

# Clark County

## 20-Year Comprehensive Management Plan Update 2015-2035



# Agenda

1. Comprehensive Plan Overview
2. Environmental Review
3. Presentation by R.W. Thorpe and Associates, Inc.
4. Next Steps
5. Questions

# Comprehensive plan overview

## Growth Management Act requirements codified in RCW 36.70A

- Legislative Findings
- OFM Population growth projections
- Public Participation
- Mandatory Elements
- Coordination & consistent with jurisdictions
- Reviews and schedules



**Update due by June 30, 2016**

# Comprehensive plan overview

## Mandatory Elements

- Review Commerce checklist to capture recent amendments to the GMA
- Provide for a 20-year urban growth area land supply based on the OFM population projection and a jobs target (RCW 36.70A.110(2))
- Review mandatory elements: land use, housing, capital facilities plans, utilities, rural, transportation, economic development, parks and recreation (RCW 36.70A.070)
- Public participation required (RCW 36.70A.035)
- Natural resource lands and critical areas designated (RCW 36.70A.170)
- Critical area regulations based on Best Available Science (RCW 36.70A.172)
- Shoreline Master Program (Goal 14, RCW 36.70A.020)
- Update development regulations (Title 40) for consistency
- Ensure that county's and cities' comprehensive plans are consistent with each other (RCW 36.70A.040(4); 36.70A.100)



## Preferred Alternative and Comp Plan Policy 2016 Comprehensive Plan Update

The Preferred Alternative starts with a foundation of Alternative 1 that is then progressively modified by the following elements with the last element taking priority and precedent over prior (lower number) elements. Related Comp Plan Update Policy is also specified as follows:

| Alternative   | Option Description   | Planning Commission Recommendation                               | Preferred Alternative?   |
|---------------|--|--|--------------------------|
| <b>Alt. 1</b> | <b>NO ACTION ALTERNATIVE</b>   |  |                          |
| <b>1</b>      | The 'No Action' alternative. This option re-adopts the current plan, planning assumptions and moves the planning horizon out to 2035.  | Motion to Approve: AYE – 6 ; NAY – 0<br><b>Motion Passed</b>     | <b>Yes</b>               |
| <b>Alt. 2</b> | <b>COUNTY-INITIATED ALTERNATIVE</b>  |  |                          |
|               | <b>RURAL LANDS</b>   |  |                          |
| 2.a           | <b>Rural Lands.</b> 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.                               | Motion to Approve: AYE – 6; NAY – 0<br><b>Motion Passed</b>      | <b>Yes, see Note 2.a</b> |
| 2.b           | <b>Agriculture Lands.</b> Change the minimum lot size for parcels zoned AG-20 from 20 acres to 10 acres (AG-10).   | Motion to <b>Deny</b> : AYE – 4; NAY – 2<br><b>Motion Passed</b> | <b>No</b>                |
| 2.c           | <b>Forest Lands.</b> Change the minimum lot size for parcels zoned FR-40 from 40 acres to 20 acres (FR-20).  | Motion to Approve: AYE – 2; NAY – 4<br><b>Motion Failed</b>      | <b>No</b>                |
| 2.d           | <b>Rural Lands.</b> For parcels zoned R-20, from 20 acres to 10 acres, in some areas.  | <b>No Vote Taken</b>   | <b>No</b>                |
| 2.e           | <b>Rural Centers.</b> Combine rural center commercial (CR-2) and rural commercial (CR-1) into a single comp plan designation of 'rural commercial'.  | Motion to Approve AYE – 5; NAY – 1<br><b>Motion Passed</b>       | <b>Yes</b>               |
| 2.f           | <b>Urban Reserve.</b> Urban reserve (UR) becomes a true overlay. Zoning defaults to underlying zone; some parcels given R-5 zoning. UR code moved to the overlay chapter of Title 40. No change in allowable | Motion to Approve AYE – 5; NAY – 1<br><b>Motion Passed</b>       | <b>Yes</b>               |



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|                    | land uses.   |   |            |
|--------------------|--|---|------------|
| <b>URBAN LANDS</b> |  |   |            |
| 2.g                | <b>Commercial Lands.</b> Combine the three commercial zones (C-2, C-3 and GC) into a single comp plan (C) designation.   | Motion to Approve<br>AYE – 5; NAY – 1<br><b>Motion Passed</b> | <b>Yes</b> |
| 2.h                | <b>Public Facilities.</b> Creation of public facilities zone.  | Motion to Approve<br>AYE – 6; NAY – 0<br><b>Motion Passed</b> | <b>Yes</b> |
| 2.i                | <b>Urban Holding.</b> Urban holding (UH) becomes a true overlay. Zoning defaults to underlying zone. UH code moved to the overlay chapter of Title 40. No change in allowable land uses. | Motion to Approve<br>AYE - 5; NAY – 1<br><b>Motion Passed</b> | <b>Yes</b> |
| 2.j                | <b>Battle Ground UGA.</b> Changes comp plan and zoning designations to better reflect surrounding land uses.   | Motion to Approve<br>AYE – 6; NAY – 0<br><b>Motion Passed</b> | <b>Yes</b> |
| 2.k                | <b>Ridgefield UGA.</b> Add the Tri-Mountain Golf Course to the Ridgefield UGA retaining Parks and Open Space (P/OS) zoning and adding an Urban Holding UH-20 overlay.                    | Motion to Approve<br>AYE – 6; NAY – 0<br><b>Motion Passed</b> | <b>Yes</b> |
| 2.l                | <b>Vancouver UGA.</b> Remove reference to the Three Creeks Special Planning Area.  | Motion to Approve<br>AYE – 6; NAY – 0<br><b>Motion Passed</b> | <b>Yes</b> |
| 2.m                | <b>Vancouver UGA.</b> Approve the Discovery/Fairgrounds subarea comp plan map and zoning changes.  | Motion to Approve<br>AYE – 6; NAY – 0<br><b>Motion Passed</b> | <b>Yes</b> |
| 2.n                | <b>Vancouver UGA.</b> Approve the Salmon Creek subarea comp plan map and zoning changes.   | Motion to Approve<br>AYE – 6; NAY – 0<br><b>Motion Passed</b> | <b>Yes</b> |
| 2.o                | <b>Vancouver UGA.</b> Change some parcels that have a mixed use comp plan designation to a comp plan designation that matches current zoning.  | Motion to Approve<br>AYE – 6; NAY – 0<br><b>Motion Passed</b> | <b>Yes</b> |
| 2.p                | <b>Vancouver UGA.</b> Remove UR adjacent to the Vancouver UGA and replace it with R-5 and AG-20  | Motion to Approve<br>AYE – 5; NAY – 1                         | <b>Yes</b> |



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|               |   |   |  |
|---------------|---|---|--|
|               | zoning.   | <b>Motion Passed</b>  |  |
| 2.q           | <b>Vancouver UGA.</b> Remove UH in the Fisher Swale area between Vancouver and Camas.                           | Motion to Approve<br>AYE – 6; NAY – 0<br><b>Motion Passed</b>                   | <b>Yes</b> , provided that the conditions specified in the existing comp plan are satisfied.               |
| 2.r           | <b>Washougal UGA.</b> Correct mapping error on parcels with city zoning inside the UGA but outside city limits. | Motion to Approve<br>AYE – 6; NAY – 0<br><b>Motion Passed</b>                   | <b>Yes</b>   |
| <b>Alt. 3</b> | <b>CITY-REQUESTED UGA EXPANSIONS</b>  |   |  |
| 3.a           | <b>Battle Ground.</b> Add 80 acres, now designated R-5, to the UGA for jobs.                                    | Motion to Approve<br>AYE – 6; NAY - 0<br><b>Motion Passed</b>                   | <b>Yes</b>   |
| 3.b           | <b>La Center.</b> Add 17 acres, now designated R-5, for a school site.  | Motion to Approve<br>AYE – 6; NAY – 0<br><b>Motion Passed</b>                   | <b>Yes</b>   |
| 3.c           | <b>La Center.</b> Add 56 acres, now designated AG-20, for jobs.   | Motion to Approve<br>AYE – 3; NAY – 3<br>– <b>TIE VOTE – No Recommendation</b>  | <b>Yes</b> , provided that if challenged, La Center will provide for the defense instead of Clark County.  |
| 3.d           | <b>Ridgefield.</b> Add 111 acres, now designated AG-20, for residential.  | Motion to <b>Deny</b><br>AYE – 5; NAY -1<br><b>Motion Passed</b>                | <b>Yes</b> , provided that if challenged, Ridgefield will provide for the defense instead of Clark County. |
| 3.e           | <b>Washougal.</b> Add 41 acres, now designated R-5, for residential.  | Motion to Approve<br>AYE – 2; NAY – 3<br>ABSTENTION – 1<br><b>Motion Failed</b> | <b>Yes</b>   |
| <b>Alt. 4</b> | <b>RURAL, AGRICULTURE, AND FOREST LANDS CHANGES</b>   |   |  |
| 4.a           | <b>Rural Lands.</b> Eliminate R-10 and R-20 zones unless  | Motion to <b>Deny</b>   | <b>See Note 4.a</b>  |



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|                              |  |   |                     |
|------------------------------|--|---|---------------------|
|                              | publicly owned property. Create R-1 and R-2.5 zones. Maintain R-5 zone.  | AYE – 5; NAY – 1<br><b>Motion Passed</b>                          |                     |
| 4.b                          | <b>Agriculture Lands.</b> Eliminate AG-20 zone unless publicly owned property. Create AG-5 and AG-10 zones.  | Motion to <b>Deny</b><br>AYE – 4; NAY – 2<br><b>Motion Passed</b> | See Note 4.b        |
| 4.c                          | <b>Forest Lands.</b> Add FR-10 and FR-20 zones to existing FR-40 and FR-80 zones.  | Motion to Approve<br>AYE – 2; NAY – 4<br><b>Motion Failed</b>     | Yes, see Note 4.c   |
| 4.abc                        | <b>Cluster Options</b>   |   | Yes, see Note 4.abc |
| <b>OTHER RECOMMENDATIONS</b> |  |   |                     |
| 4.x                          | A <b>Motion</b> was made for the councilor’s to allow for a process for flexibility and opportunity for land owners who continuously owned property prior to the 1994 plan to possibly divide their property. The vote was 5-1 to approve. There was discussion as to whether the effort, discussion of the process will come to the PC work session, meetings, etc. | Motion to Approve<br>AYE – 5; NAY 1<br><b>Motion Passed</b>       | No, see Note 4.x    |
|                              |  |   |                     |
| <b>Policy #</b>              | <b>Comp Plan Update Policy</b>   |   |                     |
| 1                            | <b>Exhibit B - Assumptions – Choice B</b>  |   | Yes, see Policy 1   |
| 2                            | <b>Comp Plan Update process and FSEIS</b>  |   | Yes, see Policy 2   |
|                              |  |   |                     |

**Note 2.a:** Yes, provided that the revised Alternative 4 map is selected that, instead of proliferating significantly new 1 and 2.5 acre zoned parcels, nearly exclusively recognizes already existing 1 and 2.5 acre parcels in areas where they are the predominant parcel sizes.

**Note 4.a:** The revised Alternative 4 map is selected as the specific implementation of the policy that eliminates R-10 and R-20 zones unless publicly owned property, maintains the R-5 zone, and adds R-1 and R-2.5 zones that, instead of



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proliferating significantly new 1 and 2.5 acre zoned parcels, nearly exclusively recognizes already existing 1 and 2.5 acre parcels in areas where they are the predominant parcel sizes.

**Note 4.b:** The revised Alternative 4 map is selected as the specific implementation of the policy that adds AG-5 and AG-10 zones to the existing AG-20 zone.

**Note 4.c:** The revised Alternative 4 map is selected as the specific implementation of the policy that adds FR-10 and FR-20 zones to the existing FR-40 and FR-80 zones.

**Note 4.abc:** Yes. Cluster options shall be included in the Preferred Alternative for each of the rural zone categories of R, AG, and FR, as communicated by the Board throughout the Comp Plan Update process.

**Note 4.x:** No. It is not appropriate to add future general ideas / concepts to a Preferred Alternative. There is insufficient specificity for an FSEIS to analyze.

**Policy 1:** The Board selects as policy, Exhibit B and choice B of Exhibit A to be used as the specifications and criteria to be used in the FSEIS analysis. The October 8, 2015 subject matter expert letter from the Clark County Technical Advisory Committee on Septic Systems is to be included in the FSEIS to correct related out of date information published in the DSEIS.

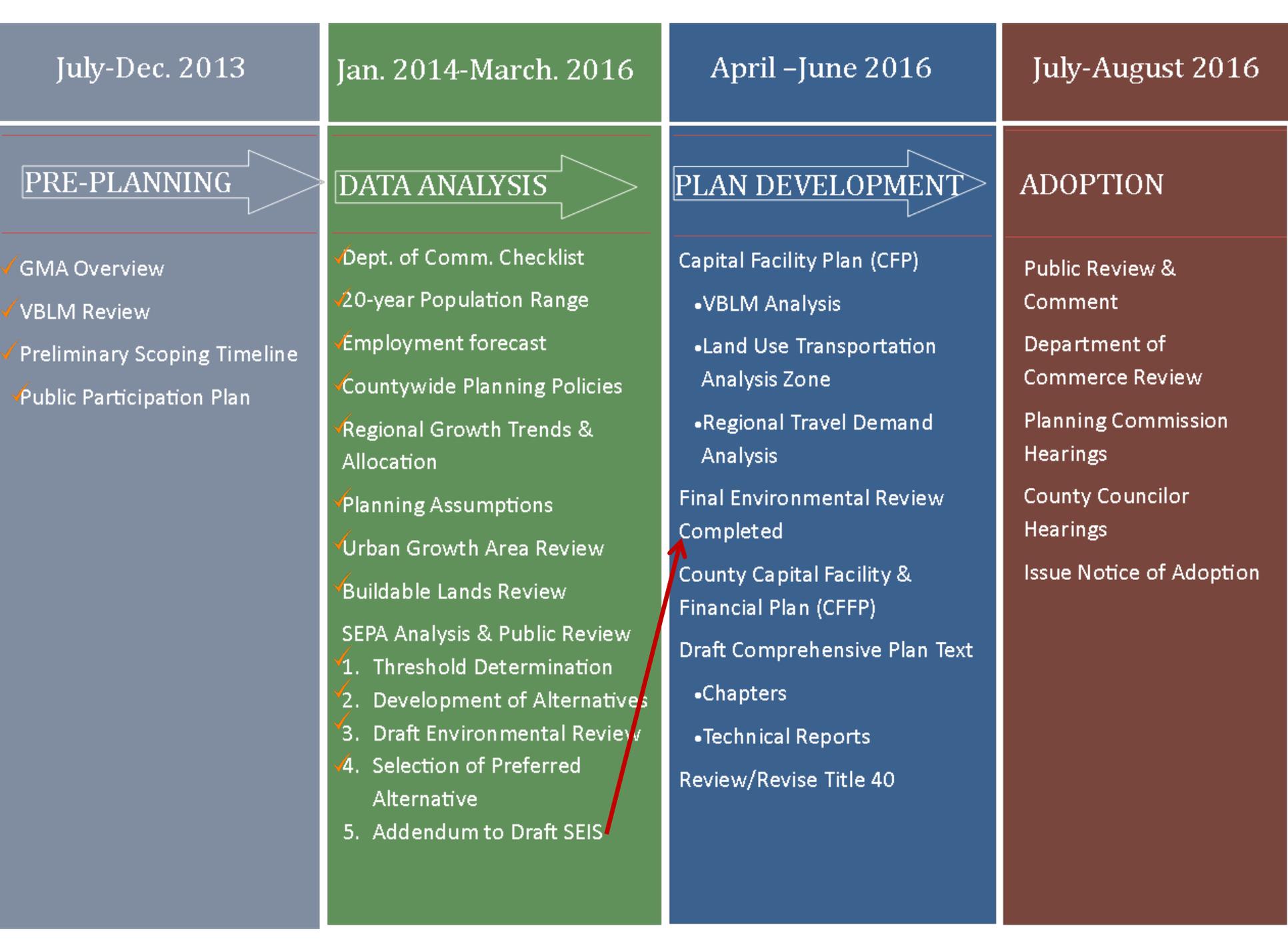
**Policy 2:** The Board adopts the following policies and processes related to the Comp Plan:

- 2.1 The materials and information submitted for analysis by the FSEIS shall be wholly consistent with the Preferred Alternative and fully supportive of the policies selected by the Board of Clark County Councilors (Board).
- 2.2 It shall be the policy of the Board to have the option to select an alternative consultant or resource to complete the FSEIS in the event of a cost overrun or delayed delivery date.
- 2.3 The Board policy is hereby adopted to complete the FSEIS as scheduled by February 1, 2016.
- 2.4 It shall be the policy of the Board to review the FSEIS, to specify any corrections deemed necessary, and to approve the FSEIS in a public hearing before the FSEIS is considered final and submitted to state.



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- 2.5 Since numerous Clark County policies have changed since the existing Comp Plan was adopted, the Comp Plan shall be updated to be consistent with adopted Clark County policies. The processes necessary for the Board to specify and incorporate those policies into the Comp Plan shall be completed within the allotted time.
- 2.6 Documents not actually published by the Board or by Clark County staff shall not be posted as Comp Plan reports or plans on the Clark County website.

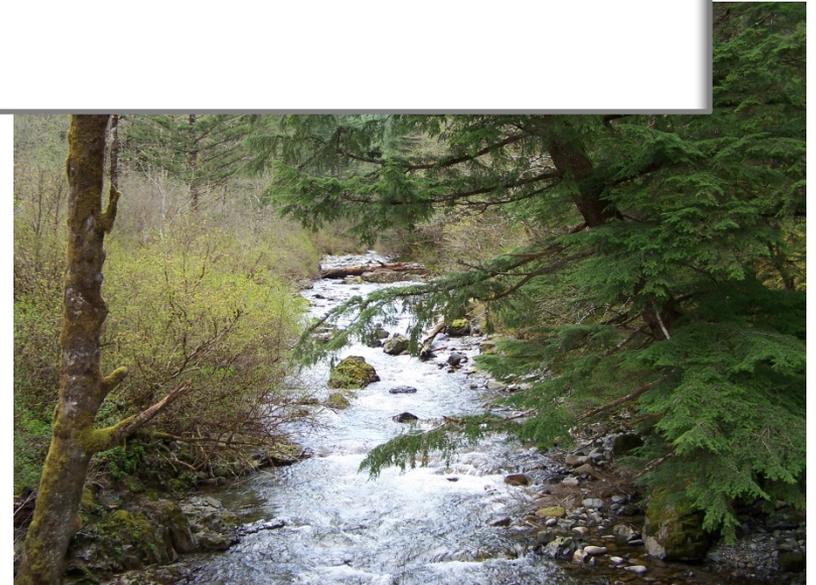


# Review of planning assumptions

- Presentation by R.W. Thorpe & Associates, Inc.



# Environmental Review



# Supplemental Environmental Impact Statement

## Chronology

- July 30, 2014: Notice of scoping and adoption of 2007 FEIS
- Aug 19, 20, 27, 28: Scoping meetings
- Oct 27: Three alternatives agreed to by Board
- Oct 29, 30: Open Houses on three alternatives
- Jan 21, 2015: Board halts DSEIS process to develop a new Alternative 4
- Mar 25, Apr 1: Open Houses on four alternatives
- Apr 14: Board approves four alternatives for study
- Aug 5: DSEIS issued
- Sep 3, 10: Joint PC/BOCC public hearings on DSEIS
- Sep 17: PC Deliberations; Preferred Alternative Recommendation
- Oct 20: BOCC Hearing Deliberations, Preferred Alternative

# Supplemental Environmental Impact Statement

## Chronology (continued)

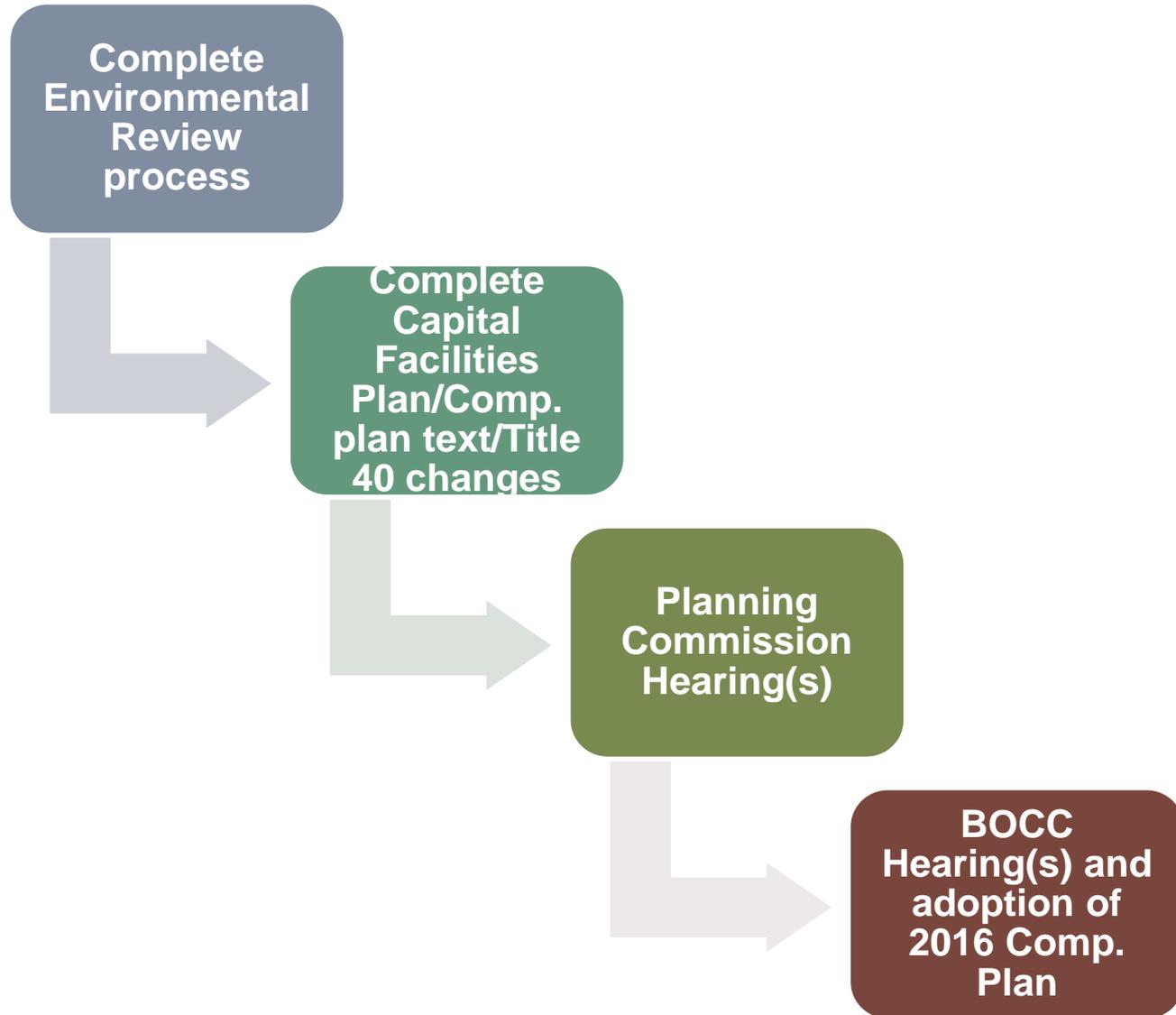
- Nov 9: Joint PC/BOCC work session on proposed new planning assumptions for revised Alternative 4
- Nov 16, 17: Public Meetings on new proposed planning assumptions and revised Alternative 4
- Nov 19: PC Hearing on proposed new planning assumptions for revised Alternative 4
- Nov 24: BOCC Hearing on revised planning assumptions, revised Alternative 4 and parts of other alternatives adopted as Preferred Alternative
- Dec 1: Contract adopted to consult with Thorpe & Assoc.
- Dec 8: Thorpe & Associates hired to evaluate revised planning assumptions and to prepare an Addendum to the DSEIS
- Jan 13: Board work session on comp plan update

# Jan. 19 BOCC Hearing

## Map Corrections

- After review of approved preferred alternative zoning map, several discrepancies were identified and map corrections proposed.
- The discrepancies fall into one of the following categories:
  - Split zoned parcels
  - Tax exempt properties
  - Spot zone
  - Rural Centers

# Next steps



# Questions?

# Thank you!



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