Environmental Impact Statement Alternatives
OPEN HOUSE

Purpose

Clark County is revising its Comprehensive Growth Management Plan. The county will prepare a Supplemental Environmental Impact Statement (SEIS) in compliance with the State Environmental Policy Act (SEPA).

The SEIS will add to a full environmental impact statement used in the update of the growth plan in 2007.

The review will cover environmental impacts expected from anticipated population and employment over the next 20 years.

Public meetings in August and October of 2014 helped determine the scope of the review and identify three possible alternatives. In January, the Board requested that a fourth alternative be included.

The SEIS will include four alternatives.

Alternative 1 has not changed.

Alternative 2 has been amended to recognize commercial areas along Hazel Dell Avenue and a change to Business Park (BP) along NE 78th St.

Alternative 3 (City Initiatives) has been amended to include new requests from the cities of Ridgefield, La Center, and Washougal.

Alternative 4 is new.

This open house will provide information about the alternatives.
ENVIRONMENTAL IMPACT STATEMENT—ALTERNATIVES

How it works

Please visit any information station, read the information and ask questions.

The stations are:

Station 1: Welcome and purpose
Station 2: Current Comprehensive Plan & Zoning map
Station 3: Alternative 1, No action
Station 4: Alternative 2, Rural and Urban changes
Station 5: Alternative 3, Battle Ground and La Center jobs; Ridgefield and Washougal population
Station 6: Alternative 4, Resource and Rural changes
Station 7: Transportation System
Station 8: Environmental Constraints
Station 9: Plan Update Process
Station 10: Share your comments
STATIONS

Station 1: Welcome and purpose
To provide information about alternatives Clark County is studying to prepare for increased population and employment over the next 20 years.

Station 2: Current Comprehensive Plan & Zoning map

Station 3: Alternative 1, No action

Station 4: Alternative 2, Rural & Urban changes

Rural: Reduce the minimum parcel size for agriculture (AG-20 to AG-10) and some forest (FR-40 to FR -20) lands, and adjust some R-20 to R-10.

Battle Ground: Change on one property near Battle Ground from industrial zoning to residential zoning.

Ridgefield: Add Tri-Mountain Golf Course to the Ridgefield urban area.

Washougal: Apply county zoning within the Washougal urban area to some properties that currently have city zoning.

Urban Reserve: Remove Urban Reserve and apply rural zoning north of Salmon Creek in the Vancouver urban area.

Urban Holding: Remove Urban Holding in the Fisher’s Swale area of the Vancouver urban area.

West Vancouver: Change some land uses in the Discovery-Fairgrounds and Salmon Creek planning areas to support job growth north in the Vancouver UGA.

Public Facility: Create Public Facility comprehensive plan designation and zoning.

Mixed Use: Change mixed-use comprehensive zoning designation to match existing development.

Vancouver UGA: Change to BP along NE 78th Ave. and designate commercial along Hazel Dell Ave.
STATIONS

Station 5: Alternative 3, Battle Ground and La Center jobs; Ridgefield and Washougal population

Battle Ground: Adds 80 acres to urban area for mixed use projects with jobs near Dollars Corner.

La Center: Adds 17 acres to urban area as a school site.

Ridgefield: Adds 107 acres for residential.

Washougal: Adds 40 acres for residential.

Station 6: Alternative 4, Resource and Rural changes

Forest Zones: Add 10 and 20 acre minimum lot sizes where appropriate, considering existing rural character and predominant lot sizes.

Agriculture Zones: Eliminate AG-20 zone; include 5 and 10 acre minimum lot sizes where appropriate, considering existing rural character and predominant lot sizes.

Rural Zones: Eliminate R-10 and R-20 zones; include 1 and 2.5 acre minimum lot sizes where appropriate, considering existing rural character and predominant lot sizes.
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Station 7:  Transportation System

**Capital Facilities Plan:**  The capital facilities plan (CFP) is the 20-year plan for road projects. It prioritizes transportation projects to support growth projected in the comprehensive plan.

**Arterial Atlas:**  The county is proposing amendments to the Arterial Atlas. The atlas shows streets by their classifications which describe capacity for motor vehicle, bicycle and pedestrian traffic.

Station 8:  Environmental Constraints

By adopting the 2007 EIS, the county will use much of its data and analyses as a starting point for additional study. Interested parties are invited to comment on the elements commonly included in SEPA, as well as other issues of concern. These elements are listed below.

**Natural environment**

1. Earth
2. Water
3. Fish and wildlife habitat
4. Energy and natural resources

**Built environment**

1. Land and shoreline use
2. Transportation
3. Public services and utilities
4. GMA requirements
## STATIONS

### Station 9: Plan Update Process

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<td>• Establish technical advisory committee</td>
<td>• Analyze environmental impacts</td>
<td>• Finalize allocation of new population and employment forecasts</td>
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<td>• Analyze alternatives using transportation model results</td>
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<td>• Gather capital facilities information from service providers</td>
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<td>• Issue Final SEIS including a preferred alternative</td>
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- **July 2013**
- **December 2013**
- **January 2014**
- **December 2015**
- **January 2016**
- **May 2016**
STATIONS

Station 10: Share your comments

The Board of County Councilors will hold a public hearing on the alternatives on April 14, 2015, beginning at 10:00 a.m. You can comment on the alternatives by doing any of the following:

- Fill out a comment sheet and leave it with staff
- Submit a comment on the county’s website at: http://www.clark.wa.gov/planning/2016update/getinvolved.html
- Submit an email comment to comp.plan@clark.wa.gov
- Mail a comment to:
  Comprehensive Plan Alternatives/Community Planning
  P.O. Box 9810
  Vancouver, WA 98666
- Testify at the public hearing on April 14

Comments received by 5 p.m. Thursday, April 9, 2015 will be included in the Board Hearing materials.

There will be a formal comment period when the Draft Supplemental Environmental Impact Statement (DSEIS) is issued.

Please direct questions to: Community Planning (360) 397-2280 or to comp.plan@clark.wa.gov
THANK YOU FOR YOUR PARTICIPATION!

Clark County Community Planning
Planning for Clark County’s promising future

Street address: 1300 Franklin St., Vancouver WA 98660
Mailing address: P. O. Box 9810, Vancouver WA 98666
Telephone: (360) 397-2280
Email: comp.plan@clark.wa.gov
Website: www.clark.wa.gov/planning

For other formats, contact the Clark County ADA Office: Voice (360) 397-2322; Relay 711 or (800) 833-6388; Fax (360) 397-6165; E-mail ADA@clark.wa.gov.