



File Name: Rural Centers/ Agri-Forest
File Number: CPM 97-009/CPM 97-010
**DEPARTMENT OF
COMMUNITY DEVELOPMENT**

March 5, 1998

TO WHOM IT MAY CONCERN

Attached is an addendum to and adoption of the Final Supplemental Environmental Impact Statement for the Comprehensive Growth Management Plans of Clark County - Rural Centers and Agri-Forest Comprehensive Plan amendments.

Contact: Clark County Department of Community Development
Long Range Planning Division
Brian Carrico, Planner II
PO Box 9810
Vancouver WA 98666-9810
(360) 699-2375 extension 4798
(360) 699-2011 FAX
email: bcarrico@co.clark.wa.us

DISTRIBUTION:

Federal Agencies: Bonneville Power Administration
Federal Aviation Administration, Aeronautics Division
Gifford Pinchot National Forest USDA
US Army Corps of Engineers
Columbia River Gorge Commission, White Salmon
US Fish & Wildlife Service, Ridgefield Refuge

Native American Interest: Chehalis Tribal Council
Chinook Tribe
Columbia River Inter-tribal Fish Commission
Confederated Tribes of Grand Ronde
Confederated Tribes of Warm Springs
Cowlitz Tribe
Quinalt Nation Business Committee
Nisqually Indian Tribe
Puyallup Tribal Council
Sequoyah Institute
Shoalwater Bay Tribe
Siletz Tribal Court
Yakima Indian Nation

State Agencies: Archaeology and Historic Preservation, Kay Austin
Department of Ecology, Environmental Review Section
Department of Transportation, SW Regional Planning Manager

State Agencies required by
DCTED:

Department of Community, Trade and Economic Development:
Department of Community Trade & Economic Development -
Regional Planner
Interagency Committee on Outdoor Recreation, Lorinda Anderson
Department of Corrections, Bob Berquist
Department of Ecology, Lori Ochoa
Department of Fisheries, Steve Penland
Department of Health, Division of Drinking Water
Department of Natural Resources, Eric Huat
Department of Natural Resources, Ann Johnson
Department of Natural Resources, Jerry Probst
Department of Social & Health Services, Lands & Bldg. Division
Department of Transportation, C. Howard
Department of Transportation, Bill Wiebe
Department of Wildlife, Mill Creek, WA, Steve Penland
Parks and Recreation Commission, St. of WN, Judy McNickle
Puget Sound Water Quality Steve Tilly
Utilities and Transportation Commission, Jeffrey Showman
Superintendent of Public Instruction, Carter Bagg
Superintendent of Public Instruction, Terry Michalson
WA State labor Council, Jeff Johnson

Regional Agencies:

Regional Transportation Council
Southwest Washington Health District - Rosemarie Andrzejczak
Southwest Washington Air Pollution Control Authority

Local Agencies:

BOCC - Louise Richards (5)
Clark County Department of Community Development
Building Division
Central Files (2)
Fire Marshal's Office
LRP - Long Range Planning
Planning - Receptionist (4)
Public Information Desk (4)
Transportation Development Review - WQ
Water Quality Resources
Clark County Public Works:
Administration
Environmental Services Section
Wastewater Section
Transportation Division
Clark County Communication Resource Center
Clark County Sheriff's Office
Clark County Dept. of Community Services
Clark County Emergency Management
Clark County Historic Preservation Commission - Elise Scolnick
Clark County Prosecutor's Office - Rich Lowry
City of Vancouver:
Community Preservation and Development - Azam Babar
Community Preservation and Development - Karen
Haines
Parks & Recreation
Parks & Recreation - Heritage Services
Public Works

Agri-Forest Task Force & General Mailing List
Rural Centers Task Force & General Mailing List

Cities and Town:

City of Camas
City of Battle Ground
City of La Center
City of Ridgefield
City of Vancouver
City of Washougal
City of Woodland
Town of Yacolt

Special Purpose Agencies:

C-Tran
Clark County Public Utilities (PUD)
Clark County Soil Conservation District
Fire Protection District No. 1
Fire Protection District No. 2
Fire Protection District No. 3
Fire Protection District No. 5
Fire Protection District No. 6
Fire Protection District No. 7
Fire Protection District No. 9
Fire Protection District No. 10
Fire Protection District No. 11
Fire Protection District No. 12
Fire Protection District No. 13
Fire Protection District No. 14
Hazel Dell Sewer District
Libraries:
 Battle Ground Library
 Camas Library
 Cascade Park Library
 Fort Vancouver Regional Library, Tom Taylor
 Ridgefield Library
 Vancouver Mall Library
 Washougal Library
 Woodland Public Library
Port of Camas-Washougal
Port of Ridgefield
Port of Vancouver
SW WA Commissioners Association
Vancouver Housing Authority

Neighborhoods & Homeowner
Associations:

Cedars East Homeowners Association
Concerned Citizens of Hockinson Neighborhood Association
Cougar Creek Neighborhood Association
Daybreak Neighborhood Association
East Fork Hills Rural Association
East Sifton Neighborhood Association
Enterprise Paradise Point Neighborhood Association
Evergreen East Neighborhood Association
Felida Neighborhood Association
Fir Park Neighborhood Association
Fisher-Mill Plain Neighborhood Association

Friends of McCann Road Neighborhood Association
Grey Hawk Ridge Homeowners Association
Knollwood Estates Homeowner's Association
Maple Tree Neighborhood Association
North Fork Lewis River Neighborhood Association
North Salmon Creek Meadows Neighborhood Association
NE Hazel Dell Neighborhood Association
Pleasant Highlands Neighborhood Association
Ramblin' Creek Estates/South Salmon Creek Ave. Neighborhood Association
Ridgefield Junction Neighborhood Association, Inc.
Roads End Neighborhood Association
Sifton Neighborhood Association
Sunnyside Neighborhood Association
West Hazel Dell Neighborhood Association

Media:

Business Journal - Steve Law
CVTV - Jim Demmon
Columbian - Jeff Mize
Columbian - Jerry Rhodes
Daily Insider - Tony Bacon
Journal of Commerce - News Desk
Journal of Commerce - Seattle
KOIN News Center 6
KPDX - Jina Fredin
KVAN - Mark Granger
KTCL Newswatch 25
Lewis River News, Woodland
Oregonian, Portland
Post-Record, Camas
Reflector, Battle Ground

Other Interested Parties:

Airport Managers Association - Dale Detour
Audubon Society of Vancouver
Captain Teds Flying Service
Chamber of Commerce - Vancouver
Clark County Aviation Advisory Committee - Jim Johnson
Clark County Board of Realtors
Clark County Citizens in Action - Jan Baldwin
Clark County Citizens United - Carol Levanen
Clark County Homebuilders Association
Clark County Natural Resource Council
Coalition for Responsibility & Economic Sustainability (CERES)-
Bob Yoesle
Columbia River Economic Development Council (CREDC) -
Robert Levin
Foster Pepper - Laurie Wall
J.D. White Co. - Don Hardy
Landerholm Law Firm - Randy Printz
Minister-Glaeser - Beth Edwards
Olson Engineering - Todd Johnson
One Pacific Corporation - Marilee Thompson
PBS Environmental - Bart Phillips
Pfeifer Collier & Assoc. - Mark Collier/Keith Pfeifer
Rural Clark County Preservation Association (RCCPA) - Dennis
Dykes

Ridgefield Area Info. Network
Rutan Construction - Cliff Rutan
SW WA Contractors Association
Three Starr Realty - LeRoy Walter
Robert W. Bright
Bob Buchanan
George Burkhart, CPBA
John Collins
David Cooper
Robert Dreyfuss
Laura Emerson
Larry Epstein
Mark Erickson
Mark Feichtinger
John Feliz
Glen Ford, WSU
Eric Fuller
Otto Gaither
Elissa Gertler
Lisa Graham
Ken Hadley
Penny Hall
Mark Hansen
Rick Harville
Michael Herr
Waunita Herron
Richard Howsley
John Huff
John Isaacs
Jeff Johnson
Sue Karagianes
John Karpinski
Kent Landerholm
Cecilia Lee
Jim Malinowski
Carl Mason
Thomas McConathy
Melton Bros.
Rusty Middleton
Michael Mills
Ron Morrison
Robert Oring
Theresa Pauletto
Beth Quartarolo
Kent Rudisill
Paula A. Savage
Bob Schaefer
Sandy Schwary
Michael Simon
Jen Steele
John Stunock
Robert Sullivan
Lee-Anne VanAuken
Christine Walmsley
Margo West

ADDENDUM
FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACTS STATEMENT
COMPREHENSIVE GROWTH MANAGEMENT PLAN, CLARK COUNTY
AMENDMENTS TO THE COMPREHENSIVE PLAN AND ZONING MAP RELATED TO
RURAL CENTERS AND AGRI-FOREST

On April 4, 1997 the Superior Court for Clark County, Washington issued an Order regarding the Rural Centers and Agri-forest land components of Clark County's Comprehensive Growth Management Plan. In order to comply with this order certain amendments to the county's plan are necessary.

The Clark County Planning Commission is scheduled to consider the amendments to the plan for the Rural Centers on March 26, 1998. The Board of County Commissioners hearing is tentatively scheduled for April 14, 1998. The Planning Commission is tentatively scheduled to consider the amendments related to Agri-Forest on April 15, 1998 with the Board hearing tentatively scheduled for May 5, 1998.

Compliance with the State Environmental Policy Act (SEPA) is required prior to adoption of any changes to the Clark County Comprehensive Growth Management Plan. The SEPA rules provide for use of an existing environmental documents to satisfy such requirements (WAC 197-11-600). Clark County completed a Final Supplemental Environmental Impact Statement (FSEIS) for the Comprehensive plans for Clark County and its municipalities in September of 1994 and has elected to adopt -- and prepare an addendum -- to that document in order to meet SEPA responsibilities for modifications to the Comprehensive Plan which are required as to the recent Superior Court decision. An addendum is to be circulated much like an EIS document but without a comment or response process, and is defined by WAC 197-11-706 as:

an environmental document used to provide additional information or analysis that does not substantially change the analysis of significant impacts and alternatives in the existing environmental document.

RURAL CENTERS

The FSEIS for the Comprehensive Plans contains analysis of the three land use alternatives that were proposed during the comprehensive plan process. Options B and C which were analyzed by the FSEIS indicated that rural centers would continue to develop at their existing densities and would not exceed 2 to 4 units per acre. The FSEIS also analyzed 3 additional rural centers then currently designated by the Comprehensive Plan.

The existing comprehensive plan designates six rural centers (Chelatchie Prairie, Amboy, Dollars Corner, Hockinson, Meadow Glade and Brush Prairie) in the county. With the exception of Meadow Glade, the existing land use plan designates these areas for residential development at the same density of one unit per five acres as the surrounding rural lands. The county did not adopt increased densities because of the GMA prohibiting urban growth within rural areas. Since the adoption of the plan, changes to the state law (ESB 6094) specifically allow for such rural activity centers.

The Board of County Commissioners appointed an 11 member citizens task force to develop recommendations regarding land use changes for the Rural Centers in order to comply with the court order. The task force reviewed relevant laws and criteria, existing development patterns, the physical characteristics of the centers and public comments in determining a final recommendation.

Relevant laws and criteria include the Growth Management Act and the County's comprehensive plan. A key element to this was ESB 6094. Since the original adoption of the rural centers by the 1994 Comprehensive Plan there have been changes to the GMA to specifically allow rural activity centers. Section 7 of 6094 changed the requirements of the rural element to allow for limited areas of more intensive rural development to include infill, development or redevelopment of existing areas. In designating and defining these areas the state law provides the following:

A county shall adopt measures to minimize and contain the existing areas or uses of more intensive rural development, as appropriate, authorize under this subsection. Lands included in such existing areas or uses shall not extend beyond the logical outer boundary of the existing area or use, thereby allowing a new pattern of low-density sprawl. Existing areas are those that are clearly identifiable and contained and where there is a logical boundary delineated predominately by the built environment, but that may also include undeveloped lands if limited as provided in this subsection. The county shall establish the logical outer boundary of an area of more intensive rural development, In establishing the logical outer boundary the county shall address (A) the need to preserve the character of existing natural neighborhoods and communities. (B) physical boundaries such as bodies of water, streets and highways and land forms and contours, (C) the prevention of abnormally irregular boundaries, and (D) the ability to provide public facilities and public services in a manner that does not permit low density sprawl. (RCW 36.70A. 070(5)(d)(iv))

In defining the existing areas or uses, the GMA utilizes the date of July 1, 1990 or the date the county was required to or elected to plan under the GMA. Since Clark County was an initial participant the county must utilize the July 1, 1990 date.

The comprehensive plan contains policies regarding rural centers which help guide the task force. Rural Centers are defined in the comprehensive plan as:

- Areas distinguished by small lot development with a definite edge, surrounded by a rural landscape of generally open land used for resource and large lot residential purposes.
- Areas of historical small lot and commercial development serving the surrounding rural area with their daily needs.
- Provide for commercial and industrial land uses to support the surrounding rural community.

Rural Center Purposes:

- Provide a focus for the surrounding rural area that is appropriate in character and scale in the rural environment
- Provide appropriate commercial and industrial developments to serve adjoining rural

Addendum to the Final Supplemental Environmental Impact Statement, Clark County Comprehensive Growth Management Plan
Page 2

areas and resource land needs

- Provide services to tourists and other visitors recreating in the area
- Provide an opportunity to develop facilities that can function as a community center in those areas where an incorporate town no longer serves that role for the surrounding area

For each of the rural centers the following maps were created:

1. Existing Comprehensive Plan, identifying parcels with structures over \$10,000 dollars in value. Used as a starting point and to indicate what areas were already developed
2. Sewer Lines. Used to determine extent of existing services. Mapping proved to be somewhat unreliable.
3. Water Lines. Used to determine extent of existing services. Mapping proved to be somewhat unreliable and first hand knowledge was relied upon.
4. Area covered by habitat conservation ordinance. Used to determine development limitations and natural boundaries.
5. 1996 aerial photographs. Used as an all around resource.
6. Parcels stratified by size. Used to determine the primary lotting pattern.
7. Steep slopes and landslide hazard areas. Used to determine limitations on development and natural boundaries
8. Severe erosion hazard areas. Used to determine limitations on development. Also indicated on these maps were commercial properties and identified with there actual use based on the assessors database, which was used as an indication of commercial land utilization.
9. Septic Suitability. Map based upon health district work on which areas where unsuitable for septic systems. Used as an indication of development limitations.

Population and lot estimates were calculated for all the rural centers based on a variety of lot sizes. These numbers represented the potential buildout of the rural centers and not a precise number of lots how many lots could be created due to variations in existing lot sizes, limitations due to unbuildable lands, public ownership (schools etc.) access, environmental constraints or the willingness of the property owner to develop. Population is based on approximately 3 persons per household. Based on this data the proposed amendments could result in a population increase in 3135 persons in the rural area.

After reviewing all the background materials the task force worked to create a number of alternatives for each center. Three options for Chelatchie Prairie and four options for the other centers were created. The options showed a variety of rural densities, expanded or contracted boundaries as well as additional commercial and industrial lands. These options were presented for public review and comment at open houses in Hockinson, Amboy and Meadow Glade.

The open houses were attended by approximately 100 people and over 100 comment sheets were returned during or following the open houses. Following the open houses the task force met to finalize recommendations to be forwarded to the Planning Commission. The task force used a consensus approach in making recommendations. A 75% standard was set for consensus. The following are a description of the recommendations for changes by the task force.

Amboy

Addendum to the Final Supplemental Environmental Impact Statement, Clark County Comprehensive Growth Management Plan
Page 3

the addition of two areas designated as mixed use, at SR 503 and NE 399th Street and north of SR 503 and NE 221st Avenue
increased amount of commercial land at SR 503 and NE 221st Avenue
minor boundary expansions to the south along SR 503 and to the southeast along Amboy Road
combination of 1-acre, 2.5-acre, and 5-acre minimum lot sizes for residential uses

Brush Prairie

increased number of commercial properties to infill the existing areas
additional commercial property at the southwest corner of SR 503 and NE 149th Street
additional industrial properties along the railroad
an expanded boundary north to Salmon Creek
combination of 1-acre and 2.5-acre minimum lot sizes for residential uses

Chelatchie Prairie

increased commercial area on both sides of SR 503
expanded boundary to the west adding approximately 40 acres on the south side of SR 503
2.5-acre minimum lot size for all new residential lots

Dollars Corner

an expanded boundary south to NE 209th Street and east to NE 82nd Avenue
additional commercial areas as infill to the existing areas
1-acre minimum lot sizes for residential areas

Hockinson

an expanded boundary east to 189th avenue
potential boundary expansion west to Mud Creek on the north side of NE 159th Street
additional commercial land on the east side of NE 182nd Avenue and the south side of NE 159th Street
addition of mixed use areas on the south side of 159th street
combination of 1-acre and 2.5-acre minimum lot sizes for residential uses

Meadow Glade

a reduced boundary, removing lands east of SR 503
additional commercial property at the SE corner of NE 189th Street and 112th Avenue
combination of 1- acre, 2.5-acre, and 5-acre minimum lot sizes for residential uses

In summary the proposed amendments to the comprehensive plan and amending zoning map and districts could result in an increased amount of development and population within the rural area of the county. The most significant difference between the proposal described here and the FSEIS is the expanded boundaries of the rural centers. These boundary expansion are relatively minor, resulting in the addition of 283 acres, and these expansions result in no significant environmental impacts over and above what was identified in the FSEIS. The mitigation measures provided in the FSEIS will be adequate to mitigate any impacts associated with this proposal.

Maps of the specific proposals are available for viewing at the Clark County Department of Community Development, 1408 Franklin Street, Vancouver during normal business hours (8am to 5pm).

Addendum to the Final Supplemental Environmental Impact Statement, Clark County Comprehensive Growth Management Plan
Page 4

AGRI-FOREST

This addendum also summarizes compliance with the State Environmental Protection Act as it relates to the components of the Superior Court order on Agri-Forest designated lands.

The Board County Commissioners appointed a 13 member citizens task force to make recommendations for the redesignation of approximately 36,000 acres of lands currently designated as Agri-Forest. The Board of County Commissioners has already determined and instructed the task force that the Agri-Forest lands will not be designated for densities greater than 1 unit per 5 acres. The task force is currently finalizing their recommendations which will include a range of lot sizes from 5 to 20 acres for the Agri-Forest lands.

It has been determined that the FSEIS contains an adequate analysis of a range of alternatives for rural land designations and therefore adoption of the existing environmental document will satisfy the SEPA requirements. The FSEIS analyses four alternative which ranged from the pre-gma comprehensive plan to a minimum of 10 acres or larger for all rural and natural resource lands. The alternatives classified the subject 36,000 acres in a variety of minimum lot sizes including 1, 2.5, 5, 10 , 15 and 20 or acres. The recommendations of the Task Force are within this range of alternatives.

H:\BPC\RURALC-1\SEPAADDE.DOC

ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT

Adoption for EIS.

Description of current proposal: Adoption of amendments to the Clark County 20-Year Comprehensive Growth Management Plan Map and implementing zoning map for the Rural and Natural Resource Areas. Proposed action is to redesignate approximately 36,000 acres currently designated as Agri-Forest

Proponent: Clark County Department of Community Development - Long Range Planning Division

Location of current proposal: Clark County. Lands designated Agri-Forest are located throughout the rural areas of the county.

Title of document being adopted: The Final Supplemental Environmental Impact Statement, Volumes I and II, for The Comprehensive Growth Management Plans of Clark County, Battle Ground, Camas, La Center, Ridgefield, Vancouver, Washougal, Yacolt.

Agency that prepared document being adopted: Clark County Department of Community Development.

Date adopted document was prepared: September 23, 1994. The document was available to the public.

Description of document (or portion) being adopted: Final Supplemental Environmental Impact Statement.

If the document being adopted has been challenged (WAC 197-11-630), please describe: The document was appealed through the Western Washington Growth Management Hearings Board, in which a number of petitioners raised SEPA challenges. The Final Order and Decision of the hearings board found that the county did not violate SEPA. (20th of September 1995)

The document is available to be read at the Clark County Department of Community Development, 1408 Franklin street, Vancouver, Washington: 8:00 am to 4:30 pm, Monday through Friday.

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

Name of agency adopting document: Clark County

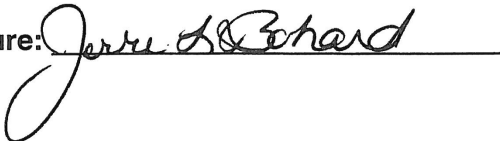
Contact person, if other than responsible official: Brian Carrico, Long Range Planning Staff, Phone (360) 699-2375 ext. 4798.

Responsible Official: Jerri Bohard

Position/title: Long Range Planning Manager

Address: PO Box 9810, Vancouver, Washington 98666-9810

Date: March 5, 1998

Signature:  A handwritten signature in black ink, appearing to read "Jerri Bohard", is written over a horizontal line.

RCW 197-11-960

H:\BPC\RURALC-1\AGRISEPA.DOC