



proud past, promising future

## Clark County Planning Commission

Steve Morasch, Chair  
Ron Barca, Vice Chair  
Bill Wright  
Eileen Quiring  
Karl Johnson  
John Blom  
Richard Bender

### CLARK COUNTY PLANNING COMMISSION THURSDAY, November 19, 2015

6:30 P.M. - PUBLIC HEARING

BOCC HEARING ROOM, 6<sup>TH</sup> FLOOR  
PUBLIC SERVICES BUILDING  
1300 FRANKLIN STREET  
VANCOUVER, WA

#### AGENDA

- I. CALL TO ORDER
- II. ROLL CALL & INTRODUCTION OF GUESTS
- III. GENERAL & NEW BUSINESS
  - A. Approval of Agenda for November 19, 2015
  - B. Approval of Minutes for September 17, 2015
  - C. Communications from the Public
- IV. PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:
  - A. DESIGNATION OF A RURAL INDUSTRIAL LAND BANK

Clark County received an application for a rural industrial land bank pursuant to Growth Management Act, RCW 36.70A.367, in February of 2014. Since that time the county has been working with a consultant to meet the statutory requirements for establishing the land bank. The requirements include an inventory of possible industrial sites, consultation with affected cities, development of a master plan concept, development of regulations that will be applied to all land bank uses, and an environmental review at the programmatic level. Information about all of these requirements can be found on the county's website at <http://www.clark.wa.gov/planning/landbank/>.

**Staff Contact:** Gordy Euler (360) 397-2280, Ext. 4968  
**Email:** [gordon.euler@clark.wa.gov](mailto:gordon.euler@clark.wa.gov)

**B. 2016 COMPREHENSIVE PLAN UPDATE SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT**

Clark County is updating its comprehensive plan to meet the 2016 Growth Management Act deadline. As part of the update process, the county is required to analyze growth alternatives through the SEPA process. The county has re-adopted the environmental impact statement (EIS) prepared on the 2007 update and prepared a supplemental EIS (SEIS) to look at potential growth alternatives for the 2016-2035 time horizon. Four alternatives are reviewed in the draft SEIS.

The Board of County Councilors and the Planning Commission heard public testimony at a joint public hearing on September 3 and 10, 2015, and the Planning Commission made a recommendation to the Board on a preferred alternative at a hearing on September 17. The Board held a duly noticed public hearing on October 20 on the Planning Commission recommendation, and that hearing was continued to November 24.

The Planning Commission will consider and may take action on a broad range of options and revisions related to the comprehensive plan and related documents including revisions to the planning assumptions, VBLM methodology, population projections, urban/rural split ratio, corrections to the SEIS, revised maps, documents to be included or excluded from the comprehensive plan, and the definition of a preferred alternative.

Revised maps of Alternative 4 and additional documents relating to planning assumptions and population projections have been posted on the county website under the October 20 Public Hearing entry of the Grid at <http://clark.wa.gov/thegrid/>.

The Planning Commission at the November 19 hearing will consider materials related to these and additional materials to be considered at a November 9 joint work session with the Board and the Planning Commission.

The Board of County Councilors has asked the Planning Commission to consider those documents and to make a recommendation on them.

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**V. OLD BUSINESS**

**VI. NEW BUSINESS**

**VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION**

**VIII. ADJOURNMENT**

**STAFF REPORT AND RECOMMENDATIONS:**

Staff recommendations to Planning Commission will be available 14 days prior to the hearing date listed above. To receive the staff report for the meeting, contact Sonja Wiser, Administrative Assistant to the Clark County Planning Commission at (360) 397-2375, ext. 4558, or e-mail [Sonja.wiser@clark.wa.gov](mailto:Sonja.wiser@clark.wa.gov)

**SUBMISSION OF WRITTEN TESTIMONY:**

If you bring written testimony to read at the hearing, the Planning Commission would request submission of at least ten copies for the record (seven copies for Planning Commission and three copies for staff).

**E-MAIL TESTIMONY:**

**PLEASE NOTE:** All e-mails need to be received no later than 48 hours prior to the hearing and need to include full name, address, city, zip code, and phone number to be included as parties of record. Testimony can be e-mailed to the above-listed planners or to [Sonja.wiser@clark.wa.gov](mailto:Sonja.wiser@clark.wa.gov)

**ACCOMMODATION OF PHYSICAL IMPAIRMENTS:**

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Relay** (800) 833-6384 or 711; **E-mail** [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov).

**HEARING COVERAGE:**

Coverage of this evening's hearing may be cable cast live on Clark/Vancouver television channel 23 or 21, on cable television systems. For replay dates and times, please check your local television guide or [www.cvtv.org](http://www.cvtv.org).

Web Page at: <http://www.clark.wa.gov/planning/commission.html>