from our Prosecuting Attorney, keep us on track so that we follow process. Process is hugely important, especially this being one of the most formal processes we go through, the comp plan update. So I respect that and I appreciate your initiative to step forward and guide us from this point.

HORNE: Certainly. I'm sorry. I apologize for that interruption.

STEWART: No. No apology necessary.

So, Mr. Madore, are you presenting basically putting out at the start of this meeting a new or revised Alternative 4?

MADORE: What I am doing instead is to ask for staff to analyze and to consider these new assumptions and the path forward to ensure that whatever plan we act on is something that is appropriate. So at this point it gives me enough pause to say, wait a minute, we need to be on the same page.

But to be more direct to answer your question, in Alternative 4 as first introduced was a draft and that draft went to the public, to the testimony, the people that received, the people that own those properties, our city partners. All of us have considered that and we could just simply say, well, all or nothing, like the Planning Commission did, just simply vote for or against, oppose or reject. Or I believe it's our responsibility to make it better. I've been

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communicating that all along.

So, yes, it has been those mitigation measures that I've highlighted earlier in the document have been incorporated into the Alternative 4 in order to ensure that it's appropriate and the process is optimized so that we get it as right as we can get it.

STEWART: So we all want this plan to be the most effective plan and to provide in every way for Clark County to grow and prosper in a healthy sort of a way and in a way that we can afford to do. In other words, if we plan for more population, we need to draw up a capital facilities plan, and that capital facilities plan means we're planning for where the streets are going to be, what size they're going to be, basically what construction they're going to have depending on what kind of a street it is, water systems, sewer systems, police or sheriff, schools, and so on, parks and so on.

So but I want to go back to, I want to zoom way out on this and I want to go to planning assumptions that we're looking at on Page 16, and what I want to talk about here is these were the planning assumptions that this Council approved for development of the GMA update. So I wasn't here then and I don't know exactly when this happened, I came last November, but these assumptions had been approved by this Board sometime prior to that. I don't know what the exact date is. That's not even important. The point is this, they approved certain assumptions and the plan has moved forward based on those assumptions.

So now if I'm thinking that if we believed the assumptions should be different, because this is the whole basis for plan development is what we're assuming, so does it mean then that if we reject these previously accepted planning assumptions from which the whole rest of the plan is developed and approved by not just us but the cities, then do we need to go back and rethink these assumptions and start over? I mean, start over just is a monumental task.

But I don't know if all of the assumptions are now assumed by the Council not to be good, but the assumptions are the starting point, and so if we're on the wrong track, we need to recognize that and change course, of course, but how many of the assumptions are wrong and how much of the plan would need to be tweaked because this is what the staff's job is, is we give them the assumptions; they create a plan. And so would it be the Council's choice to go back and rewrite the assumptions? Do we want to revise these?

MIELKE: Not at this time, we're not there, and I think the information that was given to us is just information for pause or

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consideration, but we have basically those people that want to testify could testify to the information that's been provided to them also.

STEWART: Well --

COOK: Pardon me. The public hearing that was publicly noticed today was noticed for the purpose of considering the Planning Commission recommendations. It was not noticed for the purpose of considering additional or changed assumptions. Those assumptions were not available to staff or to the Prosecuting Attorney's Office until this morning, presumably they weren't available to the public or to any members of the public, though I don't know. But regardless, they cannot be the subject of this public hearing. If the Board desires to consider those items at a public hearing, it must be duly noticed and that would require 15 days advanced publication.

STEWART: But the problem is this, the recommendations from the Planning Commission are based on the plan that was submitted and we have the SEIS which used the original set of assumptions. So I'm glad to conduct the purpose for which we advertised this meeting, and I believe we should, but we can't later listen to that testimony and then come back and change the assumptions because then the people will have to come back and testify again on what might be a modified plan. So how do we proceed legally?

COOK: Well, it would seem to me, Councilor, that you could close the public hearing on the recommendations. You could continue it to a time at which point, if when it comes up again, it will have to be renoticed. You could continue it to a time certain. You could adopt the recommendations as they are. You could adopt them with modifications or you could reject them.

STEWART: I see. So I do want to make it clear. I want to hear from the people that have taken their time to come today, but we're going to have to understand that we will likely see these folks again if we make any changes to the plan because their testimony today will be in this narrow framework of Planning Commission recommendations.

COOK: That's correct.

STEWART: Thank you.

MADORE: So, Chris, in order for us to be able to have the proper notice and the freedom to be able to deliberate on the relevant topics that make up this plan, if we were to continue this meeting, let's say, to provide sufficient notice to expand that agenda to include

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these topics, how soon could we schedule that?

ORJIAKO: I will say November 17th. We have to do -- the Reflector publishes every Wednesday, so even if we were to send a notice that is structured based on our understanding of what that legal notice should say, the earliest we can get it to the Reflector will be tomorrow or later today. They won't publish it until next week, the 28th, and then 15 days from the date of publication will put us into November 17th.

MIELKE: Well, Mr. Chair, if I might.

MADORE: Yes, sir.

MIELKE: That's right. We're here to consider comments on the Planning Commission's response and that's what we're here for today and that's what we need to hear from, so...

MADORE: So, Oliver, is this an appropriate time for us to open it up for public comment regarding the Planning Commission recommendations?

COOK: Yes. Staff hasn't given its presentation regarding the Planning Commission recommendations. That is typically done before it's open for public comment.

MADORE: You may go ahead and present, sir.

ORJIAKO: Okay. Good afternoon, Councilors. I will be very, very brief. This is going to be a team effort. After my remark, I will turn it over to Gordy Euler to present the Planning Commission recommendation to the Councilors.

The Board of County Councilors have seen this comprehensive plan progress-to-date chart, and each time I come before you, I say that I will put it up. It's more of what is it that we are doing, what are - we do this in phases - what phases are we on and what is in progress.

If you recall, the County kicked off the comp plan update July of 2013. Planning staff started having work sessions in December of 2013. We did preliminary planning work that included an overview of the GMA and the vacant buildable lands model, just to provide the Board the framework for which we are going to do the update on.

So between January 2014 and today, the Board had adopted by resolution population, public participation plan, employment forecast. The

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Board had two hearings, and I think the Board adopted two resolutions, an allocation, principles and values, planning assumptions and also suspended the annual reviews and docket until 2017.

The last resolution was on the finding the four alternatives for study under SEPA. The Draft Supplemental Environmental Impact Statement was issued on August 5th, 2015, and that document had been what led to the two joint hearings between the Planning Commission and the Councilors. Those two joint hearings, you'll recall, was on September 3rd and September 10th.

After that joint hearings, the Board of Councilors went away and the Planning Commission deliberated on September 17th and made their recommendation before you today on the preferred alternative. We have provided the Board of Councilors all the comments received through 9:00 a.m. this morning. So we are very pleased to present to the Board of County Councilors the recommendation of the Planning Commission. So let me turn it over to Gordy.

EULER: Thank you, Oliver. Hopefully you can hear me. Good morning, Councilors, just a brief presentation this morning.

As has been stated, our goal here today is to present you with the Planning Commission recommendation, as Oliver said. They deliberated on September the 17th and the table you see before you, this is behind Tab 4 in your binders, shows the results of the Planning Commission discussion on each of the alternatives.

You'll notice that each alternative has some subparts to it. I can certainly run through those, explain what the issues are. The column, the last column that's filled in, basically is it says Preferred Alternative. That should essentially read does the Planning Commission, how does the Planning Commission recommend this to the Board, so...

We started with the notion that Alternative 1 is basically the what we call the no action alternative, but in the grand scheme of things, we need to adopt something as the 2016 comprehensive plan update, and so Alternative 1 is our starting point. And so the Planning Commission recognized this and so they said Alternative 1 is where we're going to begin, so that takes the status quo and gives us a legal basis to proceed to make whatever additional changes then come through Alternatives 2, 3 and 4.

Alternative 2 was a series of the County initiated alternatives. I can spend time on these if you want to go through them individually. 2.A is to collapse the three comprehensive plan designations for

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rural areas into a single comprehensive plan designation. That will make it easier for property owners to do a zone change. And, again, you can read what the vote was.

B and C were to change the minimum lot sizes for agricultural lands, 20 to 10 acres and for the forest lands that are zoned 40 to 20 acres. The Planning Commission decided that that was not a good idea. So you can see their one is a motion to deny and that motion passed, and then for some reason, the next motion says to approve and that failed. I'm not sure why they did that, but it has the same outcome.

They for some reason - I'd have to review the minutes - under 2.D they decided not to take a vote on the Rural 20 to Rural 10. This would only make sense in the context of adoption of 2.B and 2.C, so...

2.E for rural centers, again this is to combine two comprehensive plan designations into one; makes it easier to do a zone change, that passed.

And 2.F is to take urban reserve which applies to urban, to rural parcels that are adjacent to urban growth areas, and this is more a technical change. It's not going to affect anything that happens on the ground.

So moving on to 2.G. Commercial lands, right now each commercial, by practice we have the three commercial zones into one comprehensive, one comp plan designation, but the comp plan doesn't say that we do, so this is basically is a comp plan clean up.

2.H is to create a public facility zone. This would apply to areas that are owned by the public. It could be county buildings, the transportation sites, ambulance dispatch facilities, fire stations, parcels that have schools on them because we have a parks and sort of open space comp plan designation, but we don't have any underlying zone that applies particularly to them.

Urban holding, 2.I, similar situation with urban reserve. We want to make it a true overlay such that it applies to the underlying zoning that's given when you bring in lands to an urban growth area. And then we have some particular changes here in urban growth areas. All of these the Planning Commission, as you can see, voted in favor for.

So scrolling down to Alternative 3, again we could provide you more details if you want the specifics, Alternative 3, we went to the cities at one point and said the County's not proposing to move the urban growth areas. When we started this process, your decisions indicated to us, given the population picked that we didn't need to

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move the boundaries even with the market factor that we added in. We had enough land for your jobs target and your population target.

Then we went to the cities and said, okay, what would you like to do? And we have five -- we got five responses. Battle Ground wants to add 80 acres for jobs. La Center asked for 56 acres for jobs and 17 acres for a school site. Those all passed. Ridgefield wanted to add 11 acres.

ORJIAKO: You skipped La Center jobs.

COOK: La Center jobs.

EULER: I covered that one.

COOK: It did not pass.

ORJIAKO: Did not pass. 3.C.

EULER: Oh, okay. Yeah. Yeah. Okay. I apologize. Under 3.C, that was a tie vote, so no recommendation. Thank you.

3.D for Ridgefield, the proposal for 111 acres, the Planning Commission voted not to recommend that be added, and the same way with 41 acres in Washougal for residential. Again, one was a motion to deny and one was a motion to approve. That's just the way the motion was made.

Under Alternative 4 for the rural lands was to eliminate R-10 and R-20 and create the R-1 and R-2.5 zones, that was not recommended by the Planning Commission. For AG lands, limited AG-20 and create the AG-5 and AG-10 zones, that was not recommended by the Planning Commission. And for forest lands to add the FR-10, 10-acre minimum, FR-20, 20-acre minimum to the existing FR-40 and FR-80 zones, that motion was or the recommendation failed on that as well, so...

One more recommendation that the Planning Commission made that we hadn't presented was that there was a motion made for the Councilors to allow process for flexibility and opportunity for landowners who had continuously owned property prior to 1994 to possibly divide their property, no specifics given, but the vote on that one was 5 to 1 to approve, so we wanted to make sure that you were aware that the Planning Commission feels the concern of property owners and wanted to make sure that was on the record, so...

That's basically our presentation and we're happy to answer any questions.

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ORJIAKO: Councilor, the only thing I will add is that since the Planning Commission made their recommendation, staff have prepared a map, a comp plan map and a zoning map that represent the recommendation of the Planning Commission and that have been posted on our Grid and we have the two maps out here in the hallway. So the public can go to our website and see the map. They can also make a request that we provide that map to them. We will do so. But just to let you know that there is a map representing the recommendation of the Planning Commission that is out for the public to see.

And, again, we have provided you all the comments that came in since the closure of the comment on the Draft EIS that closed on September 17th at 4:00 p.m. Since then, we have also been receiving comments, some related to the Draft EIS and some not, so we have a record of that. Individuals can still comment on the overall comp plan update, so no one is limited to commenting on that, that comment is still available until the Board makes their final decision. I just want to let the public know how we are still dealing with public participation, if you will, or input.

MADORE: Thank you, Gordy. Also on The Grid are the updated versions of Alternative 4 map as well. Any other comments before we open it up to the public?

EULER: I just wanted to mention one thing, and I think maybe Chris Cook could say this better than I do, but this is the decision that you're making is not the final decision on the comprehensive plan update. We're not making the final land use decision. The purpose of what we're trying to get to is to satisfy the SEPA requirement process.

And so just to let people know that this is not the last time we're going to talk about this topic, there will be another round of hearings in the spring when we actually get to the adoption of what will become the 2016 comprehensive plan update, so... We're trying to get through the SEPA process. We still have the land use decision part of this in front of us.

MADORE: And I don't speak for me colleagues, I only speak for myself, we've been speaking all along as though this was a cake we're going to bake and we've been formulating a recipe of so much of this, so much of that, and it's my desire before we put the cake in the oven to go back out, and once we end up with some kind of a final, at least a proposed final draft, it still has to follow through some more processes to allow the citizens and at least a couple more open houses to weigh in on that final version that we're proposing before we put

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the cake in the oven to make sure that we welcome that feedback, so...

STEWART: A question for legal. So the people today will be testifying on the Planning Commission recommendations for a preferred alternative or a review of the existing alternatives that are on board. So how much change? So let's say something more gets added to the batter, so to speak, or something substantially changes in the batter. How much change can occur before it's required to send it back through the Planning Commission for their final review?

And I'm asking that, not that it will make any difference to the people that want to testify today, but so they understand that they may want to return if it goes back to the Planning Commission and they offer changes. So how much change would send it back to the Planning Commission.

COOK: Councilor, that's a tough one. My favorite legal answer is, well, that depends. So it, in fact, would depend, I believe, on what you as a Board of Councilors adopted. If you stuck with dealing with the pieces of the four alternatives as they exist, that wouldn't have to go back to anybody. I think that a change that is based on a different planning assumption would very well, might very well have to go back. The more -- and so that would require additional weeks of time.

Somewhat more daunting is that a change in basic planning assumptions, particularly one where that's tied to direction to change or a change in basic planning assumptions, might very well have to go and be restudied, reanalyzed for its environmental impacts.

STEWART: Oh, I see. Okay.

COOK: So that would add considerably more time to the process.

STEWART: Okay. I just want the people that have taken their time to be here today --

COOK: Right.

STEWART: -- to understand what the process can be moving forward, so thank you.

COOK: You're welcome.

MADORE: So this is the appropriate time we can open it up for the public to comment. Okay. We have sign-up sheets. We welcome your

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feedback. Because we have a number of people, rather than four minutes, we'd like to give each person three minutes and that would allow us to be able to hear more individuals in less time. Jim Irish. And following Jim, it looks like - I can't quite read it - it might be Sean Commett, City of Battle Ground and then Mitch Kneipp will follow or K-n-i-e-p-p. Yes, sir.

IRISH: Good afternoon, Councilors. I am Jim Irish, Mayor for the City of La Center. My address is 214 East 4th Street, La Center, Washington 98629. I am here today to bring one simple request: Please honor your commitment to bring jobs to Clark County and approve an alternative that includes a 56-acre expansion to the La Center UGA at the I-5 interchange. You have heard me or La Center representatives say this many times over, La Center needs to create more jobs.

On September 17th the County Planning Commission considered our urban growth boundary UGA expansion and it ended in a tie vote. The record of the meeting shows at least one Commissioner felt that the Commission had, quote, unquote, not done its homework on the La Center request. In particular, some of the members were concerned that the 2015 ag de-designation report GlobalWise, Incorporated, prepared for these three properties was just a rehash of the ag de-designation report GlobalWise did for the 2000 countywide comprehensive plan update.

Consequently I asked GlobalWise to compare the de-designation work they did for the county in 2006 and the 2015 work they submitted on behalf of our 56-acre extension request. Their letter as well as the other, as the two 2015 reports are part of the record for this hearing.

The GlobalWise letter provides two significant conclusions: First, the level of the site-specific details in the 2015 ag report is far more detailed than their 2006/2007 countywide studies. In 2006 they conducted a planning level analysis. In 2015 they walked the sites, talked to the owners and studied the decline of each farms agricultural production. Second, the La Center interchange is a far different place in 2015 than it was in 2006. The difference between the La Center Junction in 2006 and today is dramatic and the subsequent decline of agriculture around the Junction is ongoing and profound.

Since 2006 Clark County has approved land use applications for public and quasi-public development on AG-20 land immediately adjacent to the 56 acres we wanted to add to our UGA. The KWRL school bus complex, CPU well fields and the CPU's electrical substation are built or

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permitted. These facilities are there for one purpose, to serve urban-style development.

In addition, our staff is in the conversation with CPU staff about the new high voltage transmission lines to be presented -- excuse me -- to be built between the Ridgefield substation and the new Paradise Park substation. Our staff has also directed conversations with WSDOT staff about the fully funded realignment of the I-5/La Center Road intersection which will impact not only I-5, but also physically impact the 56 acres expansion area.

MADORE: Mr. Mayor, I need to be fair to each individual. Are you about ready to wrap it up?

IRISH: I'm just about ready to wrap up, sir. And, of course, if you've been out to the La Center interchange this week, you have seen or at least heard the tremendous amount of soil being moved around the tribal reservation which abuts the city's limits. We all know that development is occurring and will continue to occur around La Center interchange. We also know that La Center needs to create a job base of its own.

The simple solution, which the City of La Center will defend, is to approve our request and add a small amount of employment land to our urban growth area. Thank you for your time.

MADORE: Thank you, sir. Do we have the staff member from Battle Ground here? Okay. And if you could spell your name, please.

CRUMMETT: Thank you, Council members. My name is Sam Crummett, C-r-u-m-m-e-t-t. 109 SW 1st Street, Battle Ground, Washington. I'm here to represent the City of Battle Ground. The City of Battle Ground supports the Planning Commission's recommendation of Alternative 3. What this means for Battle Ground is it would take our city from what's currently a population of 20,000 and increase that to 40,000 in 2035. This is a moderate growth proposal that we are well underway and planning for in respect to our capital facility planning and this is something that meets the city's vision overall.

It also includes an 80-acre expansion to the west. This is for employment-based zoning which would help create jobs in the city and help utilize what's going to be a four-way lane expansion on State Route 502 which is essentially a five-mile connection from I-5 to our city. This growth proposal is also in concert where we have many of our impact fees set and our service development charges.

And then the second point I want to make is that the City is opposed

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to Alternative 4 or some version of Alternative 4 that would create the further parcelization in some of the rural lands in the county. How this affects Battle Ground is it's more difficult to convert parcelized land and near urban growth boundaries. We prefer to have larger tracks of land, whether that's a ten-acre parcel versus, for example, two-acre parcels. So we would urge you to keep your rural lands rural, and then once the City grows, then we would convert those more (inaudible) land to an urban development pattern.

This would also put a greater demand on our transportation systems. As you know, Battle Ground is at the heart of Clark County. State Route 502 and State Route 503 funnel through our city, and we along with the State Highway Department, are often on the hook to fix those problems as they arise. That's all I have at this time.

MIELKE: I have a question, if I may. You anticipate by the year 2035 to go from 20,000 to 40,000 in growth?

CRUMMETT: Correct.

MIELKE: That's what I thought. Thank you. I can see that.

MADORE: Thank you. Mitch from the City of Washougal, it looks like the last name is K-n-e-i-p-p. If I don't spell that correctly, feel free to correct it, please.

KNEIPP: You spelled it correctly. It's pronounced Kneipp.

MADORE: Kneipp.

KNEIPP: Thank you, Councilors. Good afternoon. The last time I was here I said that I was in favor of Alternative 3, Washougal was, and that we opposed Alternative 4. That hasn't changed, with the exception of the request, the specific request that Washougal had known as 3.E by the Planning Commission.

Unfortunately I wasn't able to be present at the Planning Commission meeting or hearing on that and there was a lot of - I did watch it - and there was a lot of discussion about how the line wasn't drawn straight and that it looked kind of just like a land grab by Washougal. It was an actual specific property owner request. One of your constituents came to us and asked to be within the City of Washougal's urban growth boundary.

Initially we were not planning on expanding our boundary. I said that as much. The staff gave the opportunity to open that up again for a week time period, I think, maybe two weeks, and that's when

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this gentlemen approached us about coming into our city. It didn't involve any -- we already had capital facility plans in place. It was previously in our studied area originally, and so our council was willing to entertain that specific request, and that is what we presented to you.

Unfortunately the Planning Commission didn't see it that way and we would respectfully request that that be honored as well. And that's all I have on this.

MIELKE: And that's the additional 41 acres in your urban growth boundary?

CRUMMETT: To be put in our urban growth boundary, yes.

MIELKE: Thank you.

CRUMMETT: Thank you.

MADORE: Okay. Thank you very much. Steve, it looks like Bacon, B-a-c-o-n, Clark Regional Wastewater.

BACON: I don't have any comment.

MADORE: Okay. Bryan Snodgrass, the City of Vancouver. It looks like Peter Harrison from Hazel Dell.

SNODGRASS: Good afternoon, Councilors. Appreciate the opportunity to testify and the challenges that any kind of a big process like this does involve. I want to speak briefly about process and then rural and urban issues.

In terms of process, as you know, this has been -- this update has been going on since 2013 involved I think not just the EIS that we've been talking about today, but initial adoption of forecast which were then increased a year later. There was a buildable lands report published. There were principles and values that you adopted, just a number of steps along the way.

And so at least our understanding of the SEPA process and laws are that if you do make changes to any of those adoptions that you would have to go and restudy them in a revised DEIS, and certainly it would be very difficult to not also involve the Planning Commission in that given the Growth Management Act's enhanced public participation requirements. I'll leave that up to your counsel.

But the reason I'm bringing this up is concern about the June 30th

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deadline. As you know, if that isn't reached, that certainly is significant implications for the County in terms of grant eligibility, but also for the cities in terms of their comprehensive plans and our need to continue to spend resources, taxpayer resources, on what's becoming a rather lengthy process.

So we do want to emphasize, as you know, that there are some procedural options for you. One is it sounds like there's still a lot of internal discussion on some of the rural numbers. The rural changes are not required, as you know, to be adopted by June 30. You could do that next year. The growth forecast can be updated in any future year. In fact, that option's been exercised by the County in the past.

As you know also, you're required to update the growth forecast every eight years. So the practical effect of updating a 20-year forecast every eight years is it is almost impossible for the land supply to run out or get in a pinch even if growth is occurring faster than predicted because you're essentially one-third into a plan before you have to replenish the land supply. So that's an important issue and it certainly informs our thinking on the growth forecasts.

In terms of rural issues, we would -- first of all, I think you have our letter from Chad Eiken dated October 16th. We want to emphasize we support rural options and many of the activities that this Board has done in recent years particularly to enhance those. Normally we wouldn't comment on rural issues.

The extent to which the County's own DEIS shows the impacts in this case are substantial and those impacts are shown not just for Alternative 4, but for Alternative 2 which envisioned about 8,000 new lots being created. The areas covered would be the largest rezones, upzones that we're aware of in county history. The EIS finds that both Alternative 2 and 4 may be prohibitive in cost.

The Planning Commission's recommendation, which we support, was near unanimous. There was also an interesting discussion on safety, County Planning Commissioner Bill Wright, a former transportation official, as you know, noted in discussing the conditions of the road that allowing the additional trips would be unconscionable in his words, so I think that's an important thing and noted in our letter.

In terms of urban issues, we do appreciate you're not intending to act on the new growth forecast today. The -- and have -- would appreciate an opportunity if you do at a prior hearing to involve your staff in that decision. There's, for example, in the some of the technical information provided in today's discussion surrounding

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that forecast is certainly different than our understanding. We could be wrong.

For example, the growth forecast we adopted is not OFM medium. It was increased last year. We're now planning for 15,000 people more than OFM planned for. We are planning at a rate that is consistent with what Clark County has exhibited over the past five years in a post-recession environment. There's a number of other policy and technical issues surrounding the growth forecast that certainly we think need a full airing and that their consequences are tremendous.

If you went with the OFM high forecast, unless you also changed the planning assumptions, you'd be providing about 100,000 additional persons beyond what current boundaries under the current assumptions are sized for. You'd probably have to have boundary increases equivalent to four or five new Battle Grounds, unless you changed the assumptions. So just as an example of the consequence of the choice.

We would certainly appreciate that because of the magnitude of technical and policy discussions, that there be a work session, that we have an opportunity to work with County staff or Commissioner staff involved in this to get a full airing on the issue.

MADORE: Thank you.

MIELKE: I have a question for you.

STEWART: I have a question. I'm sorry. Go ahead. You were first.

MIELKE: Thank you. In your opinion, the increase in the other three cities before you, wouldn't that trigger a SEPA?

SNODGRASS: I'm sorry. Would the population forecast trigger? Basically our understanding --

MIELKE: Urban growth boundary and population, would that --

SNODGRASS: Yes. I think if you -- you have adopted a population forecast, if I understand, 577,000 driving this process, that was in all of the SEPA alternatives. So if that is to be updated, my understanding is you have to reissue the Draft Environmental Impact Statement.

MIELKE: Okay.

SNODGRASS: And I would further note that all, not just Vancouver,

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but all of the cities throughout this process in several junctures through joint letters have testified in terms of the adequacy or perceived adequacy of the existing land supply under the current forecast which you have adopted, so we hope you can stay that course.

MIELKE: I know Battle Ground alone is planning for a 50 percent increase.

SNODGRASS: Again, I can't -- I can only speak to some of what's been presented in the record before. But in terms of the overall countywide adequacy of the forecast that's been testified to by all the cities, there may be adjustments to that. There may be adjustments on how much goes here and there, but in terms of a major change to that, that's not been something that thus far we have supported and would certainly hope that you can look into the impacts of that before moving forward with a choice on it.

MIELKE: Absolutely.

STEWART: Mr. Snodgrass, I would like to better understand something that you said. So we understand there are certain risks to the County to not meet the June 30th deadline for approval. I'm not sure that I understand, and so if we don't meet that deadline and that deadline isn't changed by the legislature, then that will make Clark County out of compliance with GMA, but if Clark County -- and then that can jeopardize our ability to get grants or, you know, to be -- to miss the opportunity for allocations of money that if we match them or they might be outright grants. So is the City in the same position? If the County growth management is not updated by June 30th, does that mean cities are out of compliance too?

SNODGRASS: The -- well, in terms of the grant eligibility, we would not -- we would not be ineligible, but certainly if there's grants that may benefit some of the cities as many do to the County, that would be a City concern. For those cities that are now currently updating their comprehensive plans in a full way as you are, there is a potential out of inconsistency raised if those plans are adopted by June 30 and the County plan is not.

STEWART: I see. So our obligation is to incorporate from the cities and then present a cohesive plan.

SNODGRASS: Certainly that's our hope.

STEWART: Taking all of what the cities have asked into consideration.

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SNODGRASS: Yes.

STEWART: Thank you.

SNODGRASS: That's our hope.

MADORE: I have a question for you as well. You said that the rural numbers are not required to be adopted by June 30. We can do that any time. As I see the requirements placed upon us, our responsibilities is to adopt a countywide comprehensive growth plan, not just the cities, not just the urban growth boundaries. Can you elaborate on that, the idea of us not including as part of the plan the rural areas.

SNODGRASS: You are required to adopt a countywide growth forecast, but if you did -- if -- and if you did choose to do the detailed work on the rural area next year because there simply wasn't time this year and that detailed work involved an adjustment to the countywide forecast because maybe you made some adjustments to the rural assumptions as you were, perhaps, discussing earlier, you could do that at that time.

MADORE: Okay. Which I'm not proposing. I believe we have sufficient time to be able to our work right the first time. Thank you, sir.

Okay. Peter Harrison, is he available?

HARRISON: Thank you, Councilors. I was going to say that I thought that actually Mr. Snodgrass had addressed the concerns I had about assumptions and the planning process going forward until you, Councilor Madore, suggested that you thought you had all the information necessary to proceed at this time.

The assumptions are the basis on which the entire planning process was based. If you need to change the assumptions, you do need to give the Planning Commission additional time to address those changes in the assumptions so that they can come up with a range of alternatives for the community to consider.

Providing us with a single alternative that you have concocted without giving them the opportunity to create their own sets of alternatives for that met the criteria of the assumptions provided, short circuits the planning process, short circuits the intent that a community together plans how their community moves forward, has input into that process rather than having a single individual create a plan and then create a criteria to fix it, fits it. Thank you.

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MADORE: Okay. I think you misunderstood. You indicated that I said that we have everything that we need right now to --

HARRISON: To do it right the first time. That's what you said, yes, sir.

MADORE: Okay. That's where there's a misunderstanding. What my introduction today was that we don't have enough information, somehow the numbers are not adding up. The Planning Commission recommendations were based on numbers that have every appearance of being inflated by multiple times. That, to me, says we don't have a solid foundation. We need to be able to pause to ensure that we know what the truth is and before we move forward.

What I did say regarding doing it right the first time is that if we need to work harder, and let me elaborate on that, we need to work harder in order to get this done within the time frame, to complete the process to make sure we get it right the first time, sign me up. I'm all for it. I want to make sure that we can be successful and we don't have to compromise the quality for the sake of haste.

HARRISON: I would agree with that and suggest that working with the counsel, you should come up with a new set of assumptions and defer the plan for the rural communities and changes made to that. Because I look at your Alternative 4 which completely eliminates multifamily housing in the rural areas and I consider both the woman I spoke with at the back of the meeting room during a break and the gentleman who came up to discuss homelessness in our county, I do not see how only providing for single-family homes in the rural areas, all rural areas would help address the critical shortage we have in multifamily housing and affordable housing in general that would meet the needs of our veterans and others. Giving next year's counsel the opportunity to examine assumptions and consider how we might change the planning process would give the community and those who are in need of that housing an opportunity to respond. Thank you, sir.

MADORE: If I understand correctly, it is not legal for us to be able to provide any multifamily housing now, in the past or in the future in the rural areas. Those are urban kinds of densities. Is that correct, Oliver? Multifamily housing is only an urban zoning. It's not appropriate for the rural.

ORJIAKO: Currently the rural area is not zoned for multifamily. There are some provisions in our code, certain things that could be done in the rural area, but the zoning out there does not permit multifamily.

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MADORE: And never has.

ORJIAKO: No, never has.

MADORE: Okay. Thank you, sir.

STEWART: Is that under Washington State law or is that county code?

MIELKE: I think it's State.

ORJIAKO: It is part of the type of development and zoning that you apply to the rural area, and the definition of rural character and that multifamily requires, it's more dense. On one acre in an urban area, you can put up to 43 units to an acre on sewer. It is difficult to see how that could be done in a rural area on a septic system, if you will, as advanced as it may be, it will probably be difficult to allow that in the rural area. So it's by zoning and it's this distinction between rural and urban.

STEWART: Thank you.

HARRISON: And under Alternative 4.A, why is there a proposal to eliminate the R-10 and R-20 multiunit housing part of that?

COOK: That's not multiunit.

MADORE: That's not multiunit.

ORJIAKO: Yeah, that's not multiunit. It's Rural 10, 10-acre minimum and --

HARRISON: Rural, not residential.

ORJIAKO: Yes.

HARRISON: Thank you, sir.

MADORE: Thank you. Robert Maul, staff from Camas.

MAUL: I guess it's afternoon. Good afternoon, Councilors. Thank you for providing the opportunity to speak. For the record, Robert Maul, I'm the planning manager with the City of Camas.

I'd like to state that I concur with my colleagues of the other cities, the previous testimony. We have maintained throughout this process our support for Alternative 3. I recognize that Ridgefield and

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Washougal had some changes to that from the Planning Commission, and I respect the Planning Commission's recommendation if things change for the better of the county or the cities, we'd continue that support, but we would still at least support Alternative 3 even as proposed.

And then for the record too, we want to make sure that we note that we have put in a considerable amount of effort as a city and as partners with County staff and our partner cities in good faith in a very public process vetting the alternatives and the standards that predicate those.

This was not done in some sort of a vacuum or just, you know, thrown together hastily. This has been going on two years, and to continue to look at Alternative 4 further delays and puts us in concern for not being compliant with the County plan if it's not adopted in time because we're set to adopt ours on time and we've put a considerable amount of resource and money into this and we just want to stay the course with Alternative 3, so... That's all I have.

MADORE: Thank you. Mike, it looks like it may be Corredge from Washougal. It looks like I can't quite read that. If you could spell your last name, Mike, that would be great.

COPPEDGE: C-o-p-p --

MADORE: When you get to the microphone.

COPPEDGE: C-o-p-p-e-d-g-e.

MADORE: Okay.

COPPEDGE: Okay. I've heard from some this is getting old. One of the things that Mr. Oliver said, or Oliver, first name, that on September 17th or whatever that date was that no more communication between the public and you guys. And then he says, no, that that's always been open and you're accepting more. I don't get it. Did I misunderstand?

ORJIAKO: Yes, you did. There are two processes, sir. The comment on the Draft Supplemental Environmental Impact Statement closed on September 17 at 4:00 p.m.

COPPEDGE: Right.

ORJIAKO: You can still provide us comment relating to the comp plan update until the plan -- until the Councilors makes the final

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decision. So anything else you want to comment on relating to the plan update that is still open to the public, you can comment on that.

Anything relating to the Draft Supplemental Environmental Impact Statement, comment on that closed on September 17th at 4:00 p.m. That's the distinction.

Throughout this process we have at one point -- we are now in the SEPA, and by statute there is a comment period that opens and closes. The same will be very similar when we get to the Final Environmental Impact Statement. We will open -- we have a comment window that will open and close, but comment throughout the plan update is open.

COPPEDGE: Very confusing, but... Anyway, what I'm just going to get personal on this because all this stuff is going to be discussed for years, I think, because by the time this gets adjudicated in courts, you're going to be here five years from now talking about this stuff because you're taking away people's rights, owners', landowners' rights in a lot of this stuff of what you're doing.

Let me just give you a quick example. I have 55 acres in La Center, three miles east of La Center. It was 65 acres up until 2008. In 2008 it went to the Planning Commission and they approved - and I have it here - that there was going to be a boundary line adjustment because there was an owner, a person that wanted to buy 10 acres. And so they took the 65, sold him 10 and lot line adjusted to a 35.3 acres and a 20 acres. And now you're coming up with things - and this was in '08 - now you're coming up with proposals that's going to say if you have 35 acres, that's all you got. If you got 20 acres, that's all you got. You can't do anything with it. Well, that's not what happened.

When I took this thing and I didn't -- wasn't the person that actually did it. I was the lender involved, and I ended up with the property through a foreclosure. But I came to this Planning Department and said, you know, if what's going to happen will happen. Oh, you don't have a problem. The 10 acres is taken off. You've got lot line adjustments.

To the east of me, I have about 15 to 18 properties that are one, two, five acres; to the west of me they're all five acres. In fact, about four months ago, the person that owned 16 acres sold and they built a house on five acres. They sold another five acre and built a house on it. That's in the last four or five months. And then he kept six acres. Now, so on the east side and the west side, I've got five acres. I've got five and less acres, and then are you guys going to say that I have 55 acres, 35 and 20, that I'm stuck, that's

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it?

So that's why I'm going to say this is probably going to go through federal court if it goes that far because you cannot -- I served in the military. I was the first of my family to graduate from college. I've coached. I've taught. I was a certified counselor with a master's degree, and all I'm trying to do is do what's right and try to keep you people from taking away my rights that I've fought for. I've taught people, taught kids in high school to stand up for yourself and things will work out. I do not get that from this because you got all these sort of things and are all designed to take away rights from people.

And just to speak about, you know, 55 acres is nothing. I mean, the land is crappy, nothing, scrub trees that there isn't ten trees on there that's more than 35 feet. It's all bumbleberries and blackberries and whatnot. And you guys want to tell me that I -- what I can and can't do with that. If I'm in the National Gorge here or something, I agree, you know, but don't let some one person or some entity get rich off of doing something down the Gorge.

MADORE: Mr. Coppedge, your time is up.

COPPEDGE: I am. I am being redundant. I know that.

MADORE: Yeah. I've given you extra time because of the time that staff took. But I also would like to be able to encourage you even addressing staff like it was staff that would be taking the property, private property rights away from citizens. It's not staff. It would be elected representatives. That responsibility of representing the interest of the citizens falls to us, and staff is facilitating and their resource, the expertise in order to implement the policies that we come up with. So it's up to our responsibilities to get that right when it comes to options and flexibility and freedom and private property rights as well as fulfilling the responsibilities of stewardship and compliance with the Growth Management Act.

COPPEDGE: Well, before I leave, then, I would like to have from this, you guys are the Commission, you guys are the building Commissioners?

MADORE: They're planning staff.

COPPEDGE: Planning staff. Okay. Right here in '08, the person that I took the land from, had to take it from a foreclosure, he instituted the three-lot thing, the 35, the 20 and the 10 and he put in here land use only. Now, I'm in a R-10.

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MADORE: Mr. Coppedge, I'm sorry. I have to stop you because I --

COPPEDGE: Can I have a meeting at one of you top people real soon?

EULER: Sure.

ORJIAKO: Yes. Yes. I will ask my staff to take your name and we will meet with you. If it's not something that we can resolve in my (inaudible), I will make sure that Community Development staff work with you to address what the issues are. Okay?

COPPEDGE: I'm sorry I'm upset, but this is going on and on and that thing there is just --

MADORE: Sure. And it's appropriate for you to appeal to your elected representatives because it's our job to go to bat for citizens. Peter Silliman here, if you share with him the specifics, we'll do what we can to work with you. Okay?

COPPEDGE: I'd like to just have a meeting then set up instigated by you guys.

MADORE: Okay. Chuck Green.

GREEN: Thank you. So I'm Chuck Green. I live in Ridgefield. And I am one of the two remaining candidates for the District 2 position to sit up there and be part of the important decision-making on this comprehensive plan. And one thing I have said all along is if I'm elected in that position, I would love to represent District 2 in making these decisions.

Since April, I have been espousing the re-adoption of the current comprehensive plan for a period of two years to meet the State mandate as well as give all five County Councilors an opportunity to take part in these decisions. I do support the Planning Commission's recommendations. I also support the recommendation to look at the rural lots that were impacted by the 1994 plan.

For those who read *The Columbian*, I actually mentioned an option of -- I have been talking about in that article that was published a couple of weeks ago. I do want to talk about transparency. I am endorsed or I'm supported by five former county commissioners who have spent almost 40 years sitting in those seats. When I come in at 9:05 a.m. on the day of a hearing and find that something has been uploaded to The Grid by someone, that is not transparency. That gives me zero time to review and adequately present my opinion in

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a case.

The fact that I'm a registered engineer with a transportation resume, my professional opinion, that is not transparency. That is not good governance. I am running on a platform of transparency. I am running on a platform of restoring stability to this council.

I would love to see more time and a better recognized process for uploading documents that are considered public documents that are supported by the full County Council, not one person who is making those decisions to upload that. When I look at this Alternative 4 paper, it talks about Alternative 4 has been updated. Well, Alternative 4 was set by a resolution that was adopted back in April. This means Alternative 5 has been developed.

It's interesting that in a La Center Grange candidate forum last weekend, a representative for Liz Pike mentioned an Alternative 5. I don't know because nobody else who is running for office even knew about it, but the fact that it was brought out, that's not transparency.

So please respect the process. Please allow for the two new County Councilors to be part of the decision-making of this process, and please move forward with the Planning Commission recommendation so that five County Councilors can work with the rural area for those property owners. Thank you.

MADORE: Thank you.

Carolyn Crain. And then we'll take a break after your testimony.

CRAIN: Good afternoon. Carolyn Crain. I'm very frustrated. At this point, none of those charts are up there. Your introduction blurred a lot of lines and I'm not even sure that I know which chart I was looking at at this point several hours later in order to bring forward a few pieces of information.

I was of the understanding that the County Planning had 77,000 population growth. When I was looking up there at numbers, I don't know if it was the County chart anymore or if it was someone else's, but it showed a 261,000 population growth by the year 2035 putting us at 681,000. That's way more than 14 percent. Heck, it's way more than 50 percent.

It appears that urban growth in-fill has managed to keep the rural area from going above 14 percent in its growth thus far, from what I think I saw, and there is a point to all of this. 3, with the

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amendment for the cities to gain in residential space and in public facility space and housing space, is going to be very important. You need to totally consider the amendments that those cities are going to need because all that population seems to be all over the place. I don't even think you have a good solid analysis of what it is that you're doing. I don't know, maybe it's just because you mixed it all up.

What I do know is that when I looked at the Census Bureau's charts and their numbers, they already had said that we were going to need 2.85 jobs per household in order to keep - and this is prior to the rent increases that have been going on - in order to keep pace with the cost of livings in our communities and the planning that has been going on has planned for 1. So I'd like to know how many more people are going to wind up on the government roles because there isn't a job.

I think it's very important in the planning process that we're not planning for failure, that we're planning for more than 1 job per household if it's going to take 2.85 based on our median household income. And I would encourage you to consider the urban growth designs and requirements of the cities in the county so that they can bring those jobs forward. I will beg of you to consider doing that.

And I'd like a quick answer to what 2.H, public facility zone is. I want to know if that requires new codes unique to public facilities lands. It's not a code I've ever run across before and I'd like to know if that allows changes to what we do on public facilities lands. Can I buy a new prison with that land? Thank you.

MADORE: Okay. Is 15 minutes good for a break?

STEWART: That's good.

MADORE: Okay. 15 minutes okay?

MIELKE: Sure.

MADORE: All right. We'll take a break, well, actually till a quarter till. That's about 13 minutes from now, and so until then, we are in recess.

(Pause in proceedings.)

MADORE: We are back from recess. We are continuing the public hearing on the 20-year comprehensive plan update concerning the

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preferred alternative as presented by the Planning Commission. We are accepting public testimony. The next person to speak is Sue Marshall.

MARSHALL: Thank you. Chair Madore, Council members, my name is Sue Marshall.

MADORE: I can't quite hear you. Is that microphone working? Why don't you scratch it. Keep scratching it until you hear it.

MIELKE: Mine's working.

STEWART: That's better.

MARSHALL: Should I hop over?

MADORE: Try it again some more. Nothing?

MARSHALL: Nothing.

MADORE: Try another microphone.

MARSHALL: I'm flexible.

MADORE: Scratch the microphone there.

MARSHALL: Oh, they can hear me already.

MADORE: Oh, yeah. Okay.

MARSHALL: Okay. Hello.

MADORE: Start again.

MARSHALL: Okay. My name is Sue Marshall. We have a 20-acre farm in the Ridgefield area. With our daughter, we are beginning a third generation of farming of our land. The current zoning for our property is AG-20 and we'd like to retain this designation as a means of protecting the long-term use of our land as an agricultural resource to the community and as a family legacy. The Planning Commission recommendation was advanced after a very thoughtful deliberation and I urge you to adopt this as the preferred alternative.

The most important element of their recommendation is their rejection of proposed upzoning of agriculture and forest resource lands and further division of rural lands that were proposed in Alternative

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2 and 4. Large acreage farms are important for long-term survival of agriculture in Clark County. As you get smaller and smaller parcels, the per acre value goes up and this effectively prices out new farmers. It becomes prohibitively expensive.

Large blocks of land dedicated to farming provide for long-term stability and resilience for agriculture and protects the farmer and their long-term investment in plants and equipment. Large block farming can support necessary infrastructure, shared storage, equipment, marketing, processing and becomes an important economic cluster of supporting jobs that supports larger scale farming. We have successfully farmed without water rights. It can be done. It's a fact of life as new water rights are not available in Clark County.

But to be economically feasible, you need larger acreage so that you can, because you don't have the flexibility of having -- you have limited variety of crops that you can plant. That makes it even more important to preserve the large acreage farms that we have in Clark County so that they have that ability, since there's no additional water available.

Problems with Alternative 2 and Alternative 4 that were pointed out in the EIS, population assumptions do not support Alternative 2 and 4 and creates more housing than is needed. Development occurs disproportionately in the rural areas. It's a prescription for sprawl. The additional wells and septic systems and the transportation that would be needed in Alternative 2 and 4 have a cumulative impact both environmentally and economically and will change the rural character of Clark County.

The Planning Commission - this is my last paragraph - carefully considered the recommendations in light of legal requirements of the Growth Management Act and were well aware that there have been past challenges that the County could not successfully defend. They arrived at a recommendation that deserves your support.

And I must say, given the new information that was sprung at the last minute, how very frustrating it is for a member of the public who has tried to participate all along to have the basic assumptions that we were planning on revised, and I would urge you if you go forward with changing the assumptions, that the Planning Commission and public have full opportunity to participate in that process. Thank you.

MIELKE: So I have a question, if I might, of staff. My understanding on the 20-acre ag, we're not rezoning that under

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Alternative 4?

MADORE: Alternative 4 includes AG-20 now in response to the DEIS feedback, public testimony and request from the city representative.

MIELKE: You didn't answer my question.

EULER: We're not proposing to change any land that's zoned agriculture from agriculture. The proposal in Alt 2 is to drop the minimum parcel size to 10 acres; the proposal in Alt 4 is to create an AG-5 and an AG-10 zone and do away with the 20 acres.

MIELKE: Right. Zoning remains ag?

EULER: Correct. In both of those cases, the land would remain ag.

MIELKE: Thank you.

MARSHALL: Just to comment on that, it may remain ag, but as you get the parcels smaller and smaller, it becomes less economically feasible to actually farm in the county on smaller parcels. Thank you.

MADORE: Did you want to speak for Val?

MARSHALL: I will speak for Val.

MADORE: You're welcome to.

ALEXANDER: My name is Val Alexander and I have lived in rural Clark County for 50 years and have operated an organic farm for over 20 years. I have reviewed the Water Resource Inventory Area, No. 27, for Lewis River documents and comments that have been placed in the record and oppose the creation of any additional lots in the rural area as the domestic water supply is currently over allocated. I also have had a well fail on my property at the same time that others were drilling wells, new wells, near my land.

I'm also a board member of the Friends of Clark County and support all of the substantive comments, facts, legal analysis that have been placed in the record by our members and our attorney, Mr. McDonald.

Today I would like to emphasize the following: A clear majority of the Planning Commission recommends against the upzoning of any property in the rural area by votes of 5 to 1 and 4 to 2. A clear majority of the Planning Commission believes that the expansion proposed under Alternative 2, 3 and 4 are not fiscally sustainable

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and the County cannot afford the development which would be allowed under Alternatives 2, 3 and 4.

The cities of Vancouver, Camas, La Center, Ridgefield, Washougal and Battle Ground oppose the upzoning in the rural areas proposed under Alternative 2 and 4 with small exceptions to their boundaries. I suspect that if you ask the Community Planning Department and legal counsel to speak candidly and openly, they would oppose the upzoning in the rural areas proposed in Alternative 2 and 4. All four candidates to the two new council positions and the chair and have actively campaigned for them all oppose upzoning in the rural areas proposed in Alternative 2 and 4.

Your financial advisors have advised you against your proposal to remove the two percent increase in property taxes because it is not financially sustainable for the county. The 2007 capital facilities plan is a skeleton of its former self having over \$500 million of projects deleted, presumably necessary to sustain the population numbers which are now in Alternative 1.

Councilor Madore, you are not a planner and have no known background in planning, yet you insist of bypassing the paid and trained staff to create both Alternative 4 or whatever combination you are about to promote. You continually violate the public trust by meeting out of the public light with Clark County Citizens United members to plot and plan. This is your version of transparency?

You seem to be blind to this huge majority of stakeholders, elected officials, planners, legal staff and councilor candidates who all oppose the upzoning in the rural area set forth in Alternatives 2 and 4, rather you only listen to a small group of land developers who have bought up properties, logged them and subdivided the rural and resource areas for their own personal wealth.

By following the wishes of the vocal few, you are either going to place huge tax burdens on the majority of the county taxpayers or the county will simply not be able to put required services in place to serve the explosive growth your plan will allow to occur in the rural area.

MADORE: Ma'am, your time is up.

MARSHALL: There's just one more sentence.

MADORE: All right.

ALEXANDER: If that happens, then when your anecdotal grandma calls

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9-1-1 to get help when she falls and breaks her hip, she will get a voicemail loop because that is all the county will be able to afford.

MADORE: Thank you. Don McIsaac.

MCISAAC: Thank you, Mr. Chairman and good afternoon, Councilors and staff. I'm going to try to ad lib a little bit here given the events of the day. I had some prepared testimony that I'd like to say, just a real short-cutted bottom line to and then speak a little bit to the good questions from Council Member Stewart on the numbers and the assumptions and also just to make a comment and a recommendation on the process forward. If I could ask the staff to bring up Table 1.1 while I'm going over my short-cutted original testimony, that will help us maybe on the numbers.

With regard to my original testimony, let me just say that we think that the Planning Commission got it wrong in not recommending the heart of Alternative 4, the predominant lot size corrections, cluster development improvements and a modicum of economic growth opportunity. Not to fault them, we don't think they had timely information or even all of the analysis in the body of public opinion in the public record or, perhaps, they would have had a little bit more to say about Alternative 4.

We recommend that you make a policy decision for reasonable change from status quo in both the rural and the city areas with a preferred alternative that blends, refinements to Alternative 4, the appropriate parts of Alternative 3 and all the remaining portions of Alternative 1 that are not changed by the above actions.

In simple words, this would mean please do something for the rural areas, please do something for the city areas and let's all recognize that most of the land parcels in the county would see no change under that condition. So 25 years of no policy changes for the rural folks is long enough.

Then deviating to the more late-breaking issues, these numbers that are listed as planning assumptions that we've had some attention to the population size and the projection of and then the split between urban and rural - I'm not sure the council members can actually see what's on the screen - these are assumptions. They're not handcuffs. They shouldn't be taken as exact.

One of the key planning assumptions is the employees per acre. That's 9 employees per acre in business park areas and 20 employees per acre in commercial areas. If that's 8 and that's 10, do we have to go back to the drawing board? We have the average people per

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household, 2.66. If that's 2.65, do we have to start over again?

So originally we thought that these numbers are assumptions and you've got a midpoint for a population number that we now based on the recent information does not seem to be a true midpoint. We thought there was a full range at one point from all the information and we thought you would be able to use the full range. And if any of these other numbers deviate a little bit, we presumed you would have some policy judgment discretion to make your best judgment on what you feel about that.

There's always been, as we testified in early September, a few errors in the SEIS, and so we would have thought today if you were on your original schedule of selecting a preferred alternative, you'd have the opportunity to give any of those kind of corrections.

Lastly, on the process forward, I think it's a good idea to delay and get clarities on the numbers or the assumptions, perhaps as an adjunct to this meeting. The theme here would be to not delay very long, but do get it right. You should be able to ask staff for corrections during your policy deliberations if they were held today. You might ask staff to take a look at this and take a look at that based on public testimony you heard.

For example, you just heard me say that I think the population number that you're using is too low, and I'll say now the urban and rural split is a lowball number that doesn't reflect what we're currently seeing. During a break before you make your final motion to decide, you should be able to ask staff to ground truth some of these things that you've heard from the public that seems to challenge what's in the analysis.

And so again, I'm recommending that you delay if that's what's necessary to get it right, but don't delay too long.

MADORE: Okay. Great. Thank you very much.

Greg Holmstead or Greta Holmstead, Holmstrom.

HOLMSTROM: For the record, it's Greta Holmstrom. Thank you for the opportunity to speak to you today. I have a small change that presents a big opportunity to tackle some issues that are occurring in the Felida neighborhood.

In 2008, the comprehensive plan was updated to provide for a mixed use classification at the northwest corner of the intersection of 36th Avenue and 119th Street. This provided for the development of

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that small property with commercial amenities and a community gathering space with multifamily housing, really created a neighborhood focal point. It also created infrastructure improvements along 36th Avenue which is, as you know, a major bicycle thoroughfare, a pedestrian thoroughfare and also on 119th Street.

There's been a lot of increased activity along with this development, a lot of people walking to neighborhood resources and amenities, but it highlights a need, especially along 119th Street which is a local access road and is rather unimproved essentially along the southern side, there's a need for pedestrian amenities as well as improvements to the turning movement, the right-hand turning movement onto 36th Avenue which becomes Lakeshore at that point.

There is a lack of incentive for development of that infrastructure because the property to the south of the intersection is currently classified as low density residential and there's really not much development potential there. So there is a developer interested in this property that would like to request this to be reclassified as commercial so that there is the catalyst for development at that intersection. The neighborhood is in support of this.

In the packet I handed out, there's a letter from the neighborhood association president. They see the safety needs and would appreciate additional parking in the area. And the developer is presently in the process of doing a boundary line adjustment for these parcels, so there is approximately one acre that could be classified independently as commercial.

So I hope that you could incorporate this into the comprehensive plan so that these infrastructure improvements could start to take place before the next chance to apply for a comprehensive plan change. And I'm happy to answer any questions you have.

STEWART: I have a question.

MADORE: This is not from you?

HOLMSTROM: That letter is prepared by the developer, Ron Edwards.

MADORE: Okay. Go ahead.

STEWART: And who are you here representing?

HOLMSTROM: I'm representing Standridge Design and we're the planning and engineering firm that represents Mr. Edwards.

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STEWART: I see. You referred several times to the neighborhood. Are you representing Felida Neighborhood Association?

HOLMSTROM: I do not represent them. The last piece of your packet is a letter that has been prepared by the neighborhood association.

STEWART: Thank you.

MIELKE: Thank you.

MADORE: Okay. Thank you very much. I wish I could read this. It looks like the first letter is a K, K-u-b-a-l or something like that, and like L-o --

LOGAN: Kimbal.

MADORE: Kimbal.

LOGAN: Yes.

MADORE: Okay. And can you spell your last name, please.

LOGAN: I'm Kimbal Logan, K-i-m-b-a-l, L-o-g-a-n, and I'm here just as a representing myself.

MADORE: Okay.

LOGAN: You, a couple of you have stated, Councilor Madore and Stewart, that we need to provide an orderly and well thought-out growth plan and presumably a plan that can be actually implemented, and you've done a lot of work and a lot of it's admirable. But it would seem like for that plan to be implemented, you should recognize the following realities: One, the plan passed should not be a plan to go to court. Admire the county and the related cities and our landowners and legal planning gridlock, and have the only concrete (inaudible) in enriching our legal professionals, and I think you all know that's where we're headed right now.

Two, there should be a consensus on who the "we" is who's voting to approve the plan. Considering the legal, political and public actions set out resulted in new form of county government, it seems more than obvious that the vote on the future growth plans for the county should be voted on by the people and leaders elected by the people to do so, again, with your help.

And, three, there should be an agreement on the assumptions to be used. God forbid that the facts get in the way of the correct

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decisions. It may be wise, like in a lot of things, to plan for the worst and hope for the best. And again, it's just me, it seems like you made a lot of good points, David.

The net result of these observations is that it seems obvious the Board should strive to gain consensus from all involved, including the cities, other governmental agencies and the landowners. They should agree on the assumptions to be used. And you should wait for the Board to be changed in January before you make a final vote. You should try to create a plan working together with your opposition; that is, construct a platform for future growth and not a platform for the future strife that we've seen recently.

MADORE: Okay. Thank you, sir.

LOGAN: Thank you.

MADORE: Heidi Owens.

OWENS: Hi. I'm Heidi Owens. I'm from Vancouver here representing myself, and I just want to first thank the council for letting me speak today and also I want to say thank goodness for process.

The Planning Commission gave you their recommendation and they were very thoughtful - I watched it on CTV - and they were thoughtful, and it is time to put a cap on this process and let the staff do their job. So whether you -- well, I guess one of the concerns that I really have is it has been mentioned a couple of times that it is \$1 billion in infrastructure cost just to do Alternative 1 and how are we going to pay for that?

And, Councilor Stewart, you brought up today about the budget, the capital budget and the capital plan, and, you know, it's -- I haven't seen this, the county people haven't seen this and so how are we going to pay for these things.

So what I would like to see is a stop this process, which as I understand -- I mean, how are we even paying for this process? I mean, we are distracting so much, we're not letting staff get this done so that we can move forward and wait and let the people of this county elect their new representatives that are going to serve with you, and then you can relook at what you want to do with these assumptions and see if you want to begin this again in 2016 or 2017. So whether you go forward, just Alternative 1 which we already know is going to cost 1 billion or you take their recommendations, that would be up to you. I think it would be prudent to do that.

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I do think that their idea on what to do with the 1994 people who owned the lands before that is interesting. I think it needs more study and I think it needs a sunset provision. But to continue to go on this planning effort that is unfunded, it is polarizing and it is disingenuous as demonstrated by the new material that you presented this morning, respectfully, Madore, I do -- Mr. Madore, I do say that that this is just ingenuous to bring this up at this late stage when what we were here for today was to talk about the Planning Commission's recommendation. So you mentioned earlier today, which I thought was great, pause, optimize, get this right, so great.

So let's show leadership and do that, pause. So just stop the process, approve Alternative 1, maybe choose some other recommendations and let the people of the county move forward so that we can stop and then we can let the next group help you work through the assumptions. We need to move forward here.

MADORE: Thank you. Jim Wilson. Is Jim here? Okay. No one's responding to that name.

Stephen Boynton. Following Stephen will be Eric Golemo.

BOYNTON: Pardon?

MADORE: What's that?

BOYNTON: Oh, I didn't quite catch you.

MADORE: I was just naming the person who is going to follow you.

BOYNTON: Oh, okay. My name is Stephen Boynton. We are landowners with 52 acres in agriculture and timberlands and we've lived in the county for 30 years.

We agree pretty much with the recommendations that the Planning Commission has given you. Rezoning into smaller parcels has been a boom to land developers and it's extremely profitable, but this is done at the public's expense. We have been searching for additional timberland in Clark County for the past month and I've found large parcels are being purchased, logged, subdivided and sold for huge profits.

One example is at NE Taylor Valley Road in La Center. That's a piece of property we looked at. The 45-acre property was purchased in August of last year for \$370,000. About 20 acres was then clear-cut and subdivided into three parcels. This gross profit for selling

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the land would be about \$230,000 plus whatever they would receive from the timber harvest. This is an effective and very profitable business model, but it requires ability to cut up the land into smaller and smaller pieces. The land value increases about 80 to \$100,000 every time you split a parcel and add another home site; therefore, it is vital to certain individuals to rezone, that rezoning takes place and continue this business model which we disagree with.

The proceedings, as we believe, has been strongly in favor of the supporters for rezoning ag and timberlands as in Alternative 4. These supporters have been allowed a greater presence than the rest of the public by allowing them to speak more often. Four or five supporters, including Clark County United members, who were allowed to speak for a second time during the September 10th meeting, this was after Councilor Madore clearly told the attendees on the September 3rd meeting that a person could only testify once. We believe today's opportunity to testify was not publicized.

The public was repeatedly told during public hearings on September 3rd and 10th and at the Liz Pike Town Hall hearing that the last time for public testimony, at least verbal testimony, was September 10th. We could find no mention that today's meeting would include public testimony. A previous request for testimony were listed in the Clark County's website, and the Columbian and Reflector newspapers, today's meeting was not advertised as they were before. I spoke to the County and they told me that they had placed a notice in the Reflector under legal notice and I challenge anyone to easily find the County's notice as it's well hidden in four pages of fine and hard to read print. So thank you for your attention.

MADORE: Thank you, sir. Eric Golemo.

GOLEMO: Good afternoon, Councilors.

MADORE: Good afternoon.

GOLEMO: Hi. My name is Eric Golemo of SGA Engineering and I also serve on the Development and Engineering Advisory Board. I testified about the growth, about my concern about the growth rather early in the process. DEAB also noted that this was a concern of theirs. I thank you now for recognizing this discrepancy. The timing however is a little inconvenient and wanted to offer some suggestions.

With that said, I think it's better to plan for the future and then to be under prepared when we do get the growth that we're seeing as

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we do now. So it is very important that we do this plan right. The purpose of this plan is to plan for the future and underestimating the growth rate does prevent us for doing exactly what this plan is supposed to do.

With that said, a lot of work has been done based on those assumptions and we do have a deadline and I do support some of the things that I've heard from staff early on that we don't want to miss our deadline, it is very important, and wanted to offer up a suggestion. And one of those suggestions are that we complete the plan but make a commitment to revisiting it within two years so we can make sure we get it right so we can base this on the new information.

I do feel like we have a substantial change in circumstance that we based it on OHM's or OFM's numbers and it turns out that even in the last two years, the numbers that they plan for these last two years significantly understated the actual growth that we've seen in the last two years. So if we're basing that rate on a six- or seven-year period and two of them are significantly off already, we do need to revisit that and make sure we get it right; otherwise, we will see a lack of land for new growth. We will see some of the alternatives in 2 and 4 kind of fall flat because we need to make sure we don't parcelize out these and the areas that we need for future growth in Clark County. So kind of to come to a conclusion, I would support that we adopt a plan.

I did want to mention something that I did see in the Planning Commission's recommendations and those were Alternative 3, there were two or maybe three, La Center, Ridgefield and Washougal that did not pass and I would encourage you to reach out to Planning Commission and to those cities, because from my initial look at them, they look like reasonable requests and it might have been a miscommunication or a lack of representation from those jurisdictions and I encourage you to reach out to them, so... But if you have any questions, I'd be happy to answer them.

MADORE: Okay. Thank you very much.

GOLEMO: Thank you.

MADORE: Appreciate your feedback. Carol Levanen.

LEVANEN: Carol Levanen for Clark County Citizens United.

Clark County Citizens United recommends rejecting the Planning Commission recommendation. State law that says that Planning Commission is a fact-finding agency and advisory only. RCW also in

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the 2016 update allows for a year extension for grants and State issues if the planning is proceeding in good faith. I believe that that's true now, so I think the threat that you're going to lose State planning is not something you should be considering.

Bill Hesler, a farrier, shoes horses, he discussed with CCCU the difficulty he had in finding affordable housing. He works in the rural areas where there are horses, but the only affordable home he could buy is on a 5,000-square foot lot in the City of Vancouver far from his workplace. He said he will compose information for testimony.

His complaint was that living in that house was like living in an apartment. His lot is very small. The house is close to the road and close to the house across the street. He has no privacy. The lot is too small for car parking so he has to park his truck and farrier trailer on the narrow street. There's no place for his children to play in the yard so they are compelled to play in the street. He said he can appreciate that it's a cul-de-sac street so there is no through traffic, but he still worries about the safety of the children.

He complained that he can reach out and touch the neighboring home. The backyard is so small, he's lucky to have a patio. He said the home was not cheap, but he hates living there. He has to drive long distances to serve his clients. He wants to live on a lot with some space in an area where he works, that would mean the rural area, but there are nothing available that he could afford.

He hopes that changes will be made to the comprehensive plan to allow for people like him to find housing in places they want to live and work. Clark County is not meeting the sustainability of lots necessary to meet the housing needs of the rural and resource population. The result is a forced migration into urban areas where they do not want to live.

Agenda 21 is an action plan of the United Nations with regard to sustainable development. It is a product of the Earth Summit of 1992. It is a 700-page document divided into four chapters that have been grouped into four sections. Local Agenda 21 is the application of the document on a local level and can be found in Chapter 28. Portland, Oregon and Seattle, Washington have adopted Agenda 21 policies; Clark County, Washington has not. In this document, the human is being replaced by the environment. This is touted as sustainable planning.

The Growth Management Act does not support such planning. The Act

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states the rural areas are to have a variety of housing and affordable housing, neither of which is being provided for in the rural and resource areas of Clark County in the existing comprehensive plan. This lack of sustainable, affordable, available housing in these areas is causing a personal and financial hardship to the citizens of the whole county. To meet the GMA mandates, the Councilors would be wise to assure that such housing choices are available in the rural and resource areas of the county in the 2016 comprehensive plan update. Perhaps then, Mr. Hesler will be able to provide his services in an efficient and economical way that benefits everyone. Thank you.

MADORE: Thank you. Gretchen Starke and then Susan Rasmussen will follow.

STARKE: Oh, the same problem as always.

MADORE: Go ahead.

STARKE: I'm getting shorter. There. I am Gretchen Starke and I am speaking for the Vancouver Audubon Society. Today I will be speaking about the process of this particular update of the growth plan, which process has been abominable.

But first, we support the Planning Commission recommendation to adopt Alternative 1, and we also support the specific rejection of certain parts of Alternative 4, particularly those dealing with ag and forestry.

Now, Councilor Madore has possibly violated GMA's provision that the public, the entire public, not just his buddies, be informed and be involved in the whole process of developing the update of the growth plan. There must be no favoritism with a single group to have allowed -- to be allowed total access and the rest of the public kept in the dark. Above all, the planning staff must be involved from beginning to end.

Councilor Madore in his capacity as chair of the County Council has conducted unfair and biased hearings, giving great leniency and favor to those who support his alternative. Although, I have seen that this has changed today, and for that I'm glad.

Councilor Madore has certainly violated the public trust. He has prattled on about being open and transparent, when in his actions, he has actually been as open as a locked safe and as transparent as a wall of mud. He has been secretive, springing surprises on the staff and the public. He has ignored the advice of the planners and

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of the legal staff. He is trying to get the best possible advantage for his buddies, never mind what nightmares he produces for the rest of us.

His vision of Clark County seems to be the luxurious country life for the extremely well off and nothing but higher taxes and/or third-world public services for the rest of us. In words and deeds he has shown contempt for the ordinary citizens of Clark County. His presentation of the material this morning absolutely illustrates what I have been speaking of.

And just to comment for a minute on Ms. Levanen's example of the poor put upon urban, unwilling urban dweller, I cannot weep for that man having lived in cities and various places and in very small towns in Wyoming and so on. I have driven long distances to work. Oh, so I would just wrap this up right now and thank you for the opportunity to speak.

MADORE: Thank you, ma'am. Susan Rasmussen.

RASMUSSEN: Susan Rasmussen for CCCU. Thank you for this opportunity once more this afternoon to be before you at this hearing.

Last week I gave you a copy of the e-mail response I got from Mr. Mario Villanueva from the Washington State Department Rural Development Council. He's the director. I've been talking to him now about a year communicating about the concerns of the domination of the cities in the comprehensive plan and how they're driving and creating our futures and our properties, and the fact that the rural communities have been excluded time and again in the updating processes of the comp plan.

I asked Mr. Villanueva how the rural interests are supposed to garner attention when the cities have been laying claim to the future designs of our lands and have excluded us from collaborating. His response: This appears to be a weighty problem but not insurmountable.

A couple of thoughts. Organizing the rural constituency in Clark County to somehow speak with a unified voice about the items that you note are of concern is the first item that comes to mind. Also having elected officials attend a meeting that could benefit from daylighting rural concerns and elevate that to their level of policy thinking might be helpful. In particular, our comments mean the rural development department could focus on the importance of helping make our rural areas more sustainable.

I questioned him about how can the rural areas get our fair share

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of good family wage-earning jobs? How could we maintain our families so they aren't fragmented in driving them into the cities? How could we maintain a continuity of ownership of the family farm? And he's offered to come down here and speak to us on these issues.

What previous boards and this Planning Commission have failed to realize is that farmers and foresters are operating businesses. Chelan and Lewis Counties have both recognized this and wrote their comprehensive plans recognizing the needs and practices of the industries, the importance of options and how this impacts the financing aspects of their operations.

When the '94 comprehensive plan for Clark County eliminated options for these landowners, they also eliminated financing. I also included a copy of the Green Alternative written by Mr. John Karpinski, and this shows the unbalanced view and the unbalanced policy that was taken when this was -- when our present comp plan was developed in '94. He thanks Peggy Scolnick for inquiring regarding details of the Green Alternative and the County's apparent consideration of including this alternative as a full and complete alternative in the growth management DEIS. On the other page, it is thank you again for your continued consideration of including a Green Alternative as a full and complete alternative in the growth management plan.

There has been talk a lot today from Mr. Snodgrass, Ms. Alexander and Ms. Starke about the massive upzoning. What Alternative 4 does is only begin to mediate what the landowners, what the farmers, what the forest families lost in the massive downzoning of this '94 plan. We were never asked for our input then and we haven't been asked this year, except for the recognition that this Board has given us. And I thank you from the bottom of my heart for recognizing the rural communities in this plan in giving us a voice. Thank you for your time this morning.

MADORE: And thank you very much. Sydney Reisbick.

REISBICK: Hello. I'm Sydney Reisbick, Friends of Clark County for the record. Friends of Clark County also supports the recommendations of the Planning Commission.

We're also concerned about two actions what could be taken by the Board of County Commissioners in forming a final alternative. Actions that if carried out would reverse prior resolutions of the Board regarding the selection of the overall population forecast and the urban to rural population allocation. Those decisions would be in contravention of the Planning Commission recommendations and

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would lead to adverse consequences to rural life in Clark County.

Friends of Clark County opposes the use of new higher estimated population levels and any increase in the rural allocation. Selection of a higher overall population estimate and a higher rural population require what would reset the process toward a comprehensive plan would require new hearings, creation of new assumptions, development and evaluation of new alternatives and a new public process. It could increase the population estimate beyond the scope of the current Supplemental EIS and could trigger a new SEPA process, new scoping process and a full EIS. Further, adopting such new population numbers and allocations without restarting the process would violate the public participation requirements in the Growth Management Act.

The Council may recall that one of the issues that carried the day, Judge Poyfair, was the County's development of the ag/forest designations late in the process, and thus, in violation of the Growth Management Act. In addition, at this time most cities are not requesting any expansions of their boundaries and do not want to expand their boundaries, therefore, if the County adopts a higher overall population estimate, then much of the new growth anticipated from the higher estimate would be forced into the rural area. An increase in the rural population allocations would allow that additional population into the rural area. This would not be sustainable, compliant with GMA process, nor compliant with GMA goals.

Thank you for listening to our concerns. And I forgot to bring my paper, the copies what you all handed.

MADORE: Thank you, ma'am. Margaret Tweet.

TWEET: Thank you, Commissioners. And I wanted to mention that there was no mention about the 9:00 a.m. deadline for turning in comments and I share the confusion that that other citizen had about -- I think there was quite a bit of confusion that comments had been closed. So please be sure to make it clear that comments keep -- keep that open that comments are still accepted.

25 years of no action is a long time for rural Clark County and I do urge you to reject the Planning Commission recommendation because it doesn't take into account the unfair treatment of the rural landowners. I strongly support a grandfather clause to allow long-time property owners the use options they had when they purchased the property as other counties have done that protects property rights. Smaller lot sizes and the ability to divide is

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wise.

At a town hall recently, one citizen explained they had a 20-acre parcel and were not able to divide the lot for any reason, including for family members. If a resident owns property, they should be able to pass it on in parcels to family. It also increases the housing density and promotes a variety of densities which is part of the Growth Management Act. Family caring for family.

Proximity is important when caring for children or aging family members. Allowing for dividing lots allows family to care for one another through various phases of life. A permit to place a mobile home has to wait for a disability to occur. What if a mobile home isn't suitable or desired for housing? It's much harder to accomplish anything if a medical hardship occurs.

This plan doesn't adequately consider caring for family and passing on a place to live for future generations. Family could move in to help out and then be forced out of their home since there is no way to divide the parcel in smaller lots. Large families require more lots. The plan needs to be flexible and consider medical or economic hardships that may require selling a portion of a property to save the rest or to save a family business.

The County should not prevent families and businesses from dividing a property in order to keep the business going or to keep the house. Small businesses often require space. Smaller lot sizes allow for more and varied small businesses to start in Clark County, supporting residents with jobs, whether it's a repair shop, a small farm, garden or other sort of small home-based business. The County should allow for such start-up efforts and not prevent it. Some farms can support a family or have enough to share. It needn't be commercial to be a farm that is feeding the community healthy produce.

I agree with the flexible options like Lewis and Chelan County offer. Let's be careful not to be stricter than the State requires. Overregulation stifles growth and jobs. Opportunities foster creative growth. If the State does not require five-acre minimum lot sizes, neither should the County.

And I do support the cities request for housing. Affordable housing starts with available land. We need more affordable housing, more options. People are looking for places to live and I hope that we'll make those opportunities available to more citizens and more businesses. Thank you.

MADORE: Thank you. I'd like to have a five-minute break till a

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quarter till, actually 14 minutes till.

STEWART: How many names are left?

MADORE: Just a few.

STEWART: How many?

MADORE: Two.

STEWART: Two.

MADORE: Is that all right?

MIELKE: It's your call.

MADORE: Five-minute break. We are at recess.

(Pause in proceedings.)

MADORE: Okay. We are back from recess. We're in the middle of or near the end of receiving public testimony regarding the comprehensive plan update, the 20-year plan for in consideration of the Planning Commission's recommendations for the preferred alternative. The next person in line here is Richard Dyrland. Is Richard here?

MIELKE: No, he's not.

MADORE: Last call for Richard Dyrland. Okay. I don't see him.

Carrie Parks. Is Carrie Parks here?

MIELKE: Don't see Carrie.

MADORE: Okay. And the last call there.

And Joe Laveck?

MIELKE: And Joe left.

MADORE: Joe left. Okay. All right. That is the last person I have signed up, so that closes public testimony. With that, I invite my fellow Councilors to set a path forward.

MIELKE: Well, Mr. Chair, I'd like to make a comment first and then allow my other colleagues to make a comment. I think what we have

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so many times when we try to put things together, we rely on the Office of Financial Management, and one of the things I've learned is that some of the information that we have is a few years old and that can really mess us up when we go forward to guesstimate or estimate, an educated guess, you might say, as we move forward as we try to plan for the future.

And so right now, I myself would like to have more time to compare the numbers that we have, talk to staff and reconvene at a different time rather than make a decision on the package, because there's a possibility that the information that came from the Planning Commission could have been flawed if the information they had was not accurate.

MADORE: Okay. Councilor.

STEWART: I think I'm going to keep my comments even more simple. We had a lot of testimony today, a lot of people either favoring or opposing the Planning Commission recommendations. I think we need time to digest and think about this information and decide how we're going to move forward. Because if we're going to alter assumptions or if there is support here to alter assumptions, then we will have to revisit virtually everything. So I think we need to be real careful that if there's any idea of doing that; that we think it through all the way about if that's where we want to go because it has profound implications.

So I don't think -- my impression from the discussion is that we're not comfortable moving forward with the Planning Commission recommendations at this time; however, in my opinion, that does not mean that I don't agree with these Planning Commission assumptions or the majority of them. And I do have some points of interest with a couple of their recommendations that I would like to explore a little more, get a little more information.

So for me today, rather than try to make a decision on this, to consider the information we heard today and then figure out how we're going to move forward, because if the new information offered by Councilor Madore is recommended by this Council to incorporate or move forward on, it's a whole new ball game.

I would not support - let me just say straight out - I don't support adding an amended Alternative 4 to anything we're considering at all. I'm not even sure I support Alternative 4 as it was originally presented. I do think that as elected officials we have not just the ability, but we have the obligation to look at what the recommendations are, and if we believe some modifications need to

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be done, that is part of our role as long as those are prudent and effective recommendations. So I'm not ready to act on this today, and I just wanted to go to this starting point here. Thank you.

MADORE: Okay. I like the idea of us allowing more time for us to be able to consider what was introduced here today, the public testimony that we've received and to continue our deliberation into our next meeting. There was a suggestion that November 17th would be an appropriate date. Do you still feel that's the case? What would you suggest?

ORJIAKO: Councilors.

MADORE: Are any of those microphones working? Oliver, why don't you check the one here that's closer. There you go.

ORJIAKO: Thank you, Councilors. The reason I propose November 17th is that if we were to duly notice the changing the planning assumptions, for example, that the earliest we can come back to a hearing will be November 17th. I have to check with Rebecca Tilton to see whether there is even a quorum, what is on the agenda, what are the hearings if that's the case. So I will ask Rebecca to even see whether November 17th is available or whether we have a quorum or what else is on the docket. I don't know that, Councilors, at this point. I was mentioning November 17th based on meeting our timeline for legal notice.

STEWART: Yes. And I believe, did we have a response from you?

TILTON: There's no quorum on the 17th.

STEWART: There's no quorum on the 17th, so that's --

MADORE: Are you not going to be here, Tom?

MIELKE: I'm here.

MADORE: I'm here.

TILTON: It's a conference, WSAC.

MIELKE: Oh, right, WSAC.

STUART: Yes, it is. It's the annual conference for WSAC. I'll be gone too.

MIELKE: Move it up a week.

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MADORE: Well, let me ask you, for us to continue to the next available opportune time for us and to include the expansion of our agenda to allow us the discretion to consider these connected relevant issues and topics, we're not talking about rescheduling a brand-new meeting from scratch. We're talking about continuing this meeting to the next forward.

COOK: Well, Councilor, if what you're talking about is simply dealing with the Planning Commission recommendations, then that does not need to be noticed. If the topic includes the items that you posted today and discussion of those, that must be renoticed.

MADORE: Okay. So what's the -- and what would be the earliest opportunity for us to have the discretion to be able to consider the options that really are tied together regarding this comprehensive plan update?

COOK: If you're talking about what you brought forward today, the earliest is November 17th. There's no quorum, so that brings it to the 24th. I know that there is something on the agenda the 24th.

TILTON: It's the stormwater manual.

COOK: Stormwater manual, which may or may not take a long time.

MADORE: Well, my own view on this is that we need to be able to get this done on time. It's not, in my eyes, an option for us to be able to let this slip so that we end up missing our deadline. We need to be able to be diligent and we need to be able to ensure that we are following the processes so that we can get it done well, get it done as best we can, optimize and honor the full public process. So if the 24th is available, does that work?

STEWART: Well, I disagree with having anything this important come forward Thanksgiving week where a lot of people are taking the whole week off. They're going to be out of town. And when I worked in neighborhoods, it would drive me nuts when jurisdictions would plan a substantially important hearing on Thanksgiving week where people really are getting on the roll for that on Wednesday, and to be able to prepare their information for a really important public hearing, I don't think it's a good time to do that.

MIELKE: So I have a question. Gordy, when I suggested moving it up, does that mean we don't have adequate time for notification?

EULER: That's correct.

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COOK: That's correct.

MIELKE: So I come back to kind of everything in our life, it's a matter of priorities and I think this is very important.

MADORE: Yes.

MIELKE: We should do it as soon as possible, and if no one's here on the 17th, I would recommend the 24th. That's my obligation to the people that I be here.

MADORE: Do you want to make a motion?

MIELKE: Yeah, I will. Mr. Chair, I'd like to make a motion that we continue this and a decision for a preferred alternative on November 24th, 2015.

MADORE: Chris, are you going to say something?

COOK: That's fine. As far as it goes, it doesn't encompass your material, so you might want to do that in two motions. Councilor Mielke's first which has to do with the preferred alternative, and then yours which has to do with changing assumptions.

MADORE: It hasn't been seconded yet so you're free to --

MIELKE: Okay. Okay. So first I'd like to make a motion that we reset a continuance of this hearing to November 24th.

MADORE: Okay. And if I can appeal to you to increase the scope of the agenda to include the maximum flexibility having to do with the SDEIS, the comprehensive plan update, Planning Commission and the assumptions and anything else that's related to this topic, we need to have the discretion to be able to cover that, that content, during that meeting.

MIELKE: Well, Mr. Chair, that was going to be my second motion and she suggested we separate the two.

MADORE: Okay. Then is there a second to the original motion?

STEWART: Mr. Mielke, I need your motion restated, please.

MIELKE: I make the motion that we continue this hearing to November 24th.

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STEWART: And I need to know what you mean by "this hearing." Do you mean only the proposals that we were originally here today to do, which is consider the Planning Commission's recommendations?

MIELKE: Yes, it would include acceptance or the rejection of the Planning Commissioners' recommendations.

STEWART: I'm going to second that motion, but I'm doing it grudgingly because it does not show respect to people and their families and people who value things like Thanksgiving that their time will certainly be tied up that week.

MADORE: I'd like to make a motion to amend that, to expand the agenda to include all of the areas that are under and in our discretion having to do with the comprehensive plan and update, that would be the SDEIS, the planning assumptions, the comprehensive plan, whatever it is that would allow us to make sure that we are not restricted, not put in a box, but allow us to be able to get this plan as right as we can in that meeting.

MIELKE: Mr. Councilor, that's what's going to be my second motion as recommended by legal staff to have them separate. The first one is to address what we didn't finish making a decision on today, and the second one would be to continue with the information that we now have to be considered and time to spend with staff to bring it back so that when we can come back on that 24th we will address both.

MADORE: In other words, are you seconding my motion to include the documents that I introduced today and all these other --

MIELKE: No. No, because they have to be separate. Staff said that we should make it separate. So it would be a separate item on the docket.

STEWART: So is the fact of the situation that you are not accepting the amendment to your motion?

MIELKE: Yeah.

MADORE: I want to make sure I understand this. Chris, I think your point was just simply that Robert's Rules of Order to ensure that a motion is properly made or properly amended. You're not in any way recommending to us that we somehow restrict ourselves from the agenda that I'm proposing that we consider; correct?

MIELKE: In this case.

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COOK: I'm not sure that that's correct, Councilor.

MIELKE: In this motion it would.

COOK: Your motion separates it. I think that is the cleanest way to do it and that's why I suggested that.

MIELKE: Yes.

MADORE: I want to make sure we don't end up being confused here. Our task before us is to ensure that we optimize and we provide a reasonable plan, comprehensive plan for the future. The process serves us; we don't serve the process. The process is to facilitate that sequence. We have the freedom to be able to do that job. At this point, the ability for us to be able to cover these topics in that meeting is that this is all connected. We need to be able to have that freedom to do that.

MIELKE: We're on the same page. We're saying the same thing. We separate them both out. Both items will be on that meeting.

MADORE: Well, that's what I'm -- my motion is to include --

MIELKE: Well, no, that amends my meaning which doesn't make it very clear what we're doing, so... My motion and the seconded was to continue and make a decision on the Planning Commission's recommendations on the 24th. And my second one will be to make a decision on the preferred alternative.

MADORE: Well, the Planning Commission decision is the consideration of the preferred alternative.

MIELKE: No. No, it's not. No, it's not. That's their recommendation.

COOK: I'm sorry. I didn't catch your last comment, Councilor.

MADORE: I said this notice -- when I look at the notice, the way it's published, the consideration of the Planning Commission recommendations is the consideration of the preferred alternative; correct?

COOK: That's correct.

MADORE: One and the same?

COOK: That's correct. But if you change the assumptions, it will

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have to go back to the Planning Commission, very likely.

MADORE: We're not talking about future process forward. We're talking about what we can do at the next meeting --

COOK: Right.

MADORE: -- in order to consider all of the relevant information that should go into this comprehensive plan. So help us not to get confused here.

STEWART: I'm not a bit confused.

MIELKE: Mr. Chair, let me take a stab at it. I believe that what we have in a public hearing today has to do with accepting or rejecting the recommendation of the Planning Commission, does not have the ability to say this is our preferred plan. That would be another motion after we take this into consideration.

STEWART: That's not right.

COOK: Well, I think, Councilor, it is the -- what the Planning Commission recommended was pieces of the four alternatives which put together would then be a preferred alternative for study in the Final SEIS. I mean, that's where we are now. We're looking towards producing a Final SEIS. So their recommendation was for a preferred alternative for that. So what this hearing was to be about was to be about the Planning Commission's recommendations whether they were good and should be accepted, whether they were not good and should be rejected or whether they were partly good and should be modified within the scope of the four existing alternatives.

STEWART: And the fourth -- and there's another alternative too, move it forward for more discussion by the Council --

COOK: Absolutely.

STEWART: -- on November 24th, and what I understood is that is Councilor Mielke's motion.

MIELKE: If we continue this, that's what we would do. But my point is this by itself does not adopt a preferred alternative --

COOK: Well, that's --

MIELKE: -- and you're telling me it does.

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COOK: That's what the purpose of the hearing was, yes.

STEWART: But we don't have to take that action. We can move it forward to the 24th to continue discussion.

COOK: Correct. And if you continue it, then it's considered just part of the same hearing.

MIELKE: So if that being said then, it would be only right that we take the friendly amendment to include any further new information to be dealt with and considered at that time, then when we make a motion that would be the final preferred alternative.

MADORE: Yes, which is really -- in other words, we have. The restriction that we have here in this meeting not even to be able to discuss the information that was introduced is a handicap. It does not allow us to be able to effectively move forward in consideration of a 20-year plan. So the flexibility, the November 24 meeting, needs to include the flexibility for us to be able to cover these topics which includes everything having to do with the comprehensive plan update. That's the DEIS. That's the planning assumptions. That's the components that are part of it. That's you name it. If it has to do with the comprehensive plan update, I want it on the table.

MIELKE: And that's what the vote is going to be, as my legal tells me, I'll accept your friendly amendment.

MADORE: Okay. All right. That's a motion. And is that a second?

MIELKE: No, she seconded it.

STEWART: No. No, I didn't. You made -- so we need somebody for Robert's Rules here. That is separate now from your original motion.

MIELKE: That's correct. That's correct.

COOK: Right. So it has not been seconded --

MADORE: Wait a minute. Wait a minute. Wait a minute.

COOK: -- as amended.

MADORE: As the chair, I have control of this meeting. There was a motion that was made. It was seconded. I made a motion now in order to -- it's an offer, and what's on the table is whether there's an opportunity, whether there's a second. Is there a second to that

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motion?

MIELKE: Yes.

MADORE: Okay. So the motion has been seconded.

COOK: He can't second the motion. He made it.

MADORE: No. No, the amendment. I made the amendment to expand the agenda to include all things, comprehensive plan update.

MIELKE: That's correct. And you're right. I'll second the motion.

STEWART: I withdraw my second of the original motion then.

MIELKE: We're not voting on that, but...

STEWART: It doesn't -- well, I'm withdrawing my --

MIELKE: Okay. Okay.

STEWART: -- second to your original motion because it isn't the original motion anymore.

MIELKE: Okay. Well, we haven't got there. We have to vote on the amendment. So, Mr. Chair, I'd like to make a motion.

MADORE: Wait a minute. Wait a minute. I want to make sure we follow the rules.

MIELKE: Mine fell dead, that's because of another motion.

MADORE: Chris, once a motion is on the floor and it's seconded and then an amendment is offered to that main motion, it was seconded, does the first second person have the ability, authority to withdraw that or does that belong to the Board?

MIELKE: We haven't voted on it. It would have to belong --

COOK: I believe that the person who seconded the original motion -- well, you have not voted on the amendment, so the question is whether Councilor Mielke accepted it as a friendly amendment or not.

MADORE: He seconded my motion.

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MIELKE: That wasn't your motion. That was me accepting your friendly amendment.

COOK: You were accepting it as a friendly amendment. Then the person who seconded the original motion may now say whether she will second it as amended.

MIELKE: And she withdrew it.

COOK: And she withdrew that. So it could be seconded by someone else.

MIELKE: And I'll second.

COOK: No, you can't second your own --

MIELKE: Who made the motion?

COOK: -- however Councilor Madore can.

MADORE: I second the motion, and the motion is to continue this meeting to the 24th to consider the Planning Commission recommendations and to expand the agenda to all things, comprehensive plan update, that includes the DEIS, the planning assumptions, anything that has to do with that realm, that's included.

STEWART: I would --

MADORE: Including the material that was -- the documents that were introduced today, the maps that have been on the grid today. So we are not constricting, restricting, constraining ourselves to somehow have hands-off the ability for us to optimize the plan going forward at that next meeting.

COOK: I can only say that if --

STEWART: I withdraw my second to the original motion and I can do it because it's not the original motion anymore.

MIELKE: That's right.

MADORE: Your motion has been withdrawn. The original motion, I have seconded that motion with that friendly amendment, so we have a motion and a second to be able to move forward on the 24th without restriction for the comprehensive plan update agenda.

MIELKE: Further discussion. I'm accepting in that fashion, but to

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postpone this and to think that we would withhold information from the public or make a decision inadequate or withholding information would be a bad thing for us to do in representing the people, and that's the reason I support this to go through.

MADORE: Okay. All right. Any more discussion?

STEWART: Yes.

MADORE: Yes, ma'am.

COOK: I would only say that you may certainly, under this motion, you would be free to discuss the expansion of the scope of the alternatives, but I do not believe you would be free to adopt one as a preferred alternative because there is other process that must be gone through before that occurs.

MADORE: Chris, when it comes to whatever process follows the appropriate decisions that we select on our part, we'll follow. I would ask you, though, that you do not advocate for us to be able to somehow include the scope and the agenda that we feel -- that I feel is my responsibility to include. Ma'am.

STEWART: So I want to say that it is absolutely shameful the way that you have high jacked this process to get people to comply with yours and only your will. This is not good government. It's shocking and I'm ashamed of it.

MADORE: We represent the people, the citizens of Clark County, and my role is to advocate for their interests. That's where my allegiance lies. Any more discussion? Okay. Hearing none, all in favor.

MIELKE: AYE

MADORE: AYE

MADORE: Okay. Motion passes. Any abstain or nays?

STEWART: NO

MADORE: Okay. There's one nay. All right. Thank you very much. Is there anything else? I think we're at the point where we have commissioner comments. Who would like to go first?

MIELKE: Well, I'll do that. It's been a long day. I think that we want -- our aim is to do the right thing, to make sure it's right. To think that we would withhold the possibility of some information

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being correct is surely the wrong thing to do. If we have to delay this and start all over, I think we should do it to get it right. But I believe there's also a possibility, according to what I've been reading in the law books, is that we may not have to start over to change the percentage or the population estimate. It's something we can move forward and even change next year. So with that, we've had a long day and thank you, Mr. Chair and staff.

MADORE: Okay. Well, I want to thank also our little stenographer. Is that the right term, ma'am?

HOLLEY: It is.

MADORE: That you have been faithful to take every word down from staff, from citizens, from us and you are an amazing capturer of all those words. I appreciate that skill and your tenacity to provide that. Thank you.

HOLLEY: And I'll be back on the 24th.

MADORE: Okay. All right. Is there anything else from staff or from my Councilors?

MIELKE: Mr. Chair, I'd like to make a motion that we adjourn.

STEWART: Second.

MADORE: Okay. All in favor?

MIELKE: AYE

STEWART: AYE

MADORE: AYE

MADORE: We're adjourned. Thank you.

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David Madore, Chair

Jeanne E. Stewart, Councilor

Tom Mielke, Councilor

ATTEST:

Rebecca Tilton, Clerk of the Board

Minutes Transcribed by:
Cindy Holley, Court Reporter/Rider & Associates, Inc.

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Alternative 4 Rural Capacity Calculations

The Preferred Alternative adopted on November 24, 2015 specified the revised Alternative 4 map which specified zones R, AG, and FR. For simplicity, rural public lands and parcels split between two different zones were not shown on that map with the understanding that GIS staff would complete the logical work to make those parcels consistent with the visible layers. That fine tune work was completed by GIS staff the week December 7 and is used in this document.

The following table shows the rural capacity as shown on the November 24 documents and for the completed work. The adopted map has not changed. The layers not visible then, are now accounted for.

Parameter	Nov 24 Alt-4 Choice B Capacity	Completed Rural Capacity
R Zone	4,610	4,763
AG Zone	733	752
FR Zone	1,097	199
Other rural zones	124	179
Market Factor Deduction	-498	-442
Potential new home sites	6,140	5,452
Potential population growth	16,332	14,502

Note the difference in the number of potential forest lots. Somehow, the VBLM codes used for the DSEIS file were inadvertently changed from code 41 or 99 on 1,405 parcels. This was an accounting error that has persisted since the Alternative 4 documents were first submitted for DSEIS analysis. Those vblm codes have now been corrected to be the same as the alternative 1 map which marks those records as excluded. To make those corrections traceable, the original vblm code for each record is saved as vblmcode0. The field named vblmcode is the correct code used by the software to create the above table.

The difference (from 124 to 179) in the "Other rural zones" is due to the other adopted Preferred Alternative specifications.

The above table includes 59 parcels added for 10% of nonconforming parcels that will likely develop per assumption 6.

Assumption 4, part 1 reduced the total lots by 999 for already built parcels, and 370 for vacant parcels per part 2.

The following FoxPro program generated the above numbers

```
CLOSE DATABASES
SET SAFETY OFF
CLEAR

SELECT 2
USE a4Totals EXCLUSIVE
ZAP

SELECT 1
USE a4

* Calculate potentially buildable lots regardless of environmental constraints

BLANK ALL FIELDS alots, alots_ecl, nclots
SCAN FOR 'ISBLANK(new_zone) AND z_n > 0 AND vblmcode<>41 AND vblmcode<>99 AND vblmcode<>10 AND exclude<>"T"
AND exclude<>"YES"
    malots = 0
    mnclots = 0
    IF gis_ac => 0.9 * z_n
        malots_exact = gis_ac / z_n
        malots = INT(malots_exact)
        IF malots_exact - malots => 0.9  ** allow for the remainder lot to be 10% smaller than minimum size
            malots = malots + 1
        ENDIF
    ELSE
        * Calculate vacant nonconforming lots with => 1 unconstrained acre
        IF gis_ac => 1 AND net_ac => 1 AND units = 0
            REPLACE nclots WITH 1
        ENDIF
    ENDIF
    * Do not count original parent lot as a buildable lot if it is already built (not vacant)
    IF malots > 1 AND units > 0
        malots = malots - 1
    ENDIF
    REPLACE alots WITH malots
    * Calculate potential lots => 1 acre of net area
    IF alots > 0 AND net_ac < alots
        REPLACE alots_ecl WITH INT(net_ac)
    ELSE
```

```

        REPLACE alots_ecl WITH alots
    ENDIF
ENDSCAN

```

```

SELECT 1 * & a1

```

```

* Assumption 5

```

```

* Calculate potential conforming lots with => 1 acre of unconstrained area

```

```

SUM alots_ecl TO malots_ecl_r FOR new_zone = "R"
SUM alots_ecl TO malots_ecl_ag FOR new_zone = "AG"
SUM alots_ecl TO malots_ecl_fr FOR new_zone = "FR"
SUM alots_ecl TO malots_ecl_all FOR 'ISBLANK(new_zone)

```

```

* Assumption 6

```

```

* Calculate 10% of nonconforming vacant parcels with => 1 acre of unconstrained land likely to develop anyway

```

```

SUM nclots TO malots_ecl_r_anyway FOR new_zone = "R"
SUM nclots TO malots_ecl_ag_anyway FOR new_zone = "AG"
SUM nclots TO malots_ecl_fr_anyway FOR new_zone = "FR"
SUM nclots TO malots_ecl_all_anyway FOR 'ISBLANK(new_zone)
malots_ecl_r_anyway = ROUND(malots_ecl_r_anyway*0.1, 0)
malots_ecl_ag_anyway = ROUND(malots_ecl_ag_anyway*0.1, 0)
malots_ecl_fr_anyway = ROUND(malots_ecl_fr_anyway*0.1, 0)
malots_ecl_all_anyway = ROUND(malots_ecl_all_anyway*0.1, 0)

```

```

* Assumption 4 part 1:

```

```

* Calculate 30% of dividable parcels with homes that will likely not divide further

```

```

SUM alots_ecl TO malots_eclbd_r FOR new_zone = "R" AND units > 0
SUM alots_ecl TO malots_eclbd_ag FOR new_zone = "AG" AND units > 0
SUM alots_ecl TO malots_eclbd_fr FOR new_zone = "FR" AND units > 0
malots_eclbd_r = ROUND(malots_eclbd_r * .3,0)
malots_eclbd_ag = ROUND(malots_eclbd_ag * .3,0)
malots_eclbd_fr = ROUND(malots_eclbd_fr * .3,0)
malots_eclbd_all = malots_eclbd_r + malots_eclbd_ag + malots_eclbd_fr

```

```

* Assumption 4 part 2

```

```

* Calculate 10% of vacant dividable parcels that will not develop further

```

```

SUM alots_ecl TO malots_eclvd_r FOR new_zone = "R" AND units = 0
SUM alots_ecl TO malots_eclvd_ag FOR new_zone = "AG" AND units = 0
SUM alots_ecl TO malots_eclvd_fr FOR new_zone = "FR" AND units = 0
malots_eclvd_r = ROUND(malots_eclvd_r * .1,0)

```

```

malots_eclvd_ag = ROUND(malots_eclvd_ag * .1,0)
malots_eclvd_fr = ROUND(malots_eclvd_fr * .1,0)
malots_eclvd_all = malots_eclvd_r + malots_eclvd_ag + malots_eclvd_fr

SUM vblmhousin TO mOtherRuralZoneLots FOR ISBLANK(new_zone)

mlots_r = malots_ecl_r - malots_eclbd_r - malots_eclvd_r + malots_ecl_r_anyway
mlots_ag = malots_ecl_ag - malots_eclbd_ag - malots_eclvd_ag + malots_ecl_ag_anyway
mlots_fr = malots_ecl_fr - malots_eclbd_fr - malots_eclvd_fr + malots_ecl_fr_anyway
mlots_all = malots_ecl_all - malots_eclbd_all - malots_eclvd_all + malots_ecl_all_anyway +
mOtherRuralZoneLots

* Assumption 7.7.5 Market Factor Deduction
mMarketFactorDeduction = -ROUND(mlots_all * .075,0)
mlots_all = mlots_all + mMarketFactorDeduction

mPotentialPopulationGrowth = ROUND(mlots_all * 2.66,0)

SELECT 2 && a4Totals
APPEND BLANK
REPLACE descript WITH "R Zone"
REPLACE dvalue WITH mlots_r

APPEND BLANK
REPLACE descript WITH "AG Zone"
REPLACE dvalue WITH mlots_ag

APPEND BLANK
REPLACE descript WITH "FR Zone"
REPLACE dvalue WITH mlots_fr

APPEND BLANK
REPLACE descript WITH "Other rural zones"
REPLACE dvalue WITH mOtherRuralZoneLots

APPEND BLANK
REPLACE descript WITH "Market Factor Deduction"
REPLACE dvalue WITH mMarketFactorDeduction

APPEND BLANK
REPLACE descript WITH "Potential new home sites"

```



```
REPLACE dvalue WITH mlots_all

APPEND BLANK
REPLACE descript WITH "Potential population growth"
REPLACE dvalue WITH mPotentialPopulationGrowth

` additional info `

APPEND BLANK
APPEND BLANK

REPLACE descript WITH "Additional info"

APPEND BLANK
REPLACE descript WITH "Assum 6: includes 10% nonconforming"
REPLACE dvalue WITH malots_ecl_all_anyway

APPEND BLANK
REPLACE descript WITH "Assum 4.1: 30% built will not develop"
REPLACE dvalue WITH malots_eclbd_all

APPEND BLANK
REPLACE descript WITH "Assum 4.2: 10% vacant will not develop"
REPLACE dvalue WITH malots_eclvd_all

COPY ALL TO a4Totals TYPE MLS
RETURN
```