Clark County
2015-2035 Comprehensive Plan

RURAL LANDS

URBAN LANDS

TRANSPORTATION

PUBLIC FACILITIES

County/UGA Comprehensive Plan
Clark County, Washington

Public Meetings, November 16 & 17, 2015
Agenda

1. Overview – where we are today
2. Purpose of the Public Meeting
3. Proposed changes to Planning Assumptions
4. Questions and Answers
5. Next Steps
Comprehensive plan progress to date

July-Dec. 2013
PRE-PLANNING
- GMA Overview
- VBLM Review
- Preliminary Scoping Timeline
- Public Participation Plan

January 2014—December 2015
DATA ANALYSIS
- Public Review & Comment
- Dept. of Commerce Checklist
- 20-year Population Range
- Countywide Planning Policies
- Regional Growth Trends & Allocation
- Planning Assumptions
- Buildable Lands Review
- Land Use Technical Report
- Housing Technical Report
- Capital Facilities Technical Report
- Transportation Technical Report
- Environmental Technical Report

PLAN DEVELOPMENT
- Public Review & Comment
- SEPA Analysis & Public Review
- Urban Growth Area Review
- Capital Facility Plan (CFP)
- County Capital Facility & Financial Plan (CFFP)
- VBLM Analysis
- Land Use Transportation Analysis Zone
- Regional Travel Demand Analysis
- Draft Comprehensive Plan Text
- Title 40 Changes

Jan-May 2016
ADOPTION
- Public Review & Comment
- Department of Commerce Review
- Planning Commission Hearings
- County Commissioner Hearings
- Issue Notice of Adoption
Environmental Review

1. Population, Jobs, Planning Assumptions, VBLM
2. Environmental Threshold Determination
3. Development of Alternatives
4. Draft Environmental Review
5. Selection of Preferred Alternative
6. Final Environmental Review
Remaining milestones

- Complete Environmental Review process • Feb. 1, 2016
- Complete Capital Facilities Plan/Comp. plan text/Title 40 changes • Feb.-March 2016
- Planning Commission Hearing(s) • March 2016
- BOCC Hearing(s) and adoption of 2016 Comp. Plan • April-May 2016
Environmental Review process

Draft SEIS issued
Aug. 5, 2015

DSEIS PC WS
Aug. 20, 2015

Joint BOCC/PC Hearing on Draft SEIS - Sept. 3, 2015
Sept. 10, 2015

Comment period ends - PC Preferred Alternative Hearing
Sept. 17, 2015

BOCC Preferred Alternative Hearing
Oct. 20, 2015 – continued to Nov. 24

Nov. 9 Joint BOCC/PC Work Session

Nov. 16 Public Meeting: Hockinson High School

Nov. 17 Public Meeting: Ridgefield High School

Nov. 19 Planning Commission Hearing

Nov. 24 BOCC Hearing – Preferred Alternative

Begin FSEIS work

SEIS completion ~Feb. 1, 2016?
## Share your comments

Provide comments online or by email, letter or comment form. Comments must be received by 5:00 p.m. on November 20, 2015 to be included in the Board hearing materials, however, the BOCC will accept both written and public testimony through the hearing on November 24.

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<tbody>
<tr>
<td>Online</td>
<td><a href="http://www.clark.wa.gov/planning/2016update/comments/html">www.clark.wa.gov/planning/2016update/comments/html</a></td>
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<tr>
<td>Email</td>
<td>Send to: <a href="mailto:comp.plan@clark.wa.gov">comp.plan@clark.wa.gov</a>&lt;br&gt;Put “Comprehensive Plan Comments” in the subject line. Include your name and mailing address.</td>
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<tr>
<td>Letter</td>
<td>Mail to:&lt;br&gt;Clark County Community Planning&lt;br&gt;Comprehensive Plan P.O. Box 9810&lt;br&gt;Vancouver, WA 98666-9810</td>
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<tr>
<td>Public Meeting comment form</td>
<td>Attend a Public Meeting:&lt;br&gt;<strong>Nov. 16, 2015 at 5:30 p.m.</strong>&lt;br&gt;Hockinson High School&lt;br&gt;<strong>Nov. 17, 2015 at 5:30 p.m.</strong>&lt;br&gt;Ridgefield High School</td>
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<td>1</td>
<td>Every possible rural parcel shall be counted as a parcel that will develop regardless of conditions that would likely make such development unlikely.</td>
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<td>2</td>
<td>Rural parcels located in areas far from basic infrastructure with continuous long term commercial forestry operations should be counted as parcels that will develop.</td>
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<td>3</td>
<td>Rural parcels including 100% of environmentally constrained areas that lack sufficient area for septic systems and well clearances shall be counted as rural parcels that will develop.</td>
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<td>4</td>
<td>History shows that about 30% of dividable parcels with homes and 10% of vacant dividable parcels do not develop further. So those deductions have been applied to urban planning totals for years. But every rural parcel shall be counted as a parcel that will divide to the maximum degree possible.</td>
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<td>As long as county code allows, lots that are up to 10% smaller than the minimum lot size should be considered as conforming lots and counted as parcels likely to develop.</td>
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<td>6</td>
<td>Although county code prohibits most nonconforming parcels from developing, all nonconforming parcels with 1 acre shall be counted as rural parcels that will develop.</td>
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<td>7</td>
<td>A 15% urban Market Factor provides some margin for the law of supply and demand to comply with the GMA requirement to provide a sufficient supply and achieve the affordable housing goal. But a 0% Market Factor shall be used for rural areas.</td>
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<td>8</td>
<td>A 27.7% infrastructure deduction for infrastructure including roads, storm water, parks, schools, fire stations, conservation areas, lakes, streams, protected buffers, Etc.. A 0% deduction shall be used for rural areas.</td>
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<td>1</td>
<td>The 20 year urban population is forecasted to increase by 116,591.</td>
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<td>2</td>
<td>The actual urban/rural split has consistently been 86/14 for decades. But a 90/10 split shall be used instead to lower the rural population growth forecast to only 12,955 persons.</td>
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<td>3</td>
<td>The annual county-wide population is forecasted to grow by 129,546 from 448,845 in 2015 to 578,391 in 2035 which calculates to an annual growth rate of 1.28%.</td>
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<td>4</td>
<td>The choice A assumptions assert that Alternative 1 would add 18,814 new persons in the rural area which is 45% more impact than necessary since choice A forecasts a need for 12,955 new persons in the rural area.</td>
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<td>5</td>
<td>The choice A assumptions assert that the original draft Alternative 4 map would add 32,987 new persons which is 155% more impact than necessary since choice A forecasts a need for 12,955 new persons in the rural area.</td>
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<td>6</td>
<td>No improvements or mitigations that were identified in the public process should be allowed. Each draft alternative must be accepted or rejected as is. Any revisions would require the process to start over and result in missing the required deadline.</td>
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<td>7</td>
<td>Cluster options are not necessarily included in any Alternative and therefore may not be available to preserve open space or large areas of habitat.</td>
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<td>8</td>
<td>The existing Alternative-1 map defines 57% of existing R parcels as nonconforming, 76% of existing AG parcels as nonconforming, and 89% of existing FR parcels as nonconforming. It is not realistic since it does not fit the already developed patterns that actually exist.</td>
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2016 Comprehensive Plan Update
Proposed Forest Zones

Proposed Forest Zone
- Forest Sq (FR-1)
- Forest Sq (FR-2)
- Forest Sq (FR-4)
- Forest Sq (FR-5)
- Urban Growth and LOLA Boundaries
- City limits
- Park Center
- County Boundary

BOCC Housing
October 2015
Thank you!

www.clark.wa.gov/planning/