



April 27, 2016  
BOCC Work Session



**20** | Comprehensive Growth  
**YEAR** | Management Plan  
2015-2035

# Agenda

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1. Overview and adoption process
2. Community Framework Plan/Countywide Planning Policies
3. Preferred Alternative
4. Highlights of proposed changes
  - Comprehensive Plan text and policies
  - Title 40, Unified Development Code
  - Capital Facilities Plans
  - County Capital Facilities Financial Plan
  - Arterial Atlas Amendments
  - Impact Fees (Schools, Parks and Traffic)
  - Final Supplemental Environmental Impact Statement

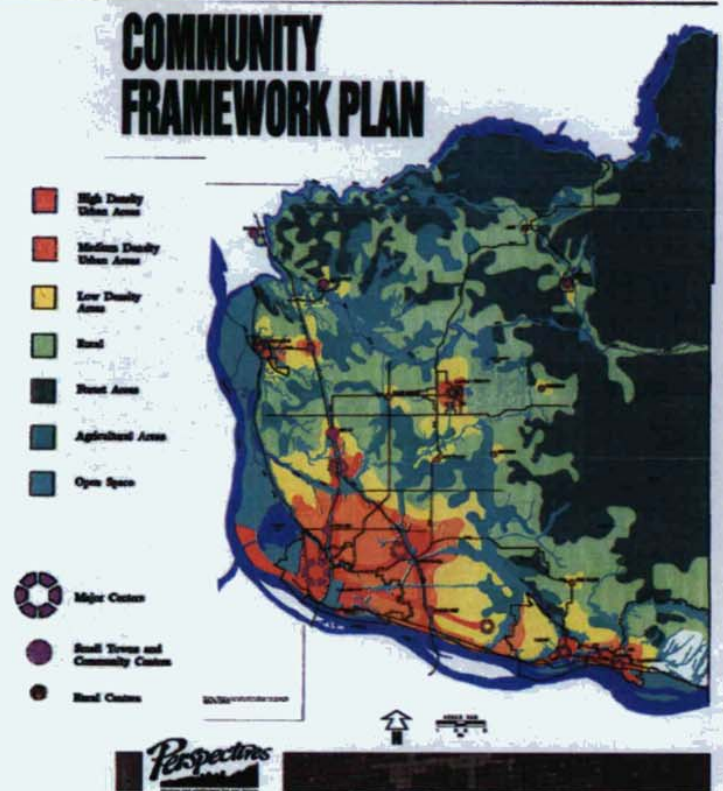
# Overview and adoption process



July-Dec. 2013	Jan. 2014-Feb. 2016	March-April 2016	May-June 2016
<p>PRE-PLANNING →</p>	<p>DATA ANALYSIS →</p>	<p>PLAN DEVELOPMENT →</p>	<p>ADOPTION</p>
<ul style="list-style-type: none"> <li>✓ GMA Overview</li> <li>✓ VBLM Review</li> <li>✓ Preliminary Scoping Timeline</li> <li>✓ Public Participation Plan</li> </ul>	<ul style="list-style-type: none"> <li>✓ Dept. of Comm. Checklist</li> <li>✓ 20-year Population Range</li> <li>✓ Employment forecast</li> <li>✓ Countywide Planning Policies</li> <li>✓ Regional Growth Trends &amp; Allocation</li> <li>✓ Planning Assumptions</li> <li>✓ Urban Growth Area Review</li> <li>✓ Buildable Lands Review</li> <li>✓ SEPA Analysis &amp; Public Review               <ol style="list-style-type: none"> <li>1. Threshold Determination</li> <li>2. Development of Alternatives</li> <li>3. Draft Environmental Review</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>✓ Capital Facility Plan (CFP)               <ul style="list-style-type: none"> <li>•VBLM Analysis</li> <li>•Land Use Transportation Analysis Zone</li> <li>•Regional Travel Demand Analysis</li> </ul> </li> <li>✓ Final Environmental Review Completed</li> <li>✓ County Capital Facility &amp; Financial Plan (CFFP)</li> <li>✓ Draft Comprehensive Plan Text</li> <li>✓ Review/Revise Title 40</li> </ul>	<ul style="list-style-type: none"> <li>Public Review &amp; Comment</li> <li>Department of Commerce Review</li> <li>Planning Commission Hearings</li> <li>County Councilor Hearings</li> <li>Issue Notice of Adoption</li> </ul>

# Community Framework Plan

- 50 year vision – adopted in 1993
- Reflects how the community wants to grow
- Used in the development of the 20-year plan
- Re-adopted each comprehensive plan update



# Countywide Planning Policies

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## **State law requirements:**

- RCW 36.70A.210: counties and cities collaboratively develop Countywide Planning Policies (CWPP) to govern the development of comprehensive plans
- WAC 365-196-305: ensure consistency between comprehensive plans of counties and cities sharing a common border or related regional issues

## **Purpose of Countywide Planning Policies:**

- Facilitate transformation of local governance in the urban growth areas, typically through annexation to or incorporation of a city, so that urban governmental services are primarily provided by cities and rural and regional services are provided by counties
- Collaboration and agreement between county and city jurisdictions to include same policies in each jurisdiction's comprehensive plan for consistency
- CWPPs adopted in 1994; amended in 2004, 2007 and 2016; and are provided in each relevant element

February 23, 2016

# **PREFERRED ALTERNATIVE**

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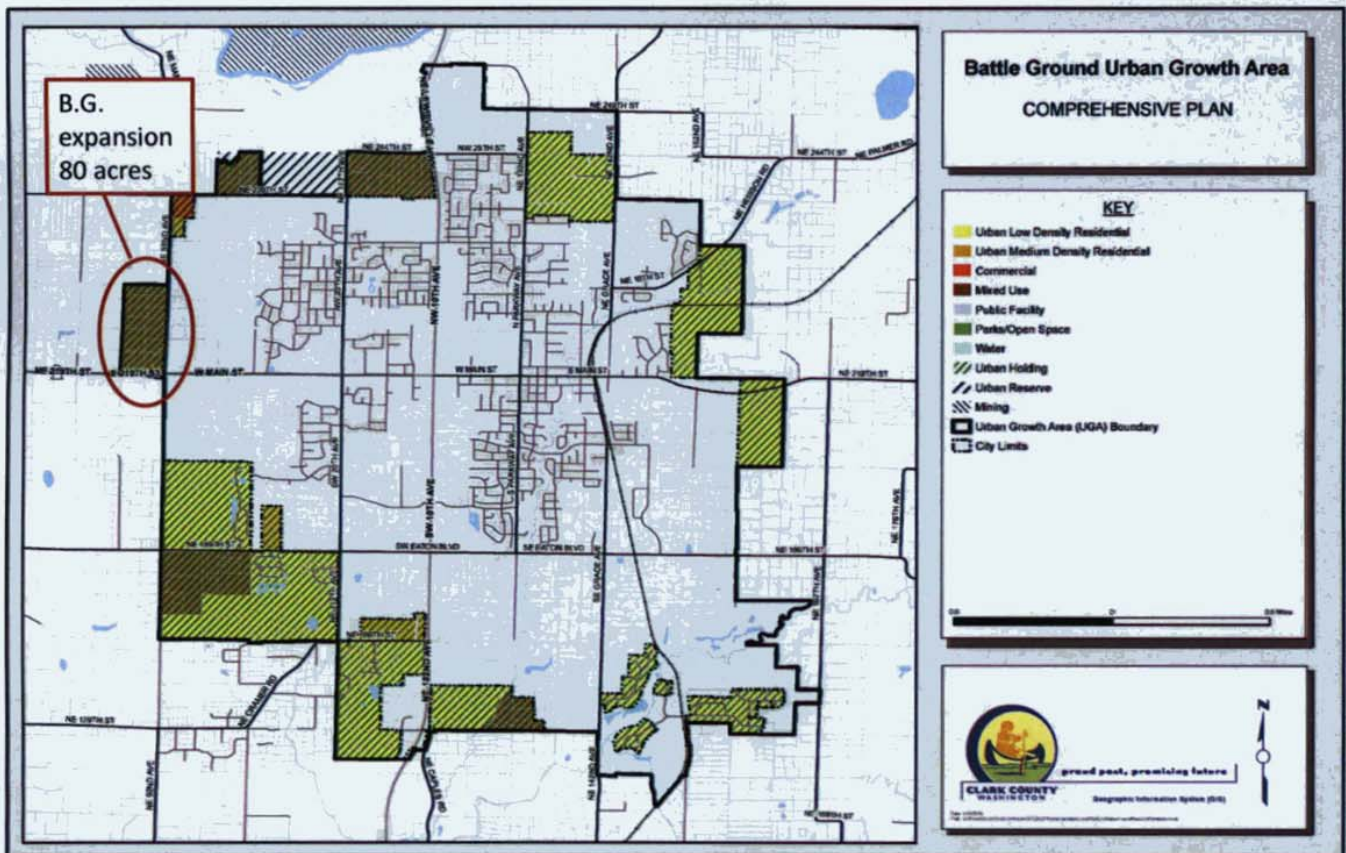


FIGURE 12



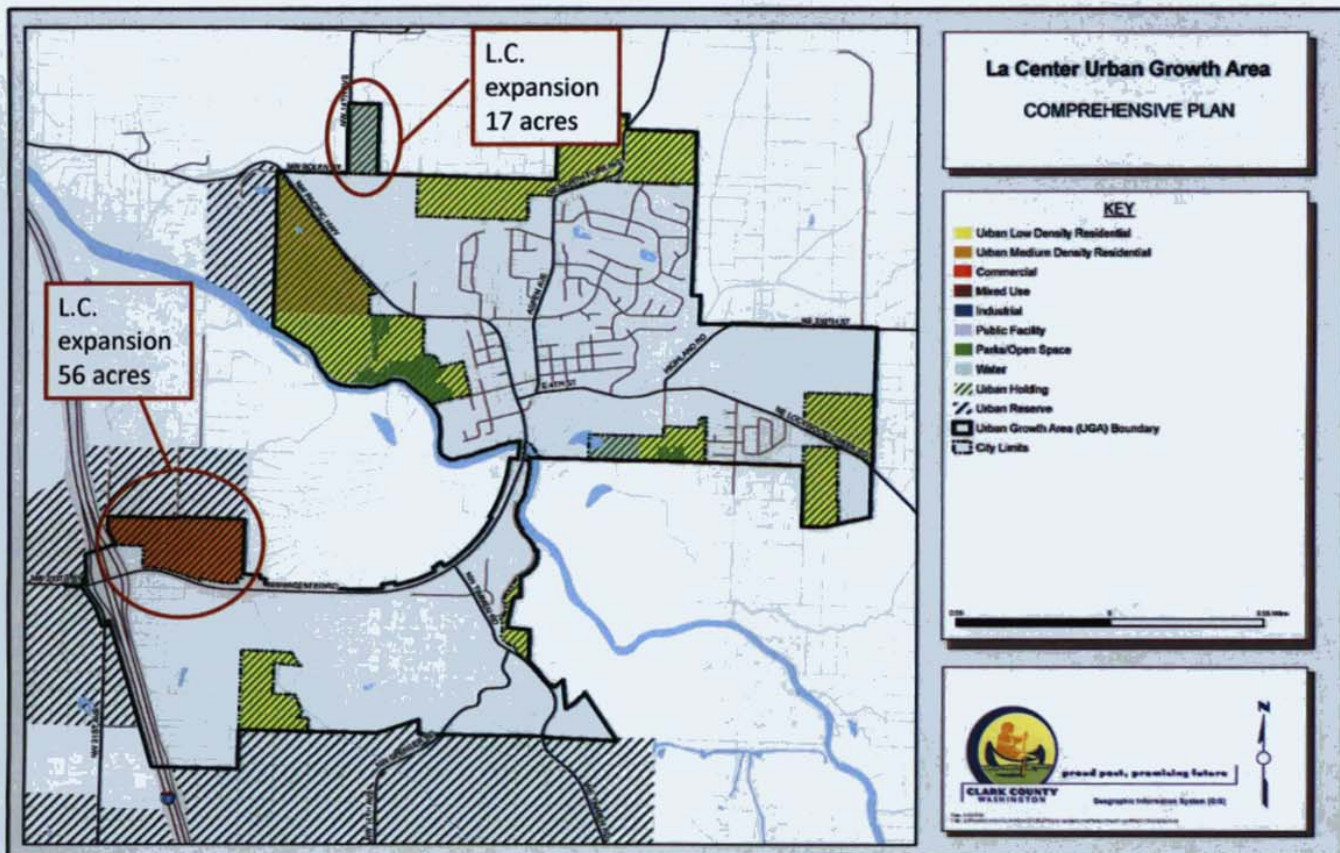
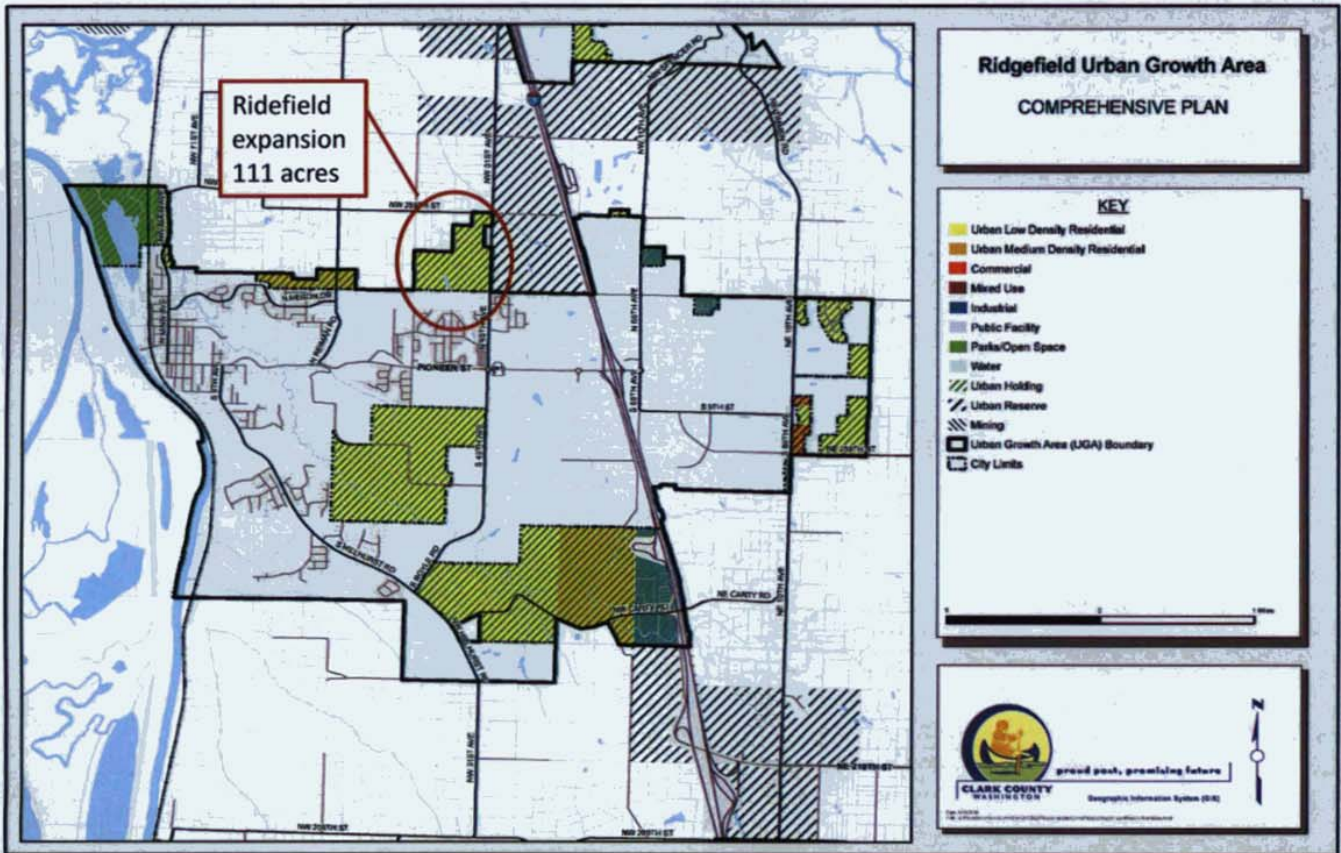


FIGURE 14



# Rural and Resource Lands

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- **Agriculture Lands:** Change the minimum lot size for parcels zoned AG-20 from 20 acres to 10 acres (AG-10).
- **Forest Lands:** Change the minimum lot size for parcels zoned FR-40 from 40 acres to 20 acres (FR-20).
- **Rural Lands:**
  - For parcels zoned R-20, from 20 acres to 10 acres, in some areas.
  - Change the comp plan map legend from three comp plan designations to one Rural designation to be consistent with current comp plan- to-zoning matrix table.
  - Combine rural center commercial (CR-2) and rural commercial (CR-1) into a single comp plan designation of 'rural commercial'.

Highlights of new policies

# **COMPREHENSIVE PLAN TEXT**

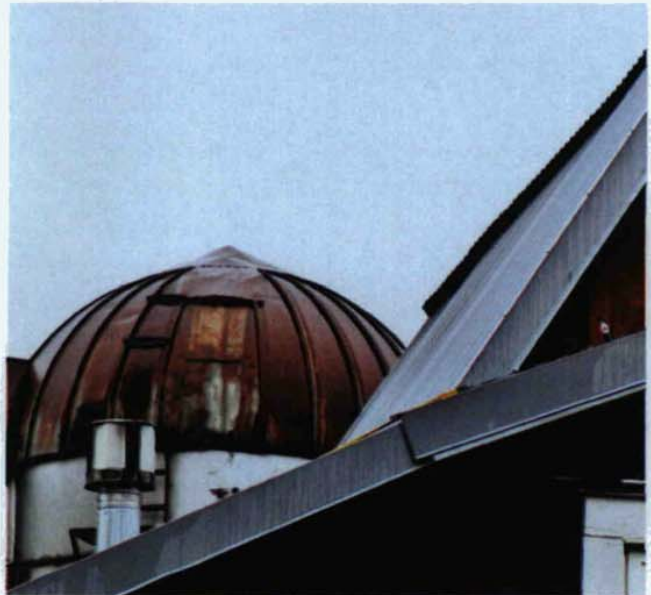
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# Rural and Natural Resources Element

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## What's new?

New policy language related to clustering provisions in Forest and Agricultural Lands.



# Environmental Element

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## What's new?

Inclusion of a new goal, policy and strategy on sustainability reflecting the Clark County Sustainability Policy adopted in 2007 and the Growing Healthier Report adopted in 2012.



## Clark County Sustainability Policy

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Clark County is committed to fostering a safe, secure future that conserves natural resources while meeting basic human needs, including clean water, air and food, along with shelter, education, and employment. This commitment to a sustainable future will be a key consideration in making public policy, developing public programs, operating public facilities, and delivering public services.

All employees must therefore recognize and respect the connections between economic, environmental, social, and health systems in meeting their explicit and implied responsibilities to current and future generations. Our goals are:

- Lead by example;
- Encourage innovation in both public and private pursuits;
- Promote and demonstrate efficient and effective use of renewable and consumable resources;
- Collaborate with public and private partners on projects aimed at sustainability;
- Continuously enhance our perspective and expertise in making sustainable choices on behalf of the citizens and communities of Clark County; and
- Identify and pursue new opportunities that promote sustainable practices.

To implement this policy and monitor its impacts, the County Administrator will convene a sustainability advisory committee to prepare an annual inventory of the county's sustainability efforts, report on progress related to the stated policy goals, and recommend a biennial budget to the Board of Clark County Commissioners aimed at funding sustainable choices.

*Adopted October 1, 2007 by Board of Clark County Commissioners*

# Transportation Element

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## What's new?

New policy language reflecting the adoption of the Bicycle and Pedestrian Plan (2010) and recommendations from public works.



# Housing Element

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## What's new?

Include policies that were recommended from the Aging Readiness Plan and Growing Healthier Report both approved in 2012.





# Historical, Archaeological and Cultural Preservation Element

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## What's new?

Updated goals, policies and strategies to reflect the current practices and mission of the historic preservation program.



# Community Design Element

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## **What's new**

Update language of goals and policies and add new policies that reflect recommendations from community plans/reports adopted since 2007 update [Growing Healthier Report (2012) and Aging Readiness Plan(2012)].



Highlights of changes

# **TITLE 40, UNIFIED DEVELOPMENT CODE**

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# Title 40 changes

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## **CCC 40.210 Resource and Rural Districts:**

Reduce minimum lot size in the Agriculture district from 20 acres to 10 acres, and reduce minimum lot size in the Forest district from 40 acres to 20 acres; the Forest 80 for minimum lot size of 80 acres will be retained.

## **CCC 40.230.010 Commercial Business Mixed Use:**

Combine the three commercial zones into a single Comp Plan (C) designation. Change the zoning code for Neighborhood Commercial from C-2 to NC and for Community Commercial from C-3 to CC. Include each zone's locational criteria from the Comp Plan to the Unified Development Code.

## **CCC 40.230.090 Public Facilities Zone:**

Create a development code section for already developed public facilities.

## **CCC 40.250.040 Resort Overlay:**

Add language regarding new resorts from the comprehensive plan.

## **CCC 40.620 Calculation of Development Impact Fees:**

Maintains consistency between county code and technical documents.

## **CCC 40.630 Procedures:**

Maintains consistency regarding periodic adjustments for all impact fees.

# Title 40 changes

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**CCC 40.250.100 Urban Reserve Overlay:**

Make it a true overlay and move to overlay section of the development code and also the Industrial Urban Reserve overlay will be removed.

**CCC 40.250.110 Urban Holding Overlay:**

Make it a true overlay and move to overlay section of the development code. Urban Holding 40 (UH-40) will be removed because 20 acre minimum should be sufficient. Finally all references to Railroad Industrial Overlay will be removed because there is no place on the comprehensive plan map to implement this district.

**CCC 40.560 Plan and Code Amendments:**

This amendment provides consistency between capital facility plans: Parks, Transportation and Schools. This also includes a UGA expansion limitation in floodplains.

**CCC 40.210.010 Forest and Agriculture Cluster provisions:**

This amendment allows for the creation of cluster lots on Forest-20 and Agriculture zoned properties.

**CCC 40.250.090 Equestrian Overlay:**

Add previously approved language to the development code.

**Title 40 cross reference sections**

Highlights of updates

# **CAPITAL FACILITIES PLANS**

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# Capital Facilities Plans Overview

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- Integral element of comprehensive plan
- Three key factors must be balanced:
  1. Land use priorities
  2. Public facilities to support them
  3. Financial capacity under RCW 36.70A.070(3)
- Review of service providers CFPs (transportation, parks, water, sewer, stormwater, schools, law enforcement and fire) indicate adequate capacity for 20-year planning horizon

# Growth related transportation costs

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- GMA requires determination of needed transportation improvements necessary to implement 20-year comprehensive growth management plan
- GMA requires justification on means to pay for improvements.  
*Examples of transportation improvements: building new roads, intersection improvements, and upgrading existing roads for sidewalks/bike lanes, etc.*
- Analysis of Preferred Alternative determined needed transportation improvements to support 20-year land use plan
- **Short term transportation needs:** Analysis shows Clark County can fund needed transportation improvements in the short term (6-years), through 2016-2021 Transportation Improvement Program.
- **Long term transportation needs:** Long-term (20-year) planning horizon, the County is projecting a **\$158 million shortfall** in funding necessary transportation improvements.
  - Strategies to mitigate balance



# Growth related parks, recreation and open space costs

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- County adopted a Parks, Recreation, and Open Space (PROS) plan in 2015
- PROS is a necessary component of the County Comprehensive Plan, per RCW 36.70A.070a(8)-Mandatory Elements.
- Part of Comprehensive Plan Update is proposal to update the Park Impact Fees to confirm with the new PROS Capital Facilities Plan



Highlights of

# **CAPITAL FINANCIAL FACILITIES PLAN**

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# Capital Financial Facilities Plans Overview

- Capital Facility Financial Plan (CFFP) is a plan for financing capital facilities identified in Clark County’s Comprehensive Growth Management Plan, as required by GMA
- Includes transportation; parks and open space; stormwater drainage/water quality; and county building/other facilities
- Plan covers the 6-year period from 2016-2021

	Expenditures Total Cost	Earmarked Sources	
		Appropriated Revenues	Revenues from New Development
Transportation	\$163,818,000	\$73,136,000	\$90,682,000
Parks & Open Space	117,233,845	44,908,103	72,325,742
Stormwater Drainage & Water Quality	9,603,000	9,603,000	0
County Building & Other Facilities	307,000,000	307,000,000	0
<b>Total</b>	<b>\$597,654,845</b>	<b>\$434,647,103</b>	<b>\$163,007,742</b>

Highlights

# ARTERIAL ATLAS AMENDMENTS

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# Remove from arterial atlas

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- **Remove** from arterial atlas for environmental reasons
- **Add** to arterial atlas for primarily for realignment
- **Revise** arterial atlas primarily for reclassification from rural to urban arterial

Highlights

# IMPACT FEES

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# Schools Impact Fee

- School capital facilities plans required by state [RCW 36.70A.070(3)] and reviewed every 4 years
- Periodic updates reflect proposed changes to school impact fees (SIFs)
- Capital facilities plans are adopted into comprehensive plan by reference
- Impact fees calculated per CCC 40.620.040
- County collects fees on school district's behalf

School Districts	Single-Family SIF Rates		Multi-Family (per unit) SIF Rates	
	Current	Proposed	Current	Proposed
<b>Battle Ground</b>	\$5,128	\$6,397	\$2,649	\$2,285
<b>Camas</b>	\$4,460	\$5,371	\$2,604	\$5,371
<b>Evergreen</b>	\$6,989	\$6,100	\$2,678	\$7,641
<b>Green Mountain</b>	\$3,387	\$3,387	0	0
<b>Hockinson</b>	\$5,906	\$6,080	\$1,617	\$2,781
<b>La Center</b>	\$6,991	\$4,111	\$2,626	\$5,095
<b>Ridgefield*</b>	\$3,983	\$6,530	\$1,796	\$6,530
<b>Vancouver</b>	\$1,523	\$2,880.75	\$845	\$2,381.93
<b>Washougal</b>	\$2,683	\$5,600	\$2,689	\$5,800
<b>Woodland</b>	\$2,750	\$5,000	\$650	\$2,500

# Parks Impact Fee

- BOCC adopted Parks, Recreation and Open Space Plan in 2015
- Parks capital facilities plans required by state [RCW 36.70A.130(8)] and currently prepared every year [CCC 40.560(P)(2)]
- Comp plan update proposes amending frequency of update to every 4 years
- Updates reflect proposed changes to impact fees
- Fees are calculated per CCC 40.620.020

Park Impact Fee District	2002		Proposed 2016	
	SFR	MFR	SFR	MFR
1	\$2,133	\$1,558	N/A	N/A
2	\$2,668	\$1,949	N/A	N/A
3	\$2,282	\$1,667	N/A	N/A
4	\$1,998	\$1,460	N/A	N/A
5	\$1,799	\$1,314	\$4,353	\$3,359
6	\$1,543	\$1,127	\$5,572	\$4,300
7	\$1,885	\$1,377	\$4,252	\$3,282
8	\$1,800	\$1,315	\$3,959	\$3,055
9	\$2,016	\$1,472	\$5,500	\$4,244
10	\$1,534	\$1,120	\$3,852	\$2,973



# Traffic Impact Fees

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- Transportation capital facilities plans are required by state [RCW 36.70A.070(6)]
- Shall be reviewed at a minimum of every 4 years [CCC 40.560(P)(1)]
- Impact fees calculated per CCC 40.620.010

Existing Districts	Existing Rates	Proposed Rates	Proposed Districts
Hazel Dell	\$375	\$338	Hazel Dell
Mount Vista	\$613	\$536	Mount Vista
North Orchards	\$553	\$313	Orchards
South Orchards	\$389		
Rural 1	\$315	\$264	Rural
Rural 2	\$52		

**FINAL SUPPLEMENTAL ENVIRONMENTAL  
IMPACT STATEMENT (FSEIS)**

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# Environmental Review

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## **State Environmental Policy Act (SEPA)**

- Requires potential environmental impacts from projects and non-development projects be reviewed
- Requires preparation of environmental impact statements (EIS) for large projects
- EIS contains: description of proposal and alternatives; analyses of potential impacts; known and potential mitigation
- EIS presents options and effects; not a decision document
- Supplemental review is added to the full environmental impact statement used to update the growth plan in 2007
- The review covers environmental impacts expected from anticipated population and employment over the next 20 years

**Questions?**

**Thank you!**



[www.clark.wa.gov/community-planning/2016-plan-update](http://www.clark.wa.gov/community-planning/2016-plan-update)