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May 23, 2016

The Honorable Marc Boldt, Council Chair
Clark County Board of County Councilors
PO Box 5000
Vancouver, Washington 98666-5000



Mr. Steve Morasch, Chair
Clark County Planning Commission
Clark County Community Planning
Attn: 2016 Comp Plan Record
PO Box 9810
Vancouver, Washington 98666-9810

Dear Council Chair Boldt, Councilors Madore, Mielke, Olson, and Stewart, Planning Commission Chair Morasch and Planning Commissioners Wright, Blom, Quiring, Barca, Johnson, and Bender:

Subject: Comments on the La Center urban growth area expansion as part of the Clark County Comprehensive Plan 2016 Update.

Sent via U.S. Mail and email to: boardcom@clark.wa.gov; comp.plan@clark.wa.gov

Thank you again for the opportunity to comment on the Clark County Comprehensive Plan Update. In Futurewise's May 18, 2016, comment letter on the Preferred Alternative we expressed concern about including the La Center urban growth area expansion in the comprehensive plan update because it is unneeded and the land continues to qualify as agricultural land of long-term commercial significance. This letter will amplify those concerns and show that the urban growth area (UGA) expansion violates the Growth Management Act (GMA) for three independent reasons. First, under the GMA determinations as to agricultural lands of long-term commercial significance are to be made area-wide. The La Center UGA expansion is only focusing on a small area violating this requirement. Second, the land proposed for an expansion meets the GMA requirements for agricultural land of long-term commercial significance and so cannot be included in an urban growth area unless the county or La Center adopts a purchase or transfer of development rights program applicable to the property and retains its agricultural comprehensive plan designation and zoning. Third, the *Clark County Buildable Lands Report* shows that the existing urban growth areas have a surplus of land needed to accommodate the county's adopted employment target.¹ So the UGA expansion is unneeded.

Futurewise is working throughout Washington State to create livable communities, protect our working farmlands, forests, and waterways, and ensure a better quality of life for present and future generations. We work with communities to implement effective land use planning and policies that prevent waste and stop sprawl, provide efficient transportation choices, create

¹ *Clark County Buildable Lands Report* p. 11 & p. 14 (June 2015) accessed on May 23, 2016 at: https://www.clark.wa.gov/sites/all/files/the-grid/061015WS_2015BUILDABLE_LANDS_REPORT.pdf and cited pages enclosed with the paper original of this letter.

affordable housing and strong local businesses, and ensure healthy natural systems. We are creating a better quality of life in Washington State together. We have members across Washington State including Clark County.

The La Center urban growth area expansion violates the GMA because the agricultural comprehensive plan de-designation does not take an area-wide approach

In *Futurewise v. Benton County*, the Growth Management Hearings Board reversed a county de-designation of agricultural lands of long-term commercial significance to put the land in an urban growth area.² The Board wrote:

The Board considers Benton County's de-designation of agricultural lands for this small section of land, in isolation from a much larger County or area-wide study to be inappropriate and, by de-designating lands that qualify as agricultural lands of long term commercial significance, the County violated WAC 365-190-050 and corresponding GMA sections RCW 36.70A.030, RCW 36.70A.050, and RCW 36.70A.170.³

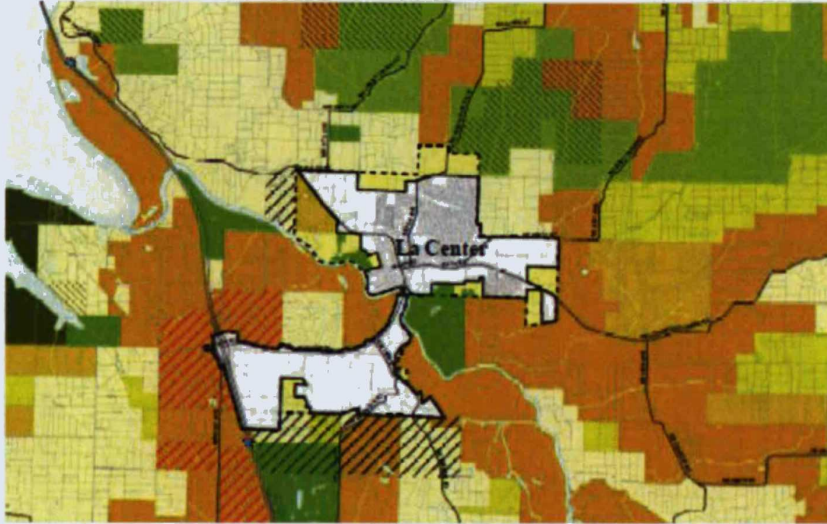
Like 1,263 acres de-designated in *Futurewise v. Benton County*, the 56.66 acres that is proposed to be dedesignated and included in the La Center UGA is part of a larger area. The excerpt from the *County/UGA Comprehensive Plan Clark County, Washington* shown below documents that the Agriculture designation runs from the existing part of La Center at the interchange north and west. So just considering the dedesignation on the 56.66 acres violates WAC 365-190-050 and corresponding GMA sections just as the land dedesignated in *Futurewise v. Benton County* did. The comprehensive plan map legend and the map follow on page 3 below.

URBAN		OVERLAY	
Urban Low Density Residential	Rural-10	Urban Reserve	Urban Growth Boundary
Urban Medium Density Residential	Rural-20	Industrial Urban Reserve	City Limits
Urban High Density Residential	Rural Center Residential	Railroad Industrial Urban Reserve	Rural Center
Neighborhood Commercial	Rural Commercial	Mining	Three Creeks Special Planning Area
Community Commercial	Rural Industrial	Columbia River Gorge Scenic Area	
General Commercial	Agriculture	Mining Inside CRGSA	
Mixed Use	Agri-Wildlife	Rural Center Mixed Use	
Industrial	Parks/Open Space		
Heavy Industrial	Forest Tier 1		
Public Facility	Forest Tier 2		
Bonneville Power Administration	Airport		
	Urban Reserve		
RURAL/RESOURCE	Water		
Rural-5			

² *Futurewise v. Benton County*, GMHB Case No. 14-1-0003, Final Decision and Order (Oct. 15, 2014) at 37 of 38 accessed on Sept. 16, 2015 at: <http://www.gmhb.wa.gov/LoadDocument.aspx?did=3658>

³ *Id.* at 35 of 38.

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Source: *County/UGA Comprehensive Plan Clark County, Washington* accessed on May 23, 2016, 2015 at:
http://www.legacy.clark.wa.gov/planning/comp_plan/documents/AmendComplan_2013.pdf

In addition, the La Center UGA expansion was part of LB-1 which the court of appeals found was improperly de-designated in 2007 and improperly incorporated into the La Center UGA.⁴

The La Center urban growth area expansion violates the GMA because the property meet the GMA and Clark County Criteria for Agricultural Lands of Long-Term Commercial Significance

Under the GMA, the “land speaks first” and agricultural lands of long-term commercial significance must be conserved and excluded from urban growth areas.⁵ The Supreme Court has identified the reason for the conservation mandate:

The GMA set aside special land it refers to as “natural resource lands,” which include agricultural, forest, and mineral resource lands. “Natural resource lands are protected not for the sake of their ecological role but to ensure the viability of the resource-based industries that depend on them. Allowing conversion of

⁴ *Clark Cty. Washington v. W. Washington Growth Mgmt. Hearings Review Bd.*, 161 Wn. App. 204, 238, 254 P.3d 862, 878 (2011), *vacated in part Clark Cty. v. W. Washington Growth Mgmt. Hearings Review Bd.*, 177 Wn. 2d 136, 298 P.3d 704 (2013), this part of the decision was not vacated; *Comprehensive Growth Management Plan La Center UGA – Map 1 Deliberation Components & Comprehensive Growth Management Plan La Center UGA – Map 2 Deliberation Components* both included with Futurewise’s May 18, 2016, letter on the Preferred Alternative.

⁵ *Bremerton v. Kitsap County*, CPSGMHB No. 95-3-0039, Final Decision and Order (Oct. 6, 1995), at 28.

resource lands to other uses or allowing incompatible uses nearby impairs the viability of the resource industry.”⁶

Natural resource lands must be conserved.⁷ The Washington State Supreme Court has identified a three part test for identifying agricultural land of long-term commercial significance, one of the three types of natural resource lands,

[W]e hold that agricultural land is land: (a) not already characterized by urban growth (b) that is primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2), including land in areas used or capable of being used for production based on land characteristics, and (c) that has long-term commercial significance for agricultural production, as indicated by soil, growing capacity, productivity, and whether it is near population areas or vulnerable to more intense uses.⁸

Clark County designated the area proposed for the La Center UGA expansion as agricultural lands of long-term commercial significance.⁹ In designating the land, Clark County followed a reasoned process and considered the GMA’s mandate and goals and requirements, and found that these lands must be conserved.¹⁰ As this letter will show, that earlier decision was correct and the land still meets the GMA and Clark County criteria for agricultural land of long-term commercial significance.

The area within the Ridgefield UGA expansion is not “characterized by urban growth”

The first of the Lewis County criteria are that the agricultural land is not already characterized by urban growth.¹¹ None of the 56.66 acres are characterized by urban growth.¹² Except for the convenience store and gas station at the northeast intersection of NW Paradise Park Road

⁶ *City of Redmond v. Central Puget Sound Growth Management Hearings Bd.*, 138 Wn.2d 38, 47, 14 P.3d 133 (1998), quoting Richard L. Settle & Charles G. Gavigan, *The Growth Management Revolution in Washington: Past, Present, and Future*, 16 *U. Puget Sound L. Rev.* 867, 907 (1993).

⁷ RCW 36.70A.060.

⁸ *Lewis County v. Western Washington Growth Management Hearings Bd.*, 157 Wn.2d 488, 502, 139 P.3d 1096, 1103 (2006).

⁹ See the *County/UGA Comprehensive Plan Clark County, Washington* excerpt on page 3 of this letter.

¹⁰ *Clark County 20-Year Comprehensive Growth Management Plan 2004-2024* Chapter 3 Rural and Natural Resource Element pp. 3-7 – 3-8 (Dec. 2012) accessed on Sept. 16, 2015 at:

http://www.clark.wa.gov/Planning/comp_plan/documents/WebVersion_AmORD2012-12-20.pdf

¹¹ *Lewis County v. Western Washington Growth Management Hearings Bd.*, 157 Wn.2d 488, 502, 139 P.3d 1096, 1103 (2006).

¹² Clark County MapsOnline Property and Land Records Information 2014 aerial image and map showing tax lots and building footprints enclosed with the paper original of this letter, and the aerials showing parcels, the Clark County Property Information Account Summary, and the Clark County Property Information Land & Building Details for properties 209705000, 209748000, 209746000, 209738000, 986028840, 209749000, 209699000, 986027200, 209694000, 209735000, 209712000, 209728000, 209711000, 209730000, 211260000, 211264000, 211215000, 209708000, and 209703000, and selected permits all included in Appendix A on the enclosed data CD in directory “Appendix A Real Property Info.”

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and NW La Center Road (parcel 209738000) and the school bus facility (parcel 209699000), neither are any of the adjoining lots in La Center or any of the nearby agricultural and rural lots.¹³

The land is primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2)

The second *Lewis County* factor is that “agricultural land is land: ... that is primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2), including land in areas used or capable of being used for production based on land characteristics”¹⁴ The agricultural products enumerated in RCW 36.70A.030(2) are “horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or ... berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by *RCW 84.33.100 through 84.33.140, finfish in upland hatcheries, or livestock”

The area in which the La Center UGA expansion is located is both used and capable of being used for agriculture. The Clark County MapsOnline 2014 aerial image, enclosed with the paper original of this letter, shows that the 56.66 acres and many of the properties in the vicinity are currently farmed. In addition, as Table 1 enclosed with this letter documents, the 44.1 acres are in the agriculture current use taxation program, so the property is used for agriculture.

The land has long-term commercial significance

The third *Lewis County* factor is that “agricultural land is land: ... (c) that has long-term commercial significance for agricultural production, as indicated by soil, growing capacity, productivity, and whether it is near population areas or vulnerable to more intense uses.”¹⁵ As the soil map and soil descriptions enclosed with this letter documents, over 97.3 percent of the expansion area has Land Capability 1 through 4 soils. These are agriculturally productive soils.¹⁶ Most of the nearby lands also have these high quality agricultural soils.¹⁷

¹³ Clark County MapsOnline Property and Land Records Information 2014 aerial image and map showing tax lots and building footprints enclosed with the paper original of this letter, and the aerials, Table 1 Summary Property Data for Properties in and Adjoining the La Connor Urban Growth Area Expansion enclosed with this letter, and the Clark County Property Information Account Summary and the Clark County Property Information Land & Building Details enclosed in the data CD included with the paper original of this letter in the directory “Appendix A Real Property Info.” There is urban development, the school bus facility, on parcel 209699000 but it is separated from the proposed UGA expansion by the narrow part of parcel 209749000.

¹⁴ *Lewis County*, 157 Wn.2d at 502, 139 P.3d at 1103.

¹⁵ *Lewis County*, 157 Wn.2d at 502, 139 P.3d at 1103.

¹⁶ USDA Natural Resources Conservation Service Minnesota, *Land Capability Classes* webpage p. 1 accessed on May 23, 2016 at:

http://www.nrcs.usda.gov/wps/portal/nrcs/detail/mn/technical/dma/nri/?cid=nrcs142p2_023556 and enclosed with the paper original of this letter.

¹⁷ July 5 2007 & August 14 2007 BOCC Tentative Land Use Map Agricultural Analysis Deliberation and Decision p. 2 (10/9/2007) enclosed with the paper original of Futurewise’s May 18, 2016, letter on the Preferred Alternative.

In addition, Table 2 also documents that 44 percent of the UGA expansion has prime farmland. Another 29 percent has farmland of statewide importance soils.

Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land, but not urban built-up land or water). It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.¹⁸

The productivity of these soils is confirmed by the *Clark County Comprehensive Plan 2004-2024* which states:

The maps were used [in the 1990s] to identify Clark County's most productive farmland. This process identified farm areas that included major patterns of high quality soils and agricultural activity in areas with generally larger parcels.¹⁹

So the soils, growing capacity, and productivity show this area has long-term commercial significance. According to data we obtained from the Clark County "Building Permit History" webpages, there have not been any urban development permits on the UGA expansion.²⁰ The only urban development permits nearby were for the convenience store gas station on parcel 209738000 and the school bus facility on parcel 209699000 including adjacent parcels in La Center.²¹ So these areas are not near population areas and are not vulnerable to more intense uses, especially if the area retains its protective Agriculture designation and zoning. Since this land qualifies to be designated as agricultural lands of long-term commercial significance, Clark County is "required to assure the conservation of agricultural lands and to assure that the use of adjacent lands does not interfere with their continued use for the production of food or agricultural products."²² And the *Clark County Buildable Lands Report* documents that La

¹⁸ 7 CFR § 657.5(a)(1)

¹⁹ *Clark County 20-Year Comprehensive Growth Management Plan 2004-2024* Chapter 3 Rural and Natural Resource Element p. 3-8 (Dec. 2012)

²⁰ Table 1 Summary Property Data for Properties in and Adjoining the La Connor Urban Growth Area Expansion enclosed with this letter.

²¹ *Id.* and "Building Permit History" webpages enclosed in the data CD included with the paper original of this letter in the directory "Appendix A Real Property Info." See also the Clark County MapsOnline Property and Land Records Information 2014 aerial image and map showing tax lots and building footprints enclosed with the paper original of this letter.

²² *Soccer Fields*, 142 Wn 2d at 556, 14 P 3d at 140 emphasis in original.

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Center has no need to expand its UGA to accommodate commercial growth.²³ So under the statutory factors in RCW 36.70A.030(10) this area has long-term commercial significance.

Clark County also considered the following factors in designated agricultural lands.²⁴ Those factors show the land in the UGA expansion still qualifies as agricultural lands of long-term commercial significance.

"The availability of public facilities"

Neither La Center nor any other public facility provider has water or sewer facilities to serve any of the UGA expansion or its vicinity.²⁵ No other place-based urban public facilities serve the UGA expansion area.²⁶ So this criterion shows the area has long-term commercial significance for agriculture.

"Tax status"

In UGA expansion, 44.1 acres of the 56.66 acres, 78 percent, is in the agriculture current use taxation program, so the property is used for agriculture. and many neighboring parcels are in the agriculture current use taxation program.²⁷ So this criterion shows the area has long-term commercial significance for agriculture.

"The availability of public services"

No urban supporting public services were identified in the urban growth area expansion or vicinity.²⁸ So this criterion shows the area has long-term commercial significance for agriculture.

"Relationship or proximity to urban growth areas"

While the UGA expansion abuts La Center, most of the area is separated from the urban growth area by a road, is currently outside of the UGA, and designated as agricultural lands of long-term commercial significance.²⁹ Except for the convenience store and gas station, there is

²³ *Clark County Buildable Lands Report* p. 11 (June 2015).

²⁴ *Clark County 20-Year Comprehensive Growth Management Plan 2004-2024* Chapter 3 Rural and Natural Resource Element p. 3-7 (Dec. 2012).

²⁵ City of La Center, Washington, *La Center Junction Subarea Plan* pp. 3-7 – 3-8 & p. 3-13 (2010) accessed on May 23, 2016 at:

http://www.ci.lacenter.wa.us/city_departments/pdfs/La%20Center%20Junction%20Subarea%20Plan%20v5.pdf and cited pages enclosed with the paper original of this letter.

²⁶ *Id.* at pp. 3-6 – 3-10.

²⁷ Table 1 Summary Property Data for Properties in and Adjoining the La Connor Urban Growth Area Expansion; July 5 2007 & August 14 2007 BOCC Tentative Land Use Map Agricultural Analysis Deliberation and Decision p. 2 (10/9/2007).

²⁸ City of La Center, Washington, *La Center Junction Subarea Plan* pp. 3-6 – 3-9 & p. 3-13 (2010).

²⁹ Clark County MapsOnline Property and Land Records Information map showing tax lots and building footprints enclosed with the paper original of this letter.

currently no urban development on the UGA expansion or immediately south in La Center except for the combination convenience store and gas station.³⁰ As was documented above, there are no urban serving public facilities or services available to the UGA expansion. *Clark County Buildable Lands Report* shows there is no need to expand the La Center UGA for commercial uses as is proposed here.³¹ So this area does not have a relationship with the UGA that indicates it needs to be included. So this criterion indicates that the land has long-term commercial significance for agriculture.

“Predominant parcel size”

As Table 1 documents, the UGA expansion has a 24.1-acre lot, a 12.45-acre lot, and a 20-acre lot. The 24.1 and 20 acre lot have a common owner.³² Farms are often composed of multiple parcels of land.³³ So the 44.1 acres is larger than Clark County’s average farm size of 39 acres.³⁴ So this criterion indicates that the land has long-term commercial significance for agriculture.

“Land use settlement patterns and their compatibility with agricultural practices”

As was documented above, the uses near the proposed UGA expansion, including land in La Center, with only two exceptions consist of agriculture and rural uses.³⁵ And most of La Center is across the road from the UGA expansion.³⁶ So the land settlement patterns are generally compatible with agriculture and the area has long-term commercial significance for agriculture.

³⁰ Google Earth April 17, 2015 image of the UGA expansion vicinity enclosed with the paper original of this letter; Clark County MapsOnline Property and Land Records Information map showing tax lots and building footprints enclosed with the paper original of this letter.

³¹ *Clark County Buildable Lands Report* p. 1 & p. 14 (June 2015).

³² Table 1 Summary Property Data for Properties in and Adjoining the La Connor Urban Growth Area Expansion.

³³ United States Department of Agriculture, National Agricultural Statistics Service, *2012 Census of Agriculture Washington State and County Data Volume 1 • Geographic Area Series • Part 47 AC-12-A-47* p. B-13 (May 2014) accessed on Sept. 16, 2015 at:

http://www.agcensus.usda.gov/Publications/2012/Full_Report/Volume_1_Chapter_2_County_Level/Washington/wav1.pdf. A copy of *2012 Census of Agriculture Washington State and County Data Volume 1* was enclosed with the paper original of Futurewise’s Sept. 10, 2015 letter.

³⁴ United States Department of Agriculture, National Agricultural Statistics Service, *2012 Census of Agriculture Washington State and County Data Volume 1 • Geographic Area Series • Part 47 AC-12-A-47 Chapter 2: County Level Data, Table 8. Farms, Land in Farms, Value of Land and Buildings, and Land Use: 2012 and 2007* p. 271 (May 2014).

³⁵ Google Earth April 17, 2015 image of the UGA expansion vicinity; Clark County MapsOnline Property and Land Records Information map showing tax lots and building footprints.

³⁶ Clark County MapsOnline Property and Land Records Information map showing tax lots and building footprints.

“Intensity of nearby land uses”

Again, the uses near the proposed UGA expansion, including land in La Center, with two exceptions consist of agriculture and rural type uses.³⁷ And most of La Center is across the road from the UGA expansion.³⁸ So the intensity of nearby land uses are generally compatible with agriculture and the area has long-term commercial significance for agriculture.

“History of land development permits issued nearby”

According to data we obtained from the Clark County Clark County “Building Permit History” webpages, there have not been any urban development permits on the UGA expansion.³⁹ The only urban development permits nearby were for the convenience store gas station on parcel 209738000 and the school bus facility on parcel 209699000 including adjacent parcels in La Center.⁴⁰ So this criterion indicates the area has long-term commercial significance for agriculture.

“Land values under alternative uses”

The Washington State Supreme Court has noted that uses other than agriculture will always be more profitable and this alone does not justify the loss of natural resource land.⁴¹ In the present case, there are numerous parcels that could be included in the La Center UGA without converting the agricultural land. The excerpt from the comprehensive plan map on page 3 of this letter shows rural land abutting the La Center UGA. In addition, there is no need to expand the La Center UGA for commercial development indeed, most of the land in the La Center UGA across from the UGA expansion is zoned commercial and vacant.⁴² So land prices should not be the steering factor in the UGA expansion decision.

“Proximity to markets”

This area is close to La Center and has good access to I-5.⁴³ There are roads in the area that can bring agricultural products to market. The Globalwise, Inc. *Analysis of the Agricultural Economic Trends and Conditions in Clark County, Washington Preliminary Report* shows that local

³⁷ Google Earth April 17, 2015 image of the UGA expansion vicinity; Clark County MapsOnline Property and Land Records Information map showing tax lots and building footprints.

³⁸ Clark County MapsOnline Property and Land Records Information map showing tax lots and building footprints.

³⁹ Table 1 Summary Property Data for Properties in and Adjoining the La Connor Urban Growth Area Expansion enclosed with this letter.

⁴⁰ *Id.* and “Building Permit History” webpages in the directory “Appendix A Real Property Info” on the data CD included with the paper original of this letter. See also the Clark County MapsOnline Property and Land Records Information 2014 aerial image and map showing tax lots and building footprints enclosed with the paper original of this letter.

⁴¹ *City of Redmond*, 136 Wn.2d at 52 – 53, 959 P.2d at 1097.

⁴² *Clark County Buildable Lands Report* p. 11 (June 2015); Table 1 Summary Property Data for Properties in and Adjoining the La Connor Urban Growth Area Expansion.

⁴³ Google Earth April 17, 2015 image of the UGA expansion vicinity.

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farmers do sell their products at local markets.⁴⁴ The two major poultry processors are in Western Washington,⁴⁵ so this area has good access to them. The area's and the county's good access to I-5 also provides good access to regional livestock markets.⁴⁶ So this criterion shows the area has long-term commercial significance.

In sum, all but one of the Clark County Comprehensive Plan factors, land values under alternative uses, show that this area has long-term commercial significance for agriculture. And the Washington State Supreme Court has concluded that land values under alternative uses should not be the deciding factor. The subareas also meet the statutory factors. So dedesignating this area would violate the Growth Management Act and the Clark County Comprehensive Plan.

Conclusion

As we have seen, the proposed La Center UGA expansion violates the GMA in three different and independent ways. So we recommend it not be adopted.

Some may argue that the paving over of 56.66 acres of valuable farmland is not a big loss. But the Washington State Department of Agriculture's *Washington Agriculture Strategic Plan 2020 and Beyond* documents the need to conserve existing agricultural lands to maintain the agricultural industry and the jobs and incomes the industry provides.⁴⁷ As the strategic plan concludes "[t]he future of farming in Washington is heavily dependent on agriculture's ability to maintain the land resource that is currently available to it."⁴⁸

Thank you for considering our comments. If you require additional information please contact me at telephone 206-343-0681 Ext. 118 and email tim@futurewise.org

⁴⁴ Globalwise, Inc., *Analysis of the Agricultural Economic Trends and Conditions in Clark County, Washington* Preliminary Report p. 27 (Prepared for Clark County, Washington: April 16, 2007) accessed on Sept. 16, 2015 at: http://www.clark.wa.gov/planning/comp_plan/documents/final_ag_analysis_prelim_report.pdf and cited pages enclosed with the paper original of this letter..

⁴⁵ *Id.* at p. 24.

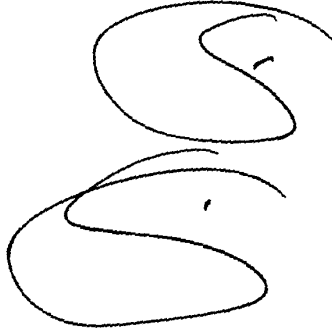
⁴⁶ Stephanie Meenach, Eric L. Jessup, and Kenneth L. Casavant, *Transportation and Marketing Needs for the Washington State Livestock Industry SFTA Research Report #12* p. 5 (Washington State University School of Economic Sciences: Nov. 2004) accessed on Sept. 16, 2015 at: http://www.sfta.wsu.edu/research/reports/pdf/rpt_12_livestock.pdf and enclosed with the paper original of Futurewise's Comments on the Draft Supplemental Environmental Impact Statement for the Clark County 2016 Comprehensive Growth Management Plan Update relating the Ridgefield urban growth area expansion (Sept. 16, 2015).

⁴⁷ Washington State Department of Agriculture, *Washington Agriculture Strategic Plan 2020 and Beyond* pp. 50 – 52 (2009) accessed on Oct. 16, 2015 at: <http://agr.wa.gov/fof/> and cited excerpts enclosed with the paper original of Futurewise's Sept. 10, 2015, letter commenting on the Draft SEIS.

⁴⁸ *Id.* at p. 50.

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Very Truly Yours,

A handwritten signature in black ink, consisting of two large, stylized, overlapping loops that resemble the letter 'S'.

Tim Trohimovich, AICP
Director of Planning & Law

Enclosures

Table 1 Summary Property Data for Properties in and Adjoining the La Connor Urban Growth Area Expansion

Property Identification Number	Owner & Mailing Address	Sale Date	In Agricultural Current Use Taxation Program	Buildings	Permits	Zone	Parcel Size (Acres)
In the UGA Expansion							
209705000	FUDGE LINDA L & COWAN MELODY ET AL. TRUSTEES C/O GRIFFITH TRUST PO BOX 180 LACENTER WA, 98629 US		Yes. The Land is valued as Farm and Agricultural Land	House, farm buildings, and communications tower	Permits for communication tower various years.	AG-20	24 1
209746000	3B NW LLC 7320 NE SAINT JOHNS VANCOUVER WA, 98665	10/31/1997	Regular	None	None	AG-20	12 45
209748000	FUDGE LINDA L & COWAN MELODY ET AL. TRUSTEES C/O GRIFFITH TRUST PO BOX 180 LACENTER WA, 98629 US		Yes. The Land is valued as Farm and Agricultural Land	House and accessory structures	Right of Way/Road Cut and Single-family home 2006	AG-20	20
Adjoining Properties Outside the UGA Expansion							
209738000	MINIT MANAGEMENT LLC PO BOX 5889	10/20/2006	No Regular	Convenience store, restaurant, fueling islands	Various commercial permits	C-2 La Center zoning	4 22

Property Identification Number	Owner & Mailing Address	Sale Date	In Agricultural Current Use Taxation Program	Buildings	Permits	Zone	Parcel Size (Acres)
	VANCOUVER WA, 98668 US						
986028840	CLARK PUB UTIL DIST #1 PO BOX 8900 VANCOUVER WA , 98668 US	10/27/2010	No Total Exemption	None	Various permits for well field	AG-20	1 98
209749000	PARADISE LACENTER LLC PO BOX 1424 KALAMA WA, 98625 US	10/25/2010	Yes The Land is valued as Farm and Agricultural Land	Home	Permits listed for this property are for the school bus facility on Parcel 209699000.	AG-20	18 43
209699000	KWRL TRANSPORTATION COOPERATIVE 989 FRAZIER LN WOODLAND WA, 98674 US	09/12/2013	No Total Exemption	Public agency office and school bus parking area	Permits for the school bus facility	AG-20	19
986027200	CLARK PUBLIC UTILITIES PO BOX 8900 VANCOUVER WA, 98668 US	10/29/2008	No Total Exemption	None	Permit for electrical substation.	AG-20	5
209694000	HOLMES BARBARA C TRUSTEE	02/05/2013	No, but land is valued as Timber Land.	None	None	AG-20	15

Property Identification Number	Owner & Mailing Address	Sale Date	In Agricultural Current Use Taxation Program	Buildings	Permits	Zone	Parcel Size (Acres)
	3111 SE 154TH AVE VANCOUVER WA, 98683						
209735000	FRANK GILLESPIE LLC 32303 NW 18TH AVE RIDGEFIELD WA, 98642 US	07/21/2014	No. Regular	While some pages have a picture of a house, all other records show no buildings The picture appears to be the house on parcel 209713000	None	R-5	5 08
209712000	GILLESPIE FRANK LLC 32303 NW 18TH AVE RIDGEFIELD WA, 98642	04/03/2009	No Regular	House	Permits for house	R-5	5 08
209728000	SAING CHENG & SAING SOBOTH TRUSTEES 341 SILVER MAPLE RD GROVELAND FL, 34736	04/30/2009	No Regular	None	None	R-5	5 07
209711000	KODA CHESTER A & KODA TINA M	04/22/2004	No Regular	House	Mobile Home Placement Permit, then a	R-5	5 07

Property Identification Number	Owner & Mailing Address	Sale Date	In Agricultural Current Use Taxation Program	Buildings	Permits	Zone	Parcel Size (Acres)
	PO BOX 881 LACENTER WA , 98629 US				permit for an onsite constructed house		
209730000	ROBESON ROBERT E & ROBESON LARAINNE K 32013 NW 18TH AVE RIDGEFIELD WA, 98642	04/24/2013	No Regular	House		R-5	5 01
211260000	SANDHU DIAL & SANDHU JASWANT 1803 NW LACENTER RD RIDGEFIELD WA , 98642 US	05/21/2008	No Regular	House and accessory buildings.	House permits	LDR- 7 5 La Center Zoning	5 53
211264000	CIRCLE C CORP 873 S HILLHURST RD RIDGEFIELD WA, 98642 US		No Regular	None.	No development permits	C-2 La Center Zoning	6 29
211215000	CARLSON INVESTMENTS LLC CARLSON CORAMAE 873 S HILL HURST RD	11/21/2003	No Regular	None	No development permits.	C-2 La Center Zoning	16 12

Property Identification Number	Owner & Mailing Address	Sale Date	In Agricultural Current Use Taxation Program	Buildings	Permits	Zone	Parcel Size (Acres)
	RIDGEFIELD WA, 98642 US						
209708000	VANVESSEM JOHN & VANVESSEM SHANNA 14900 NW 15TH AVE VANCOUVER WA, 98685 US		No Regular	None.	No development permits since a 2007 grading permit	C-2 La Center Zoning	2.48
209703000	INTERCHANGE DEVELOPMENT GROUP LLC 1 MOHEGAN SUN BLVD UNICASVILLE CT, 06382	11/20/2015	No Regular	None	No permits other than a 2008 zoning review.	C-2 La Center Zoning	1.19

Sources Clark County Property Information Account Summary, Clark County Property Information Land & Building Details, and Clark County Property Information Building Permit History for properties 209705000, 209748000, 209746000, 209738000, 986028840, 209749000, 209699000, 986027200, 209694000, 209735000, 209712000, 209728000, 209711000, 209730000, 211260000, 211264000, 211215000, 209708000, and 209703000, and selected permits all included in Appendix A on the enclosed data CD in directory "Appendix A Real Property Info."



Extent Bookmarks

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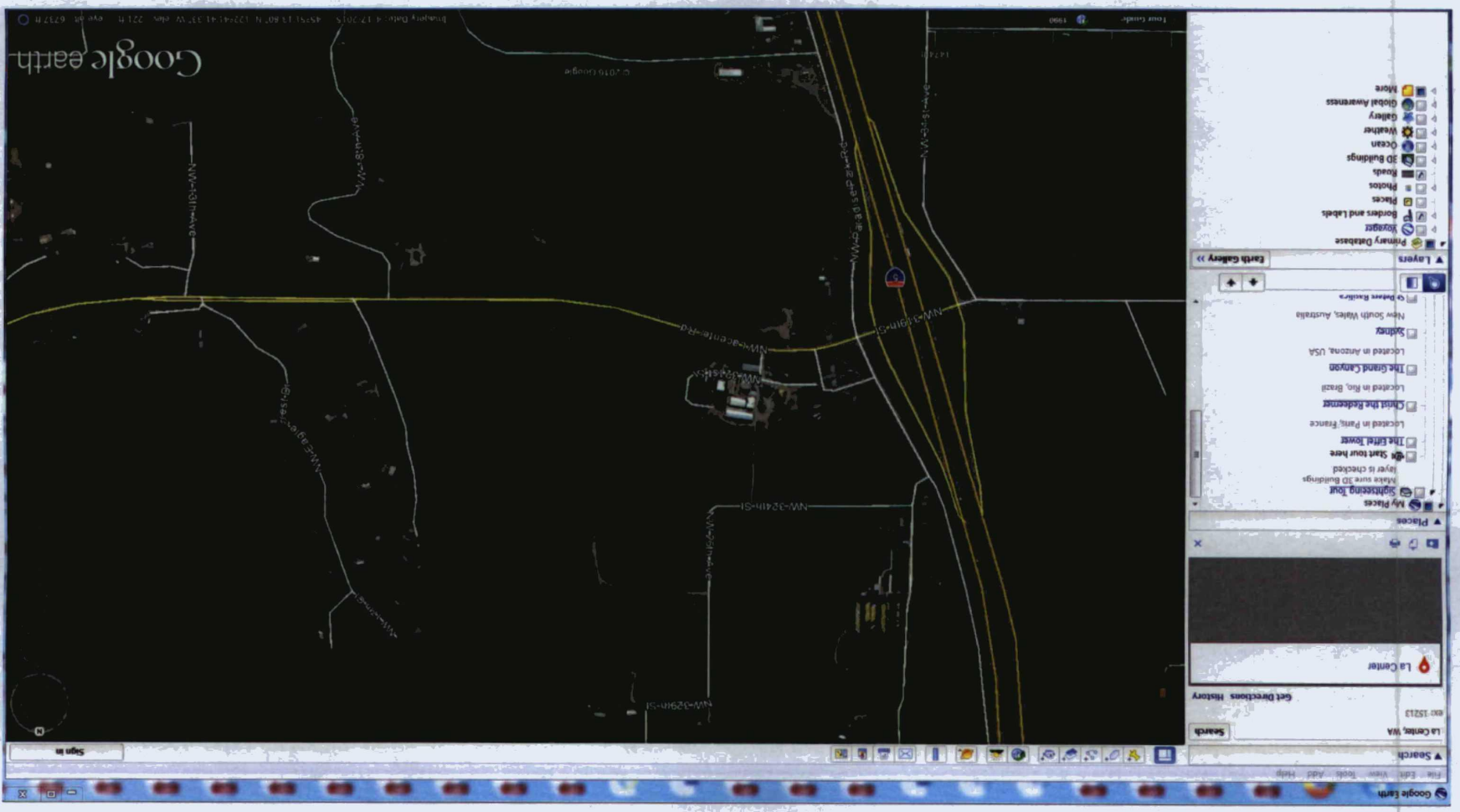
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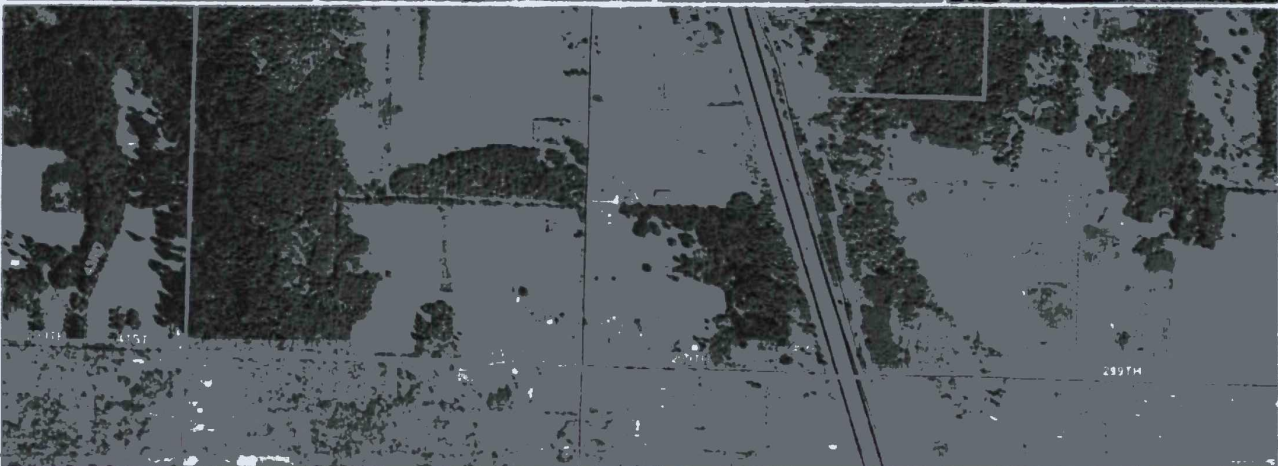
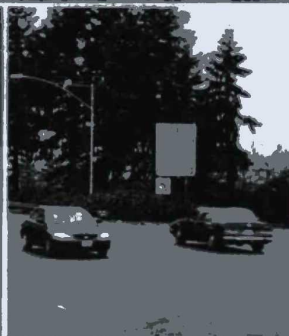
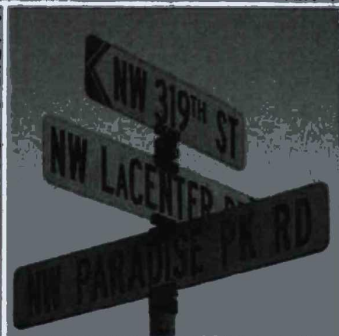
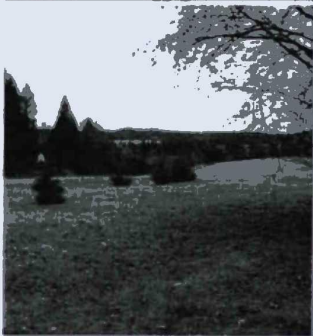
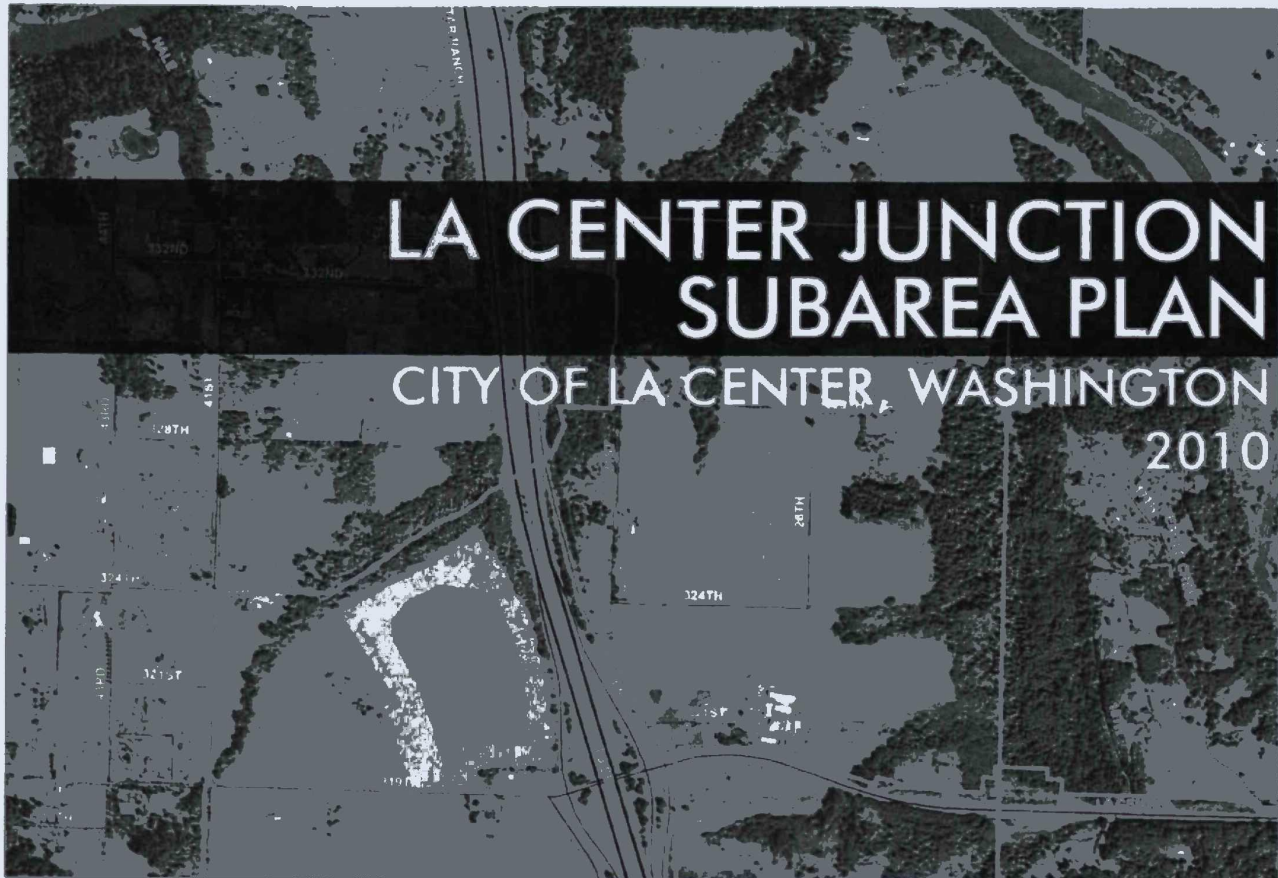
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- Land Records 100%
 - Building Footprints ▾
 - Taxlots ▾
 - Donation Land Claim ▾
 - Annexations ▾
 - Subdivisions ▾
 - Public Land Survey System

- Basemaps**
 - 2014 Imagery 100%
 - 2014 Imagery (Roads) 100%
 - Imagery (Best Available) 100%
 - Clark County 100%
 - World Street Map 100%







EXECUTIVE SUMMARY



The **La Center Junction Subarea Plan** identifies the specific improvements necessary to serve the I-5 junction, estimate the cost of such improvements, and develop a funding strategy for near-term implementation

The planning area covers 939 acres, of which 842 acres is held in private ownership. About 366 acres are unencumbered by critical areas or rights-of-way and are expected to be privately developed.

Intent

The intent is to more closely link land use and transportation improvement decision-making, and to provide a coordinated set of land use and transportation recommendations to be used by the Planning Commission and City Council in their reviews and evaluations of development proposals.

Vision

La Center's vision for the I-5 junction centers on employment. Development of the subarea is expected to result in about 4,000 jobs.

The city intends to facilitate four specific types of development identified in the *2008 Economic Development Plan*:

- **Retail** - Provide the quality of life amenities that are important to build a healthy community and to attract the necessary workforce required by the other target industries
- **Material Supply** - Companies in this sector manufacture a wide range of products—from plywood panels, to steel pipe, to tools, to wallpaper—and distribute them to wholesalers, retailers, home and hardware stores or sell directly to contractors
- **Electronics** - This cluster has over 10,000 employees across 435 businesses in the Portland Metropolitan Statistical Area (MSA), and is heavily comprised of manufacturers of audio and video equipment, circuit boards, electronic components, and measuring instruments
- **Logistics & Distribution** - Although easy to recruit, firms within this cluster are typically land-extensive and job-poor. La Center should focus on recruiting logistics and operations enterprises (versus warehousing) to conserve acreage.

Other desired uses include higher education such as a small college or a university satellite campus, and medical services.

Goal

The City of La Center's long-term goal is for the La Center Junction to provide employment for the benefit of the citizens of La Center and north Clark County (Policy 1.4).

Preferred Alternative

Alternative Y was selected as the preferred alternative. This alternative is anticipated to result in 3,700 new jobs and an additional 800 to 900 residents.

Infrastructure Improvements

To accommodate this demand, infrastructure improvements totaling about \$41.2 million (in 2010 dollars) will be needed over the next 20 years. They include:

- Subarea arterial-collectors (\$21.4 million)

BRIEFLY

The City completed its first **economic development plan** in 2008. Targeted industrial clusters include:

- retail
- material supplies
- electronics
- logistics & distribution

- I-5 Interchange improvements (\$10.7 million)
- Sewer main extension (\$7.5 million)
- Trails (\$1.5 million)

The first two projects are already programmed within the La Center Urban Area Capital Facilities Plan. The City's estimated share of these costs is \$1.8 million.

Revenues

Offsetting revenues include, impact fees and system development charges (45%), other private contributions (40%), state and federal grants (10%), and local government funds (5%).

Various tax revenues from the fully developed subarea are expected to provide the City with \$15-17 million over the next 40 years. An additional \$148 million to \$167 million of various tax revenues will go to other local and state agencies.

BRIEFLY

Action Steps listed in Chapter 7 include follow-on actions stemming from the City's 2008 Economic Development Plan including:

- Establish a city economic development lead
- Conduct an economic development marketing program
- Enhance business retention and expansion efforts
- Enhance economic position within region

Table 1: 2009 Land Uses

Land Use	Number	Acres	Dwelling Units
Convenience Store - w/ pumps & tanks	1	4.22	0
Distribution warehouse	1	28.02	0
Light Manufacturing Building	3	5.93	0
Mobile home converted to real property	5	24.32	5
One or more mobile homes not affixed to the land	1	2.15	1
Single family residence on commercial land	1	4.34	1
Single family unit not sharing structure with other uses	29	365.81	29
Small retail building (< 10,000 SF)	3	2.37	0
Storage Warehouse	1	6.84	0
Unused land timbered	1	40.00	0
Unused or Vacant Land - No improvements	36	358.05	0
Totals	82	842.05	36

Table 2 Net Acreage (Preferred Alternative)

Category	Acres
Gross Area	939.00
Public Rights-of-way	230.72
Critical Areas	287.03
Separate Hydric Soils (assumed as Cat IV wetlands)	55.42
Net Acres	365.83

BRIEFLY

Critical Areas discussed in this section include

- Critical Aquifer Recharge Areas
- Riparian Habitat
- Endangered or Threatened Species Habitat
- Priority Habitat & Species Areas
- Local Habitat Areas
- Frequently Flooded Areas
- Severe Erosion Hazard Areas
- Landslide Hazard Areas
- Seismic Hazard Areas
- Slopes With Gradients of 25 Percent or Greater
- Wetlands

Total assessed property value is \$19.8 million, even though the total sale price is listed at nearly \$47.0 million. The bulk of this is some \$38.6 million paid by Salishan-Mohegan, LLC, for 152 acres (2000 through 2006).

CRITICAL AREAS

Critical areas are valuable and fragile natural resources with significant development constraints that, in their natural state, provide many valuable social and ecological functions. The attendant buffers of critical areas are essential to the maintenance and protection of the sensitive land, its functions and values. The loss of social and ecological functions provided by critical areas, especially wetlands, riparian zones and fish and wildlife habitat, is considered detrimental to public welfare.

Conservation of critical areas has associated natural resource benefits, including:

- improved air and water quality
- maintenance of fish and wildlife habitat
- decreased erosion and sedimentation to streams
- absorption of pollutants
- preservation of rare plant and animal species

RCW 36.70A.170-172 requires the designation and protection of critical areas using 'best available science'. In certain circumstances, La Center will

allow the transfer of density from critical areas in exchange for enhanced protections

Critical areas include.

CRITICAL AQUIFER RECHARGE AREAS

Typically co-located with public drinking water sources, these lands are susceptible and/or vulnerability to discharges of contaminants from land use activities

RIPARIAN HABITAT

Riparian habitat areas are those areas immediately adjacent to waterways that contain elements of both aquatic and terrestrial ecosystems that mutually influence each other. Although riparian areas comprise only a small portion of the surface landscape, approximately 90 percent of Washington's land-based vertebrate species prefer, or are dependent upon, riparian habitat for essential life functions. Riparian habitat areas may include frequently flooded areas, critical recharge areas and wetlands.

ENDANGERED OR THREATENED SPECIES HABITAT

Areas that have a primary association with federally listed endangered or threatened species of fish or wildlife and which if altered may reduce the likelihood that the species will maintain and reproduce over the long term. Many of these sites have been identified and mapped by the Washington Department of Fish & Wildlife (WDFW). Development of such lands shall be controlled in accordance with a site specific fish and wildlife management plan consistent with the WDFW's priority habitats and species management recommendations and prepared by a qualified consultant.



PRIORITY HABITAT & SPECIES (PHS) AREAS

Areas within which state-listed monitor or candidate species or federally listed candidate species have a primary association, and which if altered may reduce the likelihood that the species will maintain and reproduce over the long term.

LOCAL HABITAT AREAS

Habitats of local importance include a seasonal range or habitat element with which a given species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long-term. These might include areas of high relative density or species richness, breeding habitat, winter range, and movement corridors. These might also include habitats that are of limited availability or high vulnerability to alteration, such as cliffs, talus, and wetlands. The city or private citizens may nominate areas for consideration as local habitat areas and for inclusion on the critical areas map. The City does not currently have Local Habitat Areas.

FREQUENTLY FLOODED AREAS

Areas within, or adjacent to, the 100-year floodplain identified on federal flood insurance study (FIRM) maps. Two distinct areas are recognized within the Flood Plan (FP) distinct: the floodway area, and the floodway fringe area. The

La Center Junction Subarea Plan

DEFINED

Floodway

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height

floodway is delineated on Federal Emergency Management Agency (FEMA) flood insurance rate maps. The "floodway fringe" lies between the boundary of the floodway and the limits of the 100-year floodplain.

SEVERE EROSION HAZARD AREAS

Erosion hazard areas are those areas containing soils that may experience severe to very severe erosion, according to the United States Department of Agriculture's Soil Conservation Service.

LANDSLIDE HAZARD AREAS

Landslide hazard areas are areas potentially subject to risk of mass movement due to a combination of geologic, topographic, and hydrologic factors.

SEISMIC HAZARD AREAS

Seismic hazard areas are areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, or soil liquefaction.

DEFINED

Floodway Fringe

The Floodway Fringe is the area that would be inundated during a 100-year flood. The intent is to require special site planning and construction standards in this area to minimize the threats to personal safety and damage to property caused by flooding.

SLOPES WITH GRADIENTS OF 25 PERCENT OR GREATER

Lands with slopes of 25 percent or greater are considered unbuildable and development is not allowed within La Center. Slopes between 15 percent and 25 percent are generally considered buildable. However, the city may require substantial evidence that such slopes are geologically stable if there is evidence that similarly situated slopes have demonstrated substantial instability in the past.

WETLANDS

Wetlands constitute important natural resources which provide significant environmental functions including:

- control of flood waters
- maintenance of summer stream flows
- filtration of pollutants
- recharge of ground water
- provision of significant habitat areas for fish and wildlife

Uncontrolled urban-density development in and adjacent to wetlands can eliminate or significantly reduce the ability of wetlands to provide these important functions, thereby detrimentally affecting public health, safety, and general welfare.

READ MORE

Extensive information on the state's **Shoreline Management Act** can be found at:

<http://www.ecy.wa.gov/programs/sca/sma/>

OTHER NATURAL RESOURCES

SHORELINE MANAGEMENT ACT

Adopted by the public in a 1972 referendum, the act intends "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines." The SMA has three broad policies:

- Encourage water-dependent uses "uses shall be preferred which are consistent with control of pollution and prevention of damage to the

La Center Junction Subarea Plan

traffic accidents The linear nature of these developments, the number of driveways crossing sidewalks and the lack of alternative cross-traffic or pedestrian circulation make these areas convenient and accessible only to automobile traffic

LIGHT INDUSTRIAL

(LI) zoning district is intended for light manufacturing, warehousing and other land uses Services and uses which support industrial uses are allowed in these areas but limited in size and location to serve workers within the light industrial area Industrial lands are located in areas of compatible land uses and in areas with arterial access to the regional transportation network

EMPLOYMENT CAMPUS

(EC) zoning district is intended to provide the community with compatible offices and attractive new non-polluting industries Such areas are designated for more intensive job-related land uses that pay family wages, such as professional offices, or research and technology related industries located in a campus like setting

URBAN PUBLIC FACILITY

(UP) - This district includes public parks, playgrounds, open spaces, schools, electrical substations, natural resource preservation or enhancement, and similar uses subject to the applicable provisions of the La Center Municipal Code

The following table details the current zoning coverage of the subarea Net developable acreages are determined by subtracting critical areas from gross (total) acres

Table 3 Zoning (Preferred Alternative)

Zoning	Net Acres
Low Density Residential (LDR-7.5)	2.07
Medium Density Residential (MDR-16)	16.90
Mixed Use (MX)	11.05
Community Commercial (C-2)	42.02
Industrial (LI/EC)	293.79
	365.83

READ MORE

The La Center Municipal Code can be accessed from the "City Planner" page of the City of La Center web site

www.ci.lacenter.wa.us

WHAT PUBLIC FACILITIES ARE AT THE JUNCTION?

TRANSPORTATION

STREETS



Interstate Highway System – The nation's freeways are a network of limited-access highways in the United States that was the largest public works project in history They are owned, built, and operated by the states The distribution of virtually all goods and services involves Interstate Highways at some point Residents of American cities commonly use urban Interstates to travel to their places of work Examples include

- Interstate 5

Arterials / Collectors – Arterial roads are roads that predominantly carry through-traffic between suburbs or to a region’s central city. Arterials are generally state highways and major roads within the county. Collector roads collect and distribute through-traffic between the arterial network and local roads. Both of these facilities are publicly funded. Examples include:

- NW 31st Avenue (NW 299th Street to NW 319th Street)
- NW 319th Street / La Center Road (NW 31st Avenue to eastern subarea limits)



Local Streets - These are either public or private roads that have no significant through-traffic function and principally provide property access. Maintenance and operations of private roads are the responsibility of private property owners. Examples of local streets include:

- NW Paradise Park Road
- NW 319th Street (NW 31st Avenue to western subarea limits)
- NW 299th Street

PARKING MANAGEMENT

The City currently requires a minimum number of parking spaces with all new developments. This will likely remain appropriate for the subarea because it is expected to develop in a more auto-oriented manner than downtown La Center.

Table 4: Typical Off-Street Parking Requirements

Use	Minimum Number Of Parking Spaces
Eating and/or drinking establishments	1 per 200 square feet
Most commercial establishments	1 per 400 SF
Industrial or manufacturing	1 per 500 SF
Commercial storage or warehousing	1 per 1,000 SF

ACCESS MANAGEMENT

There are currently no access management regulations within the City of La Center.

TRANSIT SERVICES

There is currently no transit service to the subarea. C-TRAN provides Dial-a-Ride service to La Center thrice daily. Residents may call ahead and receive ‘to-the-door’ service in addition to meeting transit vehicles at normal stops. The City provides a 131-space park & ride facility across from Community Park and along NE Lockwood Creek Road. In the evenings, this facility also doubles as parking for the adjacent park and high school athletic events.

FOR MORE INFORMATION

C-Tran
 (360) 696-4494
www.c-tran.com

BICYCLE & PEDESTRIAN FACILITIES

There are no bicycle or pedestrian facilities currently in the subarea.

FOR MORE INFORMATION

Clark Public Utilities
 (360) 992-3000
www.clarkpublicutilities.com

POTABLE WATER

The subarea is within the Clark Public Utilities service area although the subarea does not currently have customers within the subarea.

STORMWATER

There are no public stormwater facilities within the subarea

WASTEWATER

The area is not currently served by sewer. The City of La Center operates and maintains both conveyance and treatment systems for its residents. A significant upgrade to the existing treatment facility is underway with a conversion to newer membrane bio-reactor (MBR) technology.

PARKS, TRAILS & OPEN SPACES

There are no public parks, trails or open space within the subarea

SCHOOLS



RIDGEFIELD
SCHOOL DISTRICT

Public education is provided by Ridgefield School District No. 122. The district operates two elementary schools, one middle school, and one high school for about 2,100 students. Over the next six years, the district is proposing a \$154 million capital facilities program to

- construct a new high school
- convert the existing high school to a middle school
- convert the existing middle school to an elementary school
- improve and expand an existing elementary school
- secure future school sites

FOR MORE INFORMATION

360-619-1301

www.ridge.k12.wa.us

The La Center School District No. 101 recently sought a change in the shared boundary with the Ridgefield School District to better balance local tax revenues for the school districts. The net impact would be that tax revenues from the subarea would go to La Center versus Ridgefield schools. Although the regional Educational Service District ultimately denied the request, the resulting tax inequity will likely remain a significant issue.

WHAT PUBLIC SERVICES ARE PROVIDED TO THE JUNCTION?

FOR MORE INFORMATION

Clark County Fire & Rescue

(360) 263-5500

www.clarkfr.org

Clark County Fire Marshal

(360) 397-2186

Clark County Sheriff's Office

(360) 397-2295

FIRE PROTECTION

Fire Districts 11 and 12 recently consolidated to form Clark County Fire & Rescue, which serves the La Center and Ridgefield areas. This agency provides review services for residential developments. Clark County Fire Marshal provides review services for non-residential developments.

LAW ENFORCEMENT

The Clark County Sheriff's Office provides law enforcement services beyond our city limits. Regional or shared law enforcement and correction facilities provided by the county include the main jail, the Jail Work Center, the Juvenile Detention Center, the Clark-Skamania Drug Task Force, the 911 Emergency Center (CRESA), and a leased facility for the Child Abuse

Intervention Center (CAIC) The study area is located within the Clark County Sheriff's West Precinct

The La Center Police Department provides limited response beyond city limits on an as-available basis

PUBLIC HEALTH & SAFETY

Clark County Public Health works to

- Prevent disease and injury
- Promote healthier choices
- Protect food, water and air
- Prepare for emergencies

Public Health operates "behind the scenes" While not as visible as law enforcement or fire fighting, they are just as vital to the safety and well being of the community For example, Public Health responds to outbreaks of diseases and controls their spread to prevent further illness Public Health inspects restaurants to ensure the food you eat is safe Public Health monitors the quality of vaccines used to immunize you and your family And Public Health enforces regulations to make sure septic systems operate properly and pose no threat to human health

There has recently been an increasing awareness of the impacts of infrastructure planning on public health Local land use laws can preempt or encourage farmers' markets and neighborhood grocery stores, or promote sidewalks, parks and other environmental components that encourage physical activity

HIGHER EDUCATION

CLARK COLLEGE

Clark College is a community college providing two-year transfer degree studies, technical training and basic skills classes to nearly 13,000 full-time and part-time students each quarter It is the second largest college in the Washington State system of 34 community and technical colleges

The main campus is located on 101 acres in Vancouver's historic Central Park just east of the Interstate 5 freeway and north of the Columbia River and Fort Vancouver Historic Reserve Classes are also offered at Clark College at Washington State University Vancouver in Salmon Creek and Clark College at Town Plaza, located two miles east of the main campus

WASHINGTON STATE UNIVERSITY – VANCOUVER

Washington State University began offering courses in Southwest Washington in 1983 as part of the Southwest Washington Joint Center for Education In 1989, the University formally established Washington State University Vancouver as a branch campus of the state's land-grant institution The Salmon Creek campus opened in 1996 In the fall of 2006, WSU-V admitted freshmen and sophomores for the first time and began offering lower-division courses

Locally, the university offers 16 Bachelor's degrees, 9 Master's degrees, 1 Doctorate degree, and more than 35 fields of study There are currently about 2,800 enrolled students

FOR MORE INFORMATION

Clark County Public Health

(360) 397-8000

www.clark.wa.gov/public-health

FOR MORE INFORMATION

Clark College

(360) 699-6398

www.clark.edu

WSU - Vancouver

(360) 546-WSUV

www.vancouver.wsu.edu

OTHER GOVERNMENT SERVICES

LIBRARY

FOR MORE INFORMATION

Fort Vancouver
Regional Library

www.fvrl.org

Port of Ridgefield

360 887 3873

www.portridgefield.org

The Fort Vancouver Regional Library District (FVRLD) serves an area of approximately 4,200 square miles and nearly 410,000 people in four counties. The District provides a total of 70,405 square feet of library space in eight branches serving the county. Regional library service to the planning area is provided through the La Center Community Library, located at 1411 East Lockwood Creek Road, La Center, and the Ridgefield Community Library, located at 210 North Main Avenue, Ridgefield.

PORT OF RIDGEFIELD

The entirety of the subarea falls within the Port of Ridgefield's boundaries. The port's primary purpose is to bring quality jobs, economic diversity and prosperity to its district. The district covers approximately 57 square miles and is governed by three port commissioners elected to 6-year terms. The assessed property value within the district totaled approximately \$1.2 billion in 2008 with a property tax levy rate of 16¢ per \$1,000 of assessed property value (e.g., \$32 on property assessed at \$200,000).

OTHER UTILITIES

FOR MORE INFORMATION

Northwest Natural Gas

www.nwnatural.com

ELECTRICITY

Electricity is provided by Clark Public Utilities.

NATURAL GAS

Natural gas is provided by Northwest Natural Gas.

READ MORE

A Hazardous Pipeline information sheet can be found in Appendix L.

HAZARDOUS PIPELINE (NATURAL GAS)

Williams Northwest Pipeline operates a large-diameter high-pressure natural gas pipeline which bisects the La Center urban area. This pipeline corridor lies immediately northeast of the study area. A second parallel pipeline lies dormant and is considered obsolete. Although the probability of a catastrophic failure of the pipeline is very low, the potential dangers are significant. Because of that, the City adopted regulations prohibiting high-occupancy uses within 250 feet of the pipeline and limits their development within 641 feet.

TELECOMMUNICATIONS

Telecommunication infrastructure comes in three physical forms: telephone lines, cable lines, and telecommunications (wireless) towers.

Telephone lines can double as data lines. Cable lines may also double as data lines with a significant boost in bandwidth. The subarea is not currently served with wireless local area networks (Wi-Fi or wireless internet) although there is commercial 3G access available to subscribers. Figure 5 displays current facilities.

FOR MORE INFORMATION

Waste Connections Inc

www.wasteconnections.com

Clark County

www.clark.wa.gov/rcycle

WASTE / RECYCLING

Waste Connections Inc provides waste collection and recycling services throughout the subarea under contract with Clark County.

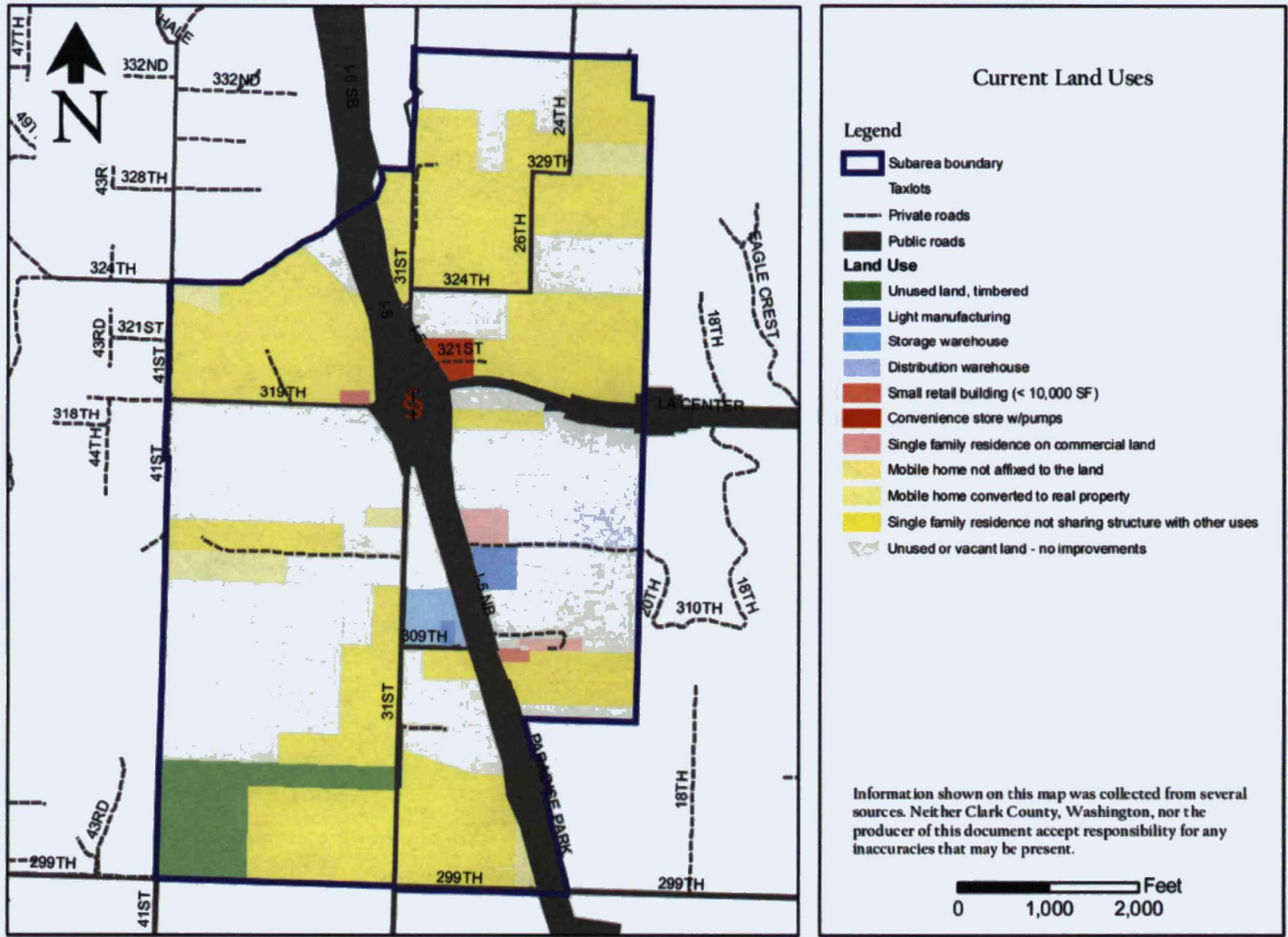
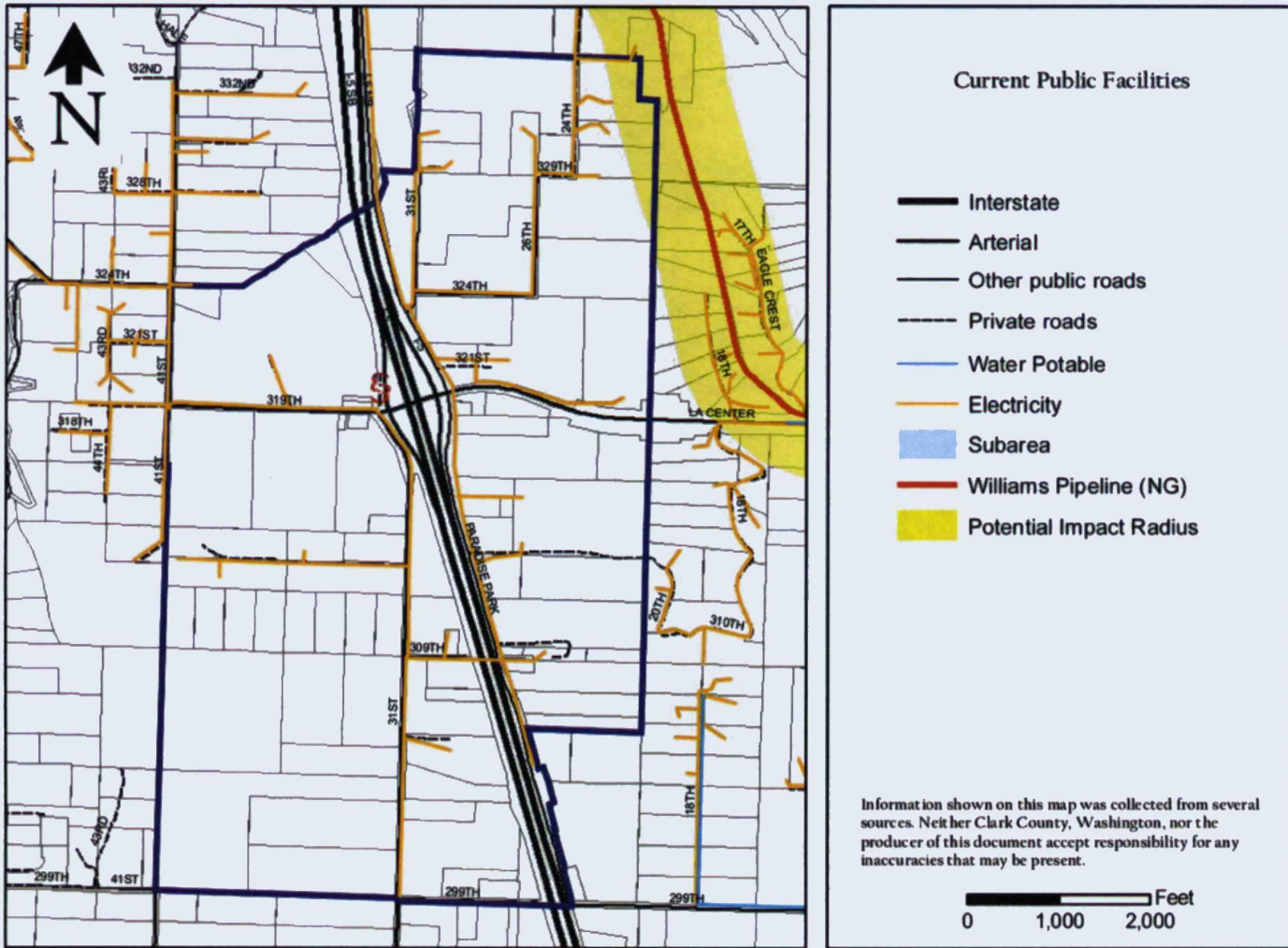


Figure 2: Current Land Uses

Figure 4: Current Public Facilities

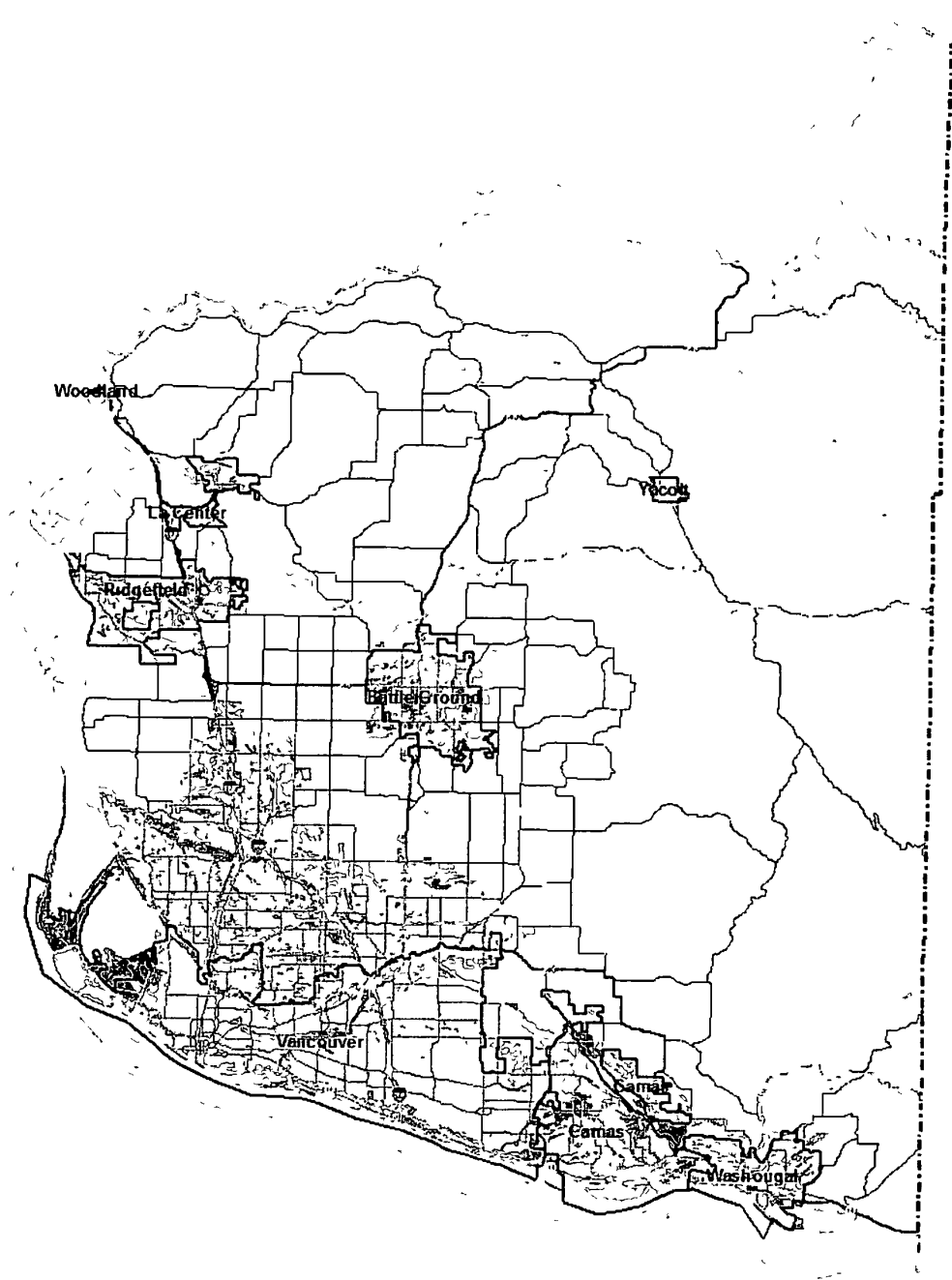


BUILDABLE LANDS REPORT, June 2015



proud past. promising future

CLARK COUNTY
WASHINGTON



In conclusion, based on observed density and the 2015 VBLM, Battle Ground, Camas and La Center show small deficits. If residential development continues to develop at the observed densities, then this deficit might become true by 2035. It is important to note that the observed densities occurred at a period of a deep recession having a significant impact to development occurring in the housing sector. However, Battle Ground, Camas, La Center, Ridgefield, Vancouver, Washougal and Clark County have adopted local development regulations that may reflect higher density development within the planning horizon.

Commercial and Industrial Needs Analysis

In 2014, the Board of County Commissioners chose to plan for a total of 91,200 net new jobs. The County has an estimated capacity of 101,153 jobs as follows: The 2015 VBLM, indicates a capacity of 76,978 jobs. The cities of Battle Ground, La Center, and Ridgefield, have indicated they have additional capacity to accommodate 16,755 jobs. Publicly owned land is not included in the model, therefore we assume that the 7,400 new public sector jobs estimated by ESD will occur on existing publicly owned facilities.

Residential Capacity Analysis

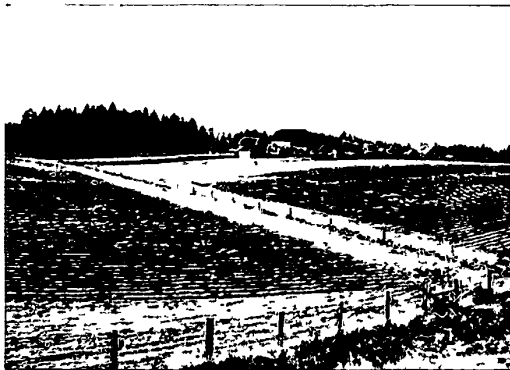
Tables 5-7 on the following pages provide the vacant buildable lands per urban growth area in the residential, commercial and industrial areas based on the 2015 VBLM. Countywide there are 7,513 net buildable residential acres with a capacity of 136,820 residents. See Appendix C for the Vacant Buildable Lands Model planning assumptions.

**Table 7
Commercial and Industrial Capacity Analysis**

Jurisdiction	COMMERCIAL			INDUSTRIAL			Total Jobs
	Gross Acres	Net Acres	Jobs	Gross Acres	Net Acres	Jobs	
Battle Ground							
City	591.4	372.5	7,449	335.3	177.3	1,596	9,045
UGA	59.0	39.5	790	28.8	10.9	98	888
Total	650.4	411.9	8,239	364.1	188.3	1,694	9,933
Camas							
City	514.3	337.2	6,744	846.1	456.9	4,112	10,856
UGA	0.0	0.0	0	76.7	36.2	326	326
Total	514.3	337.2	6,744	922.8	493.1	4,438	11,182
La Center							
City	63.6	44.2	884	83.3	48.2	434	1,318
UGA	0.0	0.0	0	1.1	0.7	6	6
Total	63.6	44.2	884	84.4	48.8	440	1,324
Ridgefield							
City	270.1	179.3	3,587	942.0	506.2	4,556	8,143
UGA	17.8	12.2	245	65.5	35.6	321	565
Total	287.9	191.6	3,831	1,007.4	541.8	4,877	8,708
Vancouver							
City	519.9	369.1	7,383	2,706.5	1,391.1	12,520	19,903
UGA	868.3	604.2	12,083	1,861.1	1,022.4	9,202	21,285
Total	1,388.3	973.3	19,466	4,567.7	2,413.5	21,722	41,188
Washougal							
City	83.8	56.3	1,126	167.8	62.9	566	1,693
UGA	45.5	31.8	635	343.0	205.2	1,847	2,482
Total	129.3	88.1	1,762	510.8	268.1	2,413	4,175
Yacolt							
City	14.1	10.6	211	9.7	6.5	59	270
UGA	0.0	0.0	0	39.6	21.9	198	198
Total	14.1	10.6	211	49.2	28.5	256	468
Woodland							
City	0.0	0.0	0	0.0	0.0	0	0
UGA	0.0	0.0	0	0.0	0.0	0	0
Total	0.0	0.0	0	0.0	0.0	0	0
Urban Job Total	3,047.8	2,056.9	41,138	7,506.4	3,982.2	35,840	76,978
Public Sector							7,400
Redevelopment							16,775
Employment Growth Target							101,153

Source: Clark County Community Planning and VBLM 2015. Note: In February 2014, Clark County received an application for the establishment of an Industrial Land Bank on 601 acres with a potential of 5,400 jobs.

*Analysis of the Agricultural
Economic Trends and Conditions in
Clark County, Washington*



**Prepared for Clark County, Washington
By Globalwise, Inc.**

April 16, 2007

Preliminary Report

agency's farm loan programs.¹² This is significant because the FSA is the government lender to farm borrowers who do not qualify for standard commercial loans. If FSA is not making these loans, it is also very doubtful that commercial lenders have borrowers who have purchased land and other capital assets. In fact, contacts with several commercial banks identified only one bank which said they had made loans to a few nurseries in recent years.

Discussions with farmers and other agricultural operators in the county reveal that many newer operators have used their own capital to buy land or they have combined a small-scale farm enterprise with the purchase of their rural residence. Others have enlarged their agricultural enterprise with leased land. This situation has led to a low base level of new agricultural enterprise development which cannot fully replace the larger, agricultural operations such as dairies and berry farms, which are going out of business.

Local Marketing

One of the WAC criteria to assess the long term commercial significance of agriculture is the criteria of "proximity to markets." Often this is assumed to mean proximity to population centers. For newer farmers in Clark County, reaching local markets is at least one main factor in



their marketing program. They may sell at farmers markets in the area, set up roadside stands, operate a CSA (Community Supported Agriculture) farm with subscribers who pay for a share of the production, or offer other forms of direct marketing channels.

However the local sales approach is not uniformly adopted by Clark County farmers. Local markets have not generated sufficient revenues to attract

very many new farms to the county.

The case of dairies illustrates the dichotomy of how and where farm products are sold. Some of the few remaining dairies do sell locally to the one milk bottler in the county. On the other hand, one of the largest dairies in the county is shipping their milk out of the county (and out of the Portland metropolitan area) because they realize a significant price premium. In this case the higher price received justifies the added transportation cost.

There are also examples of local nurseries that sell most of their specialty trees over the Internet, and they ship by express delivery. Their markets are often widely dispersed geographically.

Fresh fruit and vegetable producers, and Christmas tree growers are the best examples of agricultural crops that do rely primarily on local markets. However the larger of the Christmas tree growers are wholesalers and their main markets are out-of-state, principally California.

¹² Based on letter with attachments dated February 14, 2007 from Jeffrey Peterson, Farm Loan Officer, Farm Services Agency, USDA, Chehalis, Washington office.



Technical Resources

- [Conservation Planning](#)
- [Data, Maps, & Analysis](#)
- [Economics](#)
- [GIS](#)
- [National Resources Inventory](#)
- [Rapid Watershed Assessment](#)
- [Ecological Science](#)
- [Engineering](#)
- [Land Use](#)
- [State Technical Committee](#)

Land Capability Classes

Land Capability Classification (LCC) is a system of grouping soils primarily on the basis of their capability to produce common cultivated crops and pasture plants without deteriorating over a long period of time. Each soil map unit is assigned a capability class of I through VIII, and classes II through VII are assigned a sub-class describing limitations or hazards for agricultural purposes.



Classes

Classes I through IV are considered capable of producing cultivated crops with good management and conservation treatment. Classes V through VII are best suited to perennial vegetative species, but may be capable of producing some specialized crops with highly intensive management. Class VIII soils are not suitable for managed vegetative production.

In 1997, 70% of Minnesota cropland was in LCC Class I or II, and another 28% was in Class III and IV. Only 2% was in Class V or higher. Nationally, Class I and II land make up 53% of cropland, Class III and IV comprise 41%, and close to 6% of cropland is Class V or higher.

Subclasses

Land capability subclasses represent the dominant limitation for agricultural use. Class I soils do not have limitations for crop production and are not assigned a subclass.

Subclass **e** is made up of soils for which the susceptibility to **erosion** is the dominant problem or hazard affecting their use. Erosion susceptibility and past erosion damage are the major soil factors that affect soils in this subclass.

Subclass **w** is made up of soils for which excess **water** is the dominant hazard or limitation affecting their use. Poor soil drainage, wetness, a high water table, and overflow are the factors that affect soils in this subclass.

Subclass **s** is made up of soils that have **soil limitations** within the rooting zone, such as shallowness of the rooting zone, stones, low moisture-holding capacity, low fertility that is difficult to correct, and salinity or sodium content.

Subclass **c** is made up of soils for which the **climate** (the temperature or lack of moisture) is the major hazard or limitation affecting their use.

Excess water (subclass w) is the most commonly occurring limitation on Minnesota cropland. Forty-three percent of Minnesota cropland is in subclass w. Erosion (subclass e) is the next most common limitation, making up 31% of Minnesota cropland. Seventeen percent is limited by soil characteristics (subclass s) and less than 1% is limited by climate (subclass c). The remainder of Minnesota cropland is in class I and does not have significant limitations.

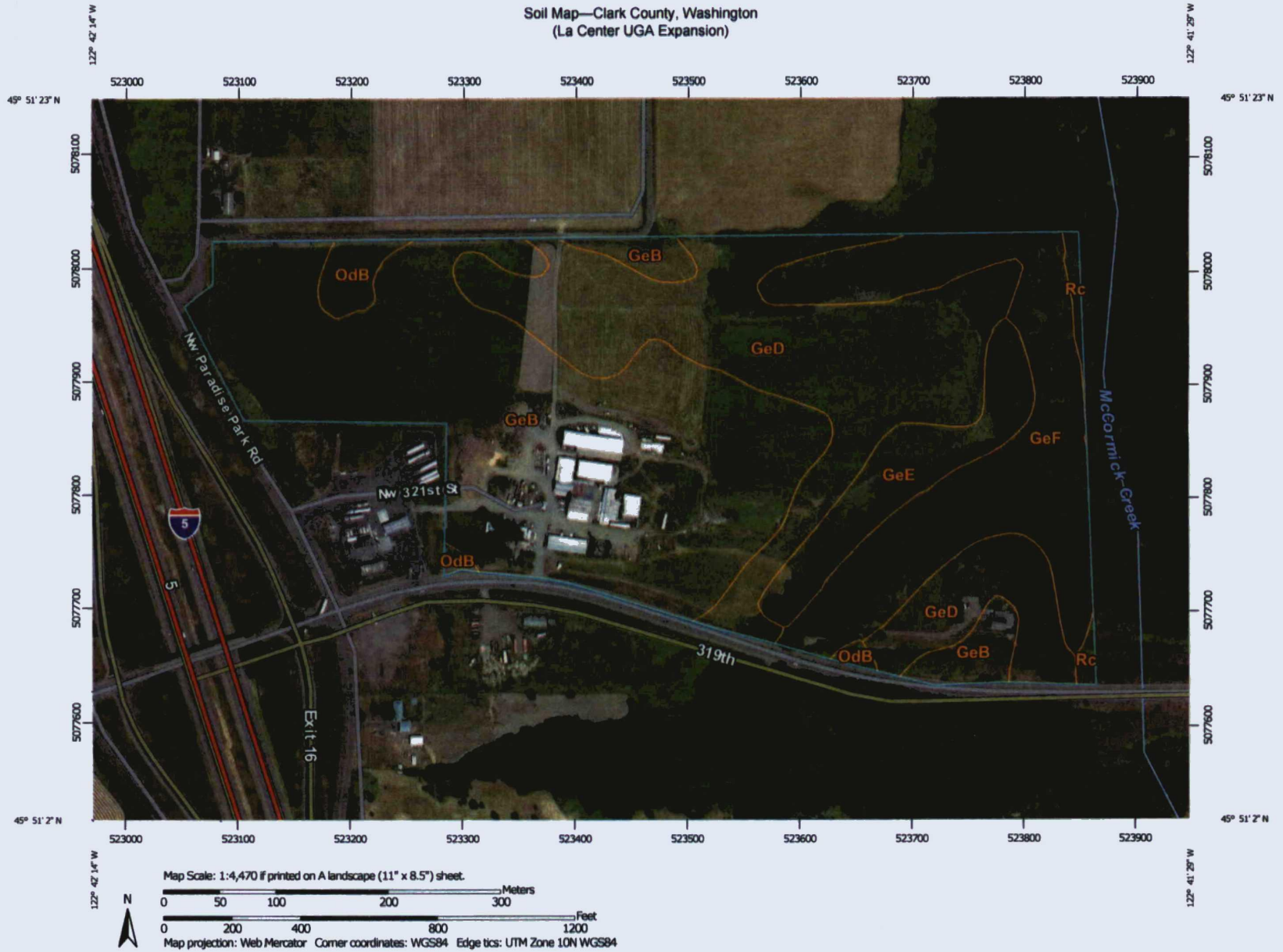


Land Capability Subclass	Thousands of Acres	Percent of total Cropland
c	9.6	0%
e	6696.6	31%
s	3734.8	17%
w	9300	43%
Class I (no subclass)	1672.7	8%

[< Back to NRI](#)





































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Soil Map—Clark County, Washington
(La Center UGA Expansion)



Soil Map—Clark County, Washington
(La Center UGA Expansion)

MAP LEGEND

- | | | |
|--|--|---|
| Area of Interest (AOI) |  Area of Interest (AOI) |  Spoil Area |
| Soils |  Soil Map Unit Polygons |  Stony Spot |
| |  Soil Map Unit Lines |  Very Stony Spot |
| |  Soil Map Unit Points |  Wet Spot |
| Special Point Features | |  Other |
|  Blowout | |  Special Line Features |
|  Borrow Pit | Water Features |  Streams and Canals |
|  Clay Spot | Transportation |  Rails |
|  Closed Depression |  Interstate Highways |  US Routes |
|  Gravel Pit |  Major Roads |  Local Roads |
|  Gravelly Spot | Background |  Aerial Photography |
|  Landfill | | |
|  Lava Flow | | |
|  Marsh or swamp | | |
|  Mine or Quarry | | |
|  Miscellaneous Water | | |
|  Perennial Water | | |
|  Rock Outcrop | | |
|  Saline Spot | | |
|  Sandy Spot | | |
|  Severely Eroded Spot | | |
|  Sinkhole | | |
|  Slide or Slip | | |
|  Sodic Spot | | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clark County, Washington
Survey Area Data: Version 13, Sep 14, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 8, 2010—Sep 4, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Clark County, Washington (WA011)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GeB	Gee silt loam, 0 to 8 percent slopes	25.8	44.0%
GeD	Gee silt loam, 8 to 20 percent slopes	17.0	29.0%
GeE	Gee silt loam, 20 to 30 percent slopes	3.7	6.3%
GeF	Gee silt loam, 30 to 60 percent slopes	10.5	18.0%
OdB	Odne silt loam, 0 to 5 percent slopes	1.1	1.9%
Rc	Riverwash, cobbly	0.5	0.8%
Totals for Area of Interest		58.6	100.0%

Clark County, Washington

GeB—Gee silt loam, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol 2dx3
Mean annual precipitation 45 inches
Mean annual air temperature 50 degrees F
Frost-free period 165 to 205 days
Farmland classification All areas are prime farmland

Map Unit Composition

Gee and similar soils 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit

Description of Gee

Setting

Landform Terraces
Parent material Alluvium

Typical profile

H1 - 0 to 9 inches silt loam
H2 - 9 to 22 inches silt loam
H3 - 22 to 60 inches silty clay loam

Properties and qualities

Slope 0 to 8 percent
Depth to restrictive feature More than 80 inches
Natural drainage class Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat) Very low to moderately high (0.00 to 0.57 in/hr)
Depth to water table About 24 to 48 inches
Frequency of flooding None
Frequency of ponding None
Available water storage in profile High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated) None specified
Land capability classification (nonirrigated) 3w
Hydrologic Soil Group C
Other vegetative classification Seasonally Wet Soils
(G002XV202WA)

Data Source Information

Soil Survey Area Clark County, Washington
Survey Area Data Version 13, Sep 14, 2015

Clark County, Washington

GeD—Gee silt loam, 8 to 20 percent slopes

Map Unit Setting

National map unit symbol 2dx4
Mean annual precipitation 45 inches
Mean annual air temperature 50 degrees F
Frost-free period 165 to 205 days
Farmland classification Farmland of statewide importance

Map Unit Composition

Gee and similar soils 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit

Description of Gee

Setting

Landform Terraces
Parent material Alluvium

Typical profile

H1 - 0 to 7 inches silt loam
H2 - 7 to 20 inches silt loam
H3 - 20 to 60 inches silty clay loam

Properties and qualities

Slope 8 to 20 percent
Depth to restrictive feature More than 80 inches
Natural drainage class Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat) Very low to moderately high (0.00 to 0.57 in/hr)
Depth to water table About 24 to 48 inches
Frequency of flooding None
Frequency of ponding None
Available water storage in profile High (about 11.2 inches)

Interpretive groups

Land capability classification (irrigated) None specified
Land capability classification (nonirrigated) 3e
Hydrologic Soil Group C
Other vegetative classification Soils with Moderate Limitations (G002XV602WA)

Data Source Information

Soil Survey Area Clark County, Washington
Survey Area Data Version 13, Sep 14, 2015

Clark County, Washington

GeE—Gee silt loam, 20 to 30 percent slopes

Map Unit Setting

National map unit symbol 2dx5
Mean annual precipitation 45 inches
Mean annual air temperature 50 degrees F
Frost-free period 165 to 205 days
Farmland classification Not prime farmland

Map Unit Composition

Gee and similar soils 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit

Description of Gee

Setting

Landform Terraces
Parent material Alluvium

Typical profile

H1 - 0 to 6 inches silt loam
H2 - 6 to 19 inches silt loam
H3 - 19 to 60 inches silty clay loam

Properties and qualities

Slope 20 to 30 percent
Depth to restrictive feature More than 80 inches
Natural drainage class Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat) Very low to moderately high (0.00 to 0.57 in/hr)
Depth to water table About 24 to 48 inches
Frequency of flooding None
Frequency of ponding None
Available water storage in profile High (about 11.2 inches)

Interpretive groups

Land capability classification (irrigated) None specified
Land capability classification (nonirrigated) 4e
Hydrologic Soil Group C
Other vegetative classification Sloping to Steep Soils
(G002XV702WA)

Data Source Information

Soil Survey Area Clark County, Washington
Survey Area Data Version 13, Sep 14, 2015

Clark County, Washington

GeF—Gee silt loam, 30 to 60 percent slopes

Map Unit Setting

National map unit symbol 2dx6
Mean annual precipitation 45 inches
Mean annual air temperature 50 degrees F
Frost-free period 165 to 205 days
Farmland classification Not prime farmland

Map Unit Composition

Gee and similar soils 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit

Description of Gee

Setting

Landform Terraces
Parent material Alluvium

Typical profile

H1 - 0 to 6 inches silt loam
H2 - 6 to 19 inches silt loam
H3 - 19 to 60 inches silty clay loam

Properties and qualities

Slope 30 to 60 percent
Depth to restrictive feature More than 80 inches
Natural drainage class Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat) Very low to moderately high (0.00 to 0.57 in/hr)
Depth to water table About 24 to 48 inches
Frequency of flooding None
Frequency of ponding None
Available water storage in profile High (about 11.2 inches)

Interpretive groups

Land capability classification (irrigated) None specified
Land capability classification (nonirrigated) 7e
Hydrologic Soil Group C

Data Source Information

Soil Survey Area Clark County, Washington
Survey Area Data Version 13, Sep 14, 2015

Clark County, Washington

OdB—Ogne silt loam, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol 2dyr
Elevation 100 to 500 feet
Mean annual precipitation 40 to 60 inches
Mean annual air temperature 48 to 52 degrees F
Frost-free period 180 to 220 days
Farmland classification Not prime farmland

Map Unit Composition

Ogne and similar soils 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit

Description of Odne

Setting

Landform Terraces, drainageways
Parent material Alluvium

Typical profile

H1 - 0 to 5 inches ashy silt loam
H2 - 5 to 33 inches silt loam
H3 - 33 to 60 inches loam

Properties and qualities

Slope 0 to 5 percent
Depth to restrictive feature More than 80 inches
Natural drainage class Poorly drained
Capacity of the most limiting layer to transmit water (Ksat) Very low
(0.00 in/hr)
Depth to water table About 0 to 18 inches
Frequency of flooding None
Frequency of ponding None
Available water storage in profile High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated) None specified
Land capability classification (nonirrigated) 6w
Hydrologic Soil Group D
Other vegetative classification Wet Soils (G002XV102WA)

Data Source Information

Soil Survey Area Clark County, Washington
Survey Area Data Version 13, Sep 14, 2015

Clark County, Washington

Rc—Riverwash, cobbly

Map Unit Composition

Riverwash 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit

Description of Riverwash

Setting

Landform Alluvial cones

Typical profile

H1 - 0 to 60 inches Error

Properties and qualities

Slope 0 to 1 percent

Depth to water table About 0 to 24 inches

Frequency of flooding Frequent

Interpretive groups

Land capability classification (irrigated) None specified

Land capability classification (nonirrigated) 8

Data Source Information

Soil Survey Area Clark County, Washington

Survey Area Data Version 13, Sep 14, 2015