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## DEPARTMENT OF COMMUNITY PLANNING

### STAFF REPORT

**TO:** Clark County Planning Commission

**FROM:** Oliver Orjiako, Community Planning Director

**PREPARED BY:** Jeff Niten, Planner III

**HEARING DATE:** April 18, 2013

**SUBJECT:** CPZ 2013-00008 Town of Yacolt Comprehensive Growth Management Plan update and Urban Growth Area expansion

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#### **SUMMARY**

The current Clark County Comprehensive Plan that was adopted by the Board of Clark County Commissioners on September 25<sup>th</sup>, 2007 contained policy 1.2.14 which states:

*The Yacolt Urban Growth Boundary will be reevaluated by Clark County at such time as the Town of Yacolt develops a plan assuring that public sewer will be available.*

The Town has developed a General Sewer Plan and that plan has been approved by the Department of Ecology. In August of 2012 the Town adopted the approved plan and is proposing an expansion of the Urban Growth Boundary.

#### **BACKGROUND**

The Town needs to add land in order to develop a public sanitary sewer facility. The location of the proposed sanitary sewer facility approved by the Washington State Department of Ecology is south of the current corporate boundary immediately adjacent to NE Railroad Avenue to the east. The Town is proposing the addition of 57.25 acres of light industrial land to reach the location approved by the Department of Ecology. In addition, in order to broaden the future ratepayer base the town is proposing an addition of 17.0 acres of future residential land.

#### **PROPOSAL**

The Town is proposing expansion of the Urban Growth Area by 74.25 acres. As previously mentioned the proposed expansion contains 54.25 acres of light industrial and 17.0 acres of residential land. The Town's Comprehensive Growth Management Plan must be consistent with the adopted Clark County Comprehensive Growth Management Plan. The plan, therefore, uses a population growth rate of 2.0%. Using a 2.0% growth rate, at full build out, Yacolt is expected to have a population of 2,280 in 2029. Density targets under the current plan will be 3.22 dwelling units per net acre.

The text of the proposed Comprehensive Growth Management Plan is attached to this report.