

FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

Bridget Schwarz
Executive Board
bridget@bridge-it.com

December 2015

PO Box 292
Ridgefield, WA 98642
360 573 5873



Greetings neighbors,

COUNTY GROWTH MANAGEMENT UPDATE:

For months I have been reporting to you about the decisions and timelines involved in the Clark County Councilor's adoption of the 2016 update of the 20-year Growth Management Plan

Because you are smart enough to decide whether the proposals are good or bad for you, I try not to editorialize (I hope you agree I have been successful in that regard)

The Clark County Council's recent decisions regarding the county's upgrade of our Growth Management plan follows in this newsletter

WARNING Frankly it's hard for me not to be upset about the controversial way Chair Madore has handled the Growth Management plan update. Of course, Madore's actions are not possible without the support of Councilor Mielke, which results in 2-1 votes

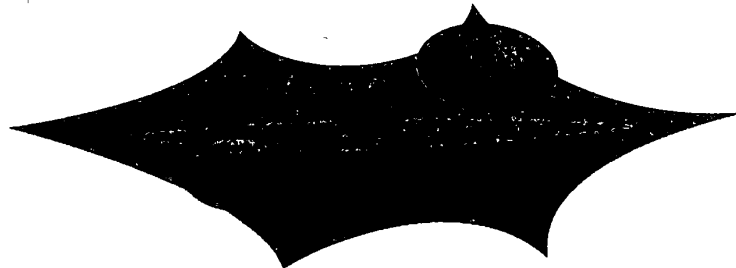
As a result, my attempt at objectivity in reporting the current status is compromised. I worry that a lot more mischief could happen before 2 new County Councilors are sworn in December 29. In an attempt to separate facts from my opinions, you will find what I think *in italics* on the pages that follow

DECEMBER 10 NEIGHBORHOOD ASSOCIATION MEETING COMP PLAN PREFERRED ALTERNATIVE 7 – 9 pm in the meeting room at the Community of Christ Church 400 NE 179th Street

We will be discussing Alternative 5, the Locally Preferred Alternative (LPA) growth management plan adopted on December 1 by a 2-1 vote of Clark County Councilors. And the revised planning assumptions adopted at the same time. There are big changes for parcel sizes zoned AG, Forest, and Rural. That's us!

The county's Geographic Information Services is preparing a map so we can see what they propose for you and your neighbors. Typically we would also ask Long Range planning staff to discuss their work on the Locally Preferred Alternative (LPA) aka Madore's plan. But sadly they were not involved!

Bridget Schwarz
For the Executive Board



FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

GROWTH MANAGEMENT PLANNING

2013 In the first phase of updating our 20 year Growth Management plan, Clark County Councilors adopted principles and values, and a public participation process. They also agreed on planning assumptions, which are the basis for development of growth plan alternatives.

Their final product must also meet the requirements of the state Growth Management Act so the Long Range Planning department did a lot of training for 2 councilors who had no GMA experience (Councilor Stewart worked on growth management plans while on the Vancouver city council).

These tasks were completed in 2013.

2014. Next, growth plan proposals are developed by the Long Range Planning department based on those factors, staff expertise, and massive amounts of data. That happened in 2014.

October 2014 Three alternatives were created. Extensive public hearings and comment, a major part of the process, happened in late 2014. The Clark County Council approved further study of all 3 options.

Under contract a company named ESA began preparation of the Draft Supplemental Environmental Impact Statement (DSEIS).

January 2015. At the request of the Clark County Council ESA stopped working on the DSEIS.

February 2015 That's because County Madore brought a 4th Alternative (that he developed himself) to the table. More hearings, more votes and (at additional cost) Alternative 4 was added to the DSEIS contract.

August 2015. The DSEIS prepared by ESA was published.

September 17, 2015 After their reviews, the mayors of all 7 cities in Clark County and the county's Planning Commission all rejected the Madore alternative.

November 9, 2015 (weekly Clark County Council public meeting) Madore posted documents on the county web site. The documents proposed new planning assumptions, new county policies and a new land use map that Madore prepared to revise Alternative 4. Lack of public notice prohibited it from being discussed at the public hearing that morning.

November 16 & 17, 2015 The County Council scheduled these 2 public hearings in Hockinson and Ridgefield for public comment on Madore's revised planning assumptions.

November 19, 2015 At a second Planning Commission meeting the PC again rejected the Madore alternative with the revised planning assumptions.

November 24, 2015 (weekly Clark County Council public meeting)

- Prior to the weekly meeting Council Chair Madore began negotiating with a new company regarding the Final Supplemental Environmental Impact Statement (FSEIS)
- The Clark County Council chose an alternative to undergo a Final Supplemental Environmental Impact Statement (FSEIS). By a 2-1 vote the County Council adopted the revised Madore Alternative as the Locally Preferred Alternative (LPA).

December 1, 2015 weekly Clark County Council meeting.

- By a 2-1 vote, the County Councilors voted to change the planning assumptions, including an increase in the population growth rate. Besides homes, that will drive an increase in all the land use elements of the plan, including jobs. FYI The county focuses on our neighborhood (The Discovery Corridor) for job creation. With these changes the Locally Preferred Alternative is essentially Alternative 5.
- By a 2-1 vote the County Council adopted new county policies that allow them to "correct" expertise that they find "inconsistent" with their long range planning goals.
- During Board time, County Chair Madore presented a motion to approve an expenditure of up to \$5000 to meet with a new consultant for the FSEIS, RW Thorpe & Associates. Neither Councilor Stewart or the Long Range Planning department knew about this - or a meeting scheduled with the firm the next day.
- By a 2-1 vote, the County Council approved Madore's motion regarding RW Thorpe. Because there was no public notice, the December 2 meeting with county councilors had to be cancelled.

CHECKING IN ? OR CHECKING OUT ON OUR FUTURE ?

As you can see, after a 3 year process a lot has happened in the last couple weeks. We face a June 30, 2016 deadline for submitting the 2016 – 2035 Clark County Growth Management plan.

ESA, the company contracted to do the DSEIS and FSEIS studies recommends that because of the new planning assumptions all 5 alternatives be studied again. (Planning assumptions are the basis for developing the alternatives.) That would require another 300 hours, an additional \$37500 in funding and take until next spring.

The county Long Range Planning department agrees.

By the time you read this, by a 2-1 vote, County Chair Madore may have hired a new consultant for the FSEIS (RW Thorpe & Associates). A few questions:

- 1) Since when does a company seeking a contract get paid (up to \$5000) to apply for the job?
- 2) Why is county policy for approving technical and professional services contracts not being followed?
- 3) When will the necessary details to begin the FSEIS be available?
- 4) Until then, can this new consultant claim they could complete their work by a December 24 deadline?
- 5) How will the consultant handle any "corrections" the Clark County Council makes to their work product?

There appear to be many concerns with the Locally Preferred Alternative (LPA) on the horizon, including:

- 1) Does the LPA meet the requirements of the state Growth Management Act?
- 2) Does the LPA follow the principles and values established by the Clark County Council at the onset?
- 3) Do the revised planning assumptions revise Alternative 4 or create Alternative 5?
- 4) If it is Alternative 5, wouldn't that require a DSEIS?
- 5) Do the revised planning assumptions require a new DSEIS for all the Alternatives?
- 6) Public comment on the Final Supplemental Environmental Impact Statement is not a legal requirement. Will that be scheduled?
- 7) A new County Councilor and County Chair will be sworn in on December 29. What role will they play?

Clearly Councilor Madore will fight for the growth management plan he created. In doing so Madore has excluded his fellow County Councilors, ignored the professional staff in his Long Range Planning department, presented some action items without required public notice, and reduced public comment time to the legal minimum.

The Madore Alternative has delayed the process, increased costs, and called the legality of the yet-to-be adopted plan into question. My opinion is that the recent decisions Madore has made are bad. But that pales in comparison to my doubts about the reasons behind Madore's actions.

Thanks for letting me vent. What do you think?



Whipple Creek Regional Park 2016 Trail Maintenance Work Days

9am – 1pm

January 9	May 14	September 10
February 13	June 11	October 8
March 12	July 9	November 12
April 9	August 13	December 10

Meet at the north entrance parking lot on

NW 21st Ave. off of NW 179th St.

Bring gloves, water and a snack

Contact: WhippleCreekProject@gmail.com

Anita Will ♦ (360) 687-4760

Christine Kukula ♦ (360) 713-3099

Whipple Creek Restoration Committee

Monthly Meetings: 3rd Thursday each month 6pm-8pm

Join us at: *Mill Creek Pub* 1710 SW 9th Ave., Battleground WA

FAIRGROUNDS NEIGHBORHOOD ASSOCIATION
P O Box 292
Ridgefield, WA 98642

2015 FGNA EXECUTIVE BOARD

Bill Duke	573 5210	dukeville@comcast net
Vicki Fitzsimmons	573 6604	vicki fitzsimmons@edwardjones com
Dennis Johnson	576-8781	kardenj@aol com
Maureen Jondahl	574 2600	mjondahl@hotmail com
Winton Jondahl	574 2600	mjondahl@hotmail com
Melvin Rodda	887 3295	ordda@pacifier com
Bridget Schwarz	573-5873	bridget@bridge-i-t com

FYI The Community Development department emails out a development review status report every Friday. If you want to know what's in process or submit comments on a development review proposal, ask to be added to the mailing list. Advise Jodi.creamer@clark.wa.gov *It's too late when they start unloading the dozers next to your property!* If you have concerns about proposed developments that we need to address call Bridget at 360 573 5873

MONTHLY MEETINGS:

WE MEET at 7 PM ON SECOND THURSDAYS AT THE COMMUNITY of CHRIST MEETING ROOM
400 NE 179TH STREET, 1/2 MILE WEST OF I-5

OUR BOUNDARIES :

NORTH, 219TH STREET

WEST, LAKE RIVER

EAST, NE 72ND AVENUE

SOUTH – WEST OF I-5, NW 151ST STREET TO NW 41ST AVENUE TO NW / NE 164TH STREET,
SOUTH - EAST OF I-5, NE KLINELINE RD TO NE 119TH ST TO SALMON CREEK TO NE 50TH AVE
TO NE 149TH ST TO NE 72ND AVE

The fine print

Fairgrounds Neighborhood Association newsletters are copied free of charge by the Clark County Public Information and Outreach Office. The information and views expressed are solely those of the Fairgrounds Neighborhood Association and not of Clark County Government or the Public Information and Outreach Office.