

# FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

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Executive Board  
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July 2015

PO Box 292  
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Greetings neighbors,

At county expense, every year our neighborhood association is allowed to prepare a 4 page (8 sides) newsletter that they print and bulk mail to every property tax lot within our borders. You are reading it. The county's update of our 20-year Growth Management Plan prompts this mass mailing.

## WE DON'T KNOW WHO YOU ARE!

*(and it's not a case of amnesia)*

The county did this mailing, but they don't give us any contact information. To receive our monthly electronic newsletter, please return the Member Form on page 7 to us. That's how we build our email contact database. *We hope you'll send us a small donation too.* \$10, maybe \$20? It pays for our PO Box, maps, Arterial Atlas, CDs, etc. We try our best to spend as little as possible but these are necessary expenses.

## GROWTH MANAGEMENT PLAN UPDATE

If adopted, some proposals under study would dramatically change the rural nature of our neighborhood. Why? Because with the confluence of 2 freeways and 4 interchanges, we live in a natural area for intense development. Depending on your viewpoint, that is either sprawl or progress. Regardless, you should understand how the comp plan zoning the County Councilors adopt next year will impact your property.

In this newsletter, we'll provide the basic information about the GMA update process – and lead you to more material – that will inform your opinion. Beyond the basics in this newsletter, we think you need to know when and how you can get involved in the GMA update. That information is included, too. Simply because - it will impact your life for the next 20 years and beyond.

## FGNA JULY MEETING

### Clark County Council Position 2 Candidate forum

Thursday July 9 at 7:00 PM

Community of Christ meeting room, 400 NE 179<sup>th</sup> Street

The Home Rule Charter adopted by the voters last November changed our local form of government. We had 3 County Commissioners nominated by area and elected county wide. Now we have 4 County Councilors nominated by area in the Primary and elected by area in the General Election. And a County Chair who will be elected county wide. We were in District 1. We now live in the newly created District 2. We will fill that position in November from the top 2 primary winners on August 4. *All 5 candidates for Clark County Council Position 2 have been invited to our July 9 candidate forum. Come to our July meeting and meet them.*

## FGNA MONTHLY MEETINGS

Second Thursday of the month at 7:00 PM

Community of Christ meeting room, 400 NE 179<sup>th</sup> Street

Do you have a concern to discuss? Come to our meetings. Do you have a topic or speaker we should address? Call Vicki Fitzsimmons at 360.573.6604 or e-mail her at [vicki.fitzsimmons@edwardjones.com](mailto:vicki.fitzsimmons@edwardjones.com).

Thank you,  
Bridget Schwarz  
For the Executive Board

# FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

## GROWTH MANAGEMENT FOR BEGINNERS

Which came first, the houses or the people? Businesses or the jobs? Opinions differ. Regardless, under state law Clark County is required to implement a 20-year Growth Management Plan. It establishes land use designations that show how and where growth will occur. Clark County adopted its first comp plan in 1979, and adopted its plan under the Growth Management Act (GMA) in 1994.

The purpose of the GMA is to make sure that our cities and counties have enough land to accommodate 20 years of housing and population growth. And, that necessary infrastructure and public services are *identified* and *programmed* for funding. The Comprehensive Plan Map establishes land use designations for all land in Clark County. It shows the long-term vision of how and where the county will change over the next 20 years. The Zoning Map specifies the types of land uses, setbacks, lot size, and size restrictions for buildings within each zone. Other maps show transportation and environmental impacts.

Every 10 years we are required to update our plan. The last update was in 2007. Due to a poor economy the legislature extended the time for preparing this update. So the new plan will cover 2016 -- 2035. The update process began in mid-2013. GMA updates are a massive undertaking.

First, the (then) County Commissioners adopt a set of guidelines and values, a calendar, and a plan for public outreach and participation. Next, the Board adopts a 20-year population growth assumption. Based on that, other planning projections are adopted. They include household and employment forecasts.

Then staff researches and prepares growth management alternatives that address where and how growth will occur. They consider growth allocation (urban vs rural), environmental impacts, vacant and available lands, infrastructure needs, etc. Cities provide input on their plans to absorb new homes and more jobs.

The next step in the update process is an environmental review of alternatives. Multiple public meetings and comment periods were held to inform and gain feedback from the public. These were the alternatives being reviewed:

- ALTERNATIVE 1. No Action Alternative: the current Comprehensive Growth Management Plan, adopted in 2007, including current urban growth boundaries, policies, and implementation ordinances.
- ALTERNATIVE 2. New planning assumptions: policy direction, changes in land use/zoning, and principles and values defined by the BOCC are reflected in this alternative.
- ALTERNATIVE 3. The cities alternative: Battle Ground, La Center, Ridgefield and Washougal requested changes to their growth management plans. Most want to expand their urban growth areas to add land for jobs.

But early this year, the County Councilors stopped the process so they could prepare a fourth alternative.

- ALTERNATIVE 4. The Board's alternative: In a departure, this alternative was prepared by the Board, not professional Community Planning staff. It proposes dramatic changes to county rural lands that would create at least 8,000 new parcels on rural lands.

After 2 public hearings and a public comment period, the Board voted to send all 4 alternatives forward for the preparation of a Supplemental Environmental Impact Statement (SEIS). The SEIS will analyze potential environmental impacts for each alternative. After more public discussion, County Councilors will adopt a Preferred Alternative.

It is the job of the staff in Community Planning to bring what is chosen as the Preferred Alternative to the Board for final approval, and then send it to the state Department of Commerce by the June 30, 2016 deadline. FYI: Historically, all kinds of special interest groups have use lawsuits to delay or alter the GMA plan.

# **FAIRGROUNDS NEIGHBORHOOD ASSOCIATION**

## **DISCOVERY CORRIDOR IMPACTS**

Under every proposed scenario, the Growth Management Plan includes development of the Discovery Corridor. It runs along both sides of I-5 and stretches from the Salmon Creek area north to the county line.

The Discovery Corridor is all about jobs. In our neighborhood, zoning was adopted in the last GMA update. It will be primarily business parks and commercial (retail) use. Further north there will be areas for industrial use.

The Discovery Corridor will require urban services. Better roads, public water, and sewers. And where will those employees live? The residential zoning surrounding the Discovery Corridor will become higher density residential. That will require other urban services. More schools, parks, and public safety.

Until urban services are “reasonably funded” urban development is not allowed. Who knows how long that will take? In the meantime, the Growth Management Plan can impose an Urban Holding designation on subject properties. For affected properties, that means your current use is grandfathered in, but no new development is possible.

FYI: The whole Discovery Corridor project is just a dream without a major upgrade of the 179<sup>th</sup> Street/I-5 interchange. State legislators have just approved a \$50 million interchange upgrade for 2023-2025.

## **PROPERTY TAX IMPACTS**

An increase or decrease in your property taxes is determined more by market forces than the value of your individual property. Here is why. (Thanks to the Auditor’s office for this oversimplified explanation.)

Think of the county budget as a pizza and the cost per slice is the tax rate. The pizza costs \$12. If you divide it in 2, each half costs \$6. If you divide one half of that pizza in 2, each of the three pieces will cost \$4. No matter how much you divide it, the pizza remains at a cost of \$12. Like pizza, the county budget is a fixed amount. So the number of tax lots (pieces of pizza) is what affects your tax rate.

**BUT:** In most cases, smaller zoning will mean higher property taxes. That is based on the increased potential for smaller size lots to be developed. On a square foot basis, a 1 acre parcel is more valuable than a 2.5 acre parcel which is more valuable than a 5 acre parcel.

More important, the tax rate on your property will be impacted by development. A parcel with a house on it is obviously more valuable than one without it. So if you, or your neighbors, start building houses on newly created lots, the value of the surrounding area increases. By law, tax rates must be assessed at 100%. The cost of the pizza will not increase, but if your property value goes up, someone else’s will go down. And vice versa. We’ll talk about this complicated topic with county experts at our September 3 meeting. Stay tuned!

## **ROAD IMPROVEMENT IMPACTS**

To accommodate growth, what happens if some of your land is needed for road widening? That answer depends on the distance that remains from the edge of the county’s new right of way to your home’s exterior wall. Required setbacks are defined in county code. If the remainder meets the minimum, you will negotiate compensation for the land you lose. If the remainder falls below the minimum, things get a lot more complicated. We’ll talk about this at our September 3 meeting. Stay tuned!

# FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

## AREA ROAD IMPACTS

PLEASE NOTE: The update road plan was prepared before the Alternative 4 proposal was created. So these road improvements do not consider the potential for thousands of new parcels in our neighborhood and the additional traffic infrastructure that level of growth would require. While important, this is *not* a complete list.

Staff will not update the new Transportation Plan until after the County Councilors choose a Preferred Alternative. Then a Transportation Plan will be prepared based on the final decisions about where growth will occur and at what density. (Makes sense.) In addition there are errors in the current Comp Plan update map for the Arterial Atlas that will be corrected. (For example, why would you take several 2 lane roads from I-5 to get to a 4 lane road?)

According to the 2015 Traffic Improvement Program there are no “*reasonably funded projects*” on this list. [http://www.clark.wa.gov/publicworks/construction/documents/TIP\\_adopted.pdf](http://www.clark.wa.gov/publicworks/construction/documents/TIP_adopted.pdf) It means that none of these road improvements are currently programmed for funding. And the County Councilors have granted a “fee holiday” for all development projects that will create – maybe even only *one* – new job(s). That restricts the financial resources available. (Transportation Impact Fees (TIFs) account for 5.6% of the county road fund.)

*A description of road categories is on page 6 in this newsletter.*

<p>179<sup>TH</sup> STREET WEST OF I-5:</p> <ul style="list-style-type: none"> <li>• To NW 11<sup>th</sup> Avenue                      Pr-4cb</li> </ul>	<p>179<sup>TH</sup> STREET EAST OF I-5</p> <ul style="list-style-type: none"> <li>• To 72<sup>nd</sup> Avenue                              Pr-4cb</li> </ul>
<p>199<sup>TH</sup> STREET WEST OF I-5</p> <ul style="list-style-type: none"> <li>• To NW 11<sup>th</sup> Avenue                      M-4cb</li> </ul>	<p>199<sup>TH</sup> STREET EAST OF I-5</p> <ul style="list-style-type: none"> <li>• To 72<sup>nd</sup> NE Avenue                      M-4cb</li> </ul>
<p>209<sup>th</sup> STREET WEST OF I-5</p> <ul style="list-style-type: none"> <li>• From Delfel to 31<sup>st</sup> Avenue              Rm-2</li> </ul>	<p>209<sup>th</sup> STREET EAST OF I-5</p> <ul style="list-style-type: none"> <li>• 10<sup>TH</sup> to 29<sup>th</sup> Avenue                      R2</li> </ul>
<p>STREETS WEST OF I-5 TO NW 11<sup>TH</sup> AVENUE:</p> <ul style="list-style-type: none"> <li>• 164<sup>th</sup> Street                                  C-2cb</li> <li>• 184<sup>TH</sup> Street      Neighborhood Circulator</li> <li>• 189<sup>th</sup> Street                                  C-2cb</li> <li>• 194<sup>th</sup> Street      Neighborhood Circulator</li> </ul>	<p>STREETS EAST OF I-5</p> <ul style="list-style-type: none"> <li>• 189<sup>th</sup> Street from 10<sup>th</sup> to 50<sup>th</sup>              C-2cb</li> <li>• 194<sup>TH</sup> Street from 10<sup>th</sup> to 50<sup>th</sup>              C-2cb</li> </ul>
<p>DELFELO ROAD NORTH OF 179<sup>TH</sup></p> <ul style="list-style-type: none"> <li>• To 209<sup>th</sup> Street                              C-2cb</li> </ul>	<p>NE 15<sup>th</sup>/10<sup>th</sup> AVENUE</p> <ul style="list-style-type: none"> <li>• from 179<sup>th</sup> Street to 199<sup>th</sup> Street              M-2cb</li> </ul>
<p>DELFELO ROAD SOUTH OF 179<sup>TH</sup> Street</p> <ul style="list-style-type: none"> <li>• From 139<sup>th</sup> to 164<sup>th</sup> Street              C-2cb</li> </ul>	<p>NE 29<sup>TH</sup> AVENUE</p> <ul style="list-style-type: none"> <li>• from Salmon Creek Avenue to 199<sup>th</sup>              M-4cb</li> <li>• from 199<sup>th</sup> to 219<sup>th</sup> Street                      R2</li> </ul>
<p>NW 11<sup>TH</sup> AVENUE</p> <ul style="list-style-type: none"> <li>• From 139<sup>th</sup> to 199<sup>TH</sup> Street              M-2cb</li> <li>• From 199<sup>th</sup> to 209<sup>th</sup> Street              Rm-2</li> </ul>	<p>NE 40<sup>th</sup> AVENUE PROPOSED</p> <ul style="list-style-type: none"> <li>• From 174<sup>th</sup> to 199<sup>th</sup> Street                      C-2</li> </ul>
<p>NW 41<sup>st</sup> AVENUE</p> <ul style="list-style-type: none"> <li>• From 139<sup>th</sup> to 209<sup>th</sup> Street              R-2</li> </ul>	<p>NE 50<sup>TH</sup> AVENUE</p> <ul style="list-style-type: none"> <li>• from Salmon Creek Avenue to 199<sup>th</sup>              M-2cb</li> <li>• 199<sup>th</sup> Street to 219<sup>th</sup> Street                      Rm-2</li> </ul>
<p>NEW - NW 4<sup>TH</sup> or 5<sup>th</sup> or 6<sup>th</sup> or? AVENUE</p> <ul style="list-style-type: none"> <li>• From 179<sup>th</sup> to 199<sup>th</sup> Street              C-2cb</li> </ul>	<p>NE 72<sup>ND</sup> AVENUE from 139<sup>th</sup> to 219<sup>th</sup>              Pr-4cb</p>
	<p>SALMON CREEK ROAD</p> <ul style="list-style-type: none"> <li>• from WSU to 50<sup>th</sup> Avenue                      M-2cb</li> </ul>
	<p>159<sup>th</sup> STREET</p> <ul style="list-style-type: none"> <li>• from 50<sup>th</sup> Avenue to 72<sup>nd</sup> Avenue              C-2cb</li> </ul>

# FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

## ALTERNATIVE 4 IMPACTS

The Preferred Alternative adopted by the county will likely be a mix of elements from all 4 alternatives. Alternative 4 has the greatest impact on our neighborhood. By adding thousands of new parcels, Alternative 4 creates the potential for thousands of new homes. Here's a summary of Alternative 4.

**DISCOVERY CORRIDOR:** Is your property located east of NW 11<sup>th</sup> Avenue over to NE 50<sup>th</sup> Avenue, and north of 179<sup>th</sup> Street up to 199<sup>th</sup> Street? If so, it is in the Discovery Corridor. The comp plan zoning is for jobs. There are *minimal changes* to the Discovery Corridor from the previous plan. However, every road in the Discovery Corridor – and some new ones – will need improvement.

**RURAL HIGH DENSITY HOUSING (1 acre):** This new zoning is in several clusters west of I-5. The largest concentration is located out at the west end of 179<sup>th</sup> Street then south along Green Lake.

**RURAL MEDIUM DENSITY HOUSING (2.5 acre):** This new zoning is scattered all over the map for our neighborhood. The largest concentrations are surrounding South Ridge Elementary School on NW 199<sup>th</sup> Street and just outside the Discovery Corridor boundaries.

**RURAL LOW DENSITY HOUSING (5 acre):** This would be the dominant residential zoning in our neighborhood. R-10 and R-20 zoning would no longer exist.

**AG ZONING:** AG-10 is the largest agriculture zoning allowed. Three large clusters are AG-5.

**FOREST ZONING:** There is no Forest Zoning within our neighborhood association boundaries.

<http://www.columbian.com/news/2014/jan/22/county-studies-zoning-in-rural-area/>

## WHAT'S NEXT?

After the environmental impact study is done, Community Planning staff will prepare a Capital Facilities Plan (CFP) that shows the cost of growth and source of funds. Based on that, the County Councilors will choose a Preferred Plan, likely a mix of the 4 alternatives. Public comment will then be scheduled and adjustments (if any) made.

The county's growth management update will then be forwarded to the state Department of Commerce. The plan is deemed to be complete unless it is appealed. The GMA update process is a marathon, not a sprint.

SO:

- Stay informed! Go to [www.clark.wa.gov](http://www.clark.wa.gov) and click on "Growth plan update" in the right column.
- Keep on top of the update process. To get project updates and meeting schedules, contact the Community Planning department at [comp.plan@clark.wa.gov](mailto:comp.plan@clark.wa.gov) with a request to be added to the email contact list.
- Attend public meetings and use the website ([www.clark.wa.gov/planning/2016update/comments/html](http://www.clark.wa.gov/planning/2016update/comments/html)) to gather information and provide feedback.

Again, follow this process closely. Tell the county exactly what land use designation and zoning you want for your property. And stay involved for the best chance to get the results you want.

# FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

## ROAD CATEGORIES

As described in this newsletter, increased residential density and construction of the Discovery Corridor will increase traffic on our roads. Clark County must prepare a Capital Facilities Plan (CFP) explaining how we pay for the Transportation Element in the GMA update they adopt. FYI: Some of these projects have been in the GMA plans since the first plan was adopted in 1994. Lack of funding is the problem. Other partially funded projects outside our borders (Delfel Road to NE 10<sup>th</sup> from 179<sup>th</sup> to 149<sup>th</sup>) have been added.

According to the Clark County Arterial Atlas, descriptions of the road categories are as follows:

Roadway type	Right of Way	Roadway Width	Travel Lanes	Lane Width	Design Speed	Design Volume
Principal Arterial Pr4-cb <i>Principal Arterial with 4 lanes, center left turn lane or median, bike lanes, access at intersections</i>	100'	72'	4	12'	50	24,000
Minor Arterial M4-cb <i>Minor Arterial with 4 lanes, center left turn lane or median, bike lanes, access to intense development</i>	100'	72'	4	12'	40	18,000
Minor Arterial M2-cb <i>Minor arterial with 2 lanes, center left turn lane or median, bike lanes, access to intense development</i>	72'	48'	2	12'	40	16,000
Urban Collector C2-cb <i>Collector with 2 lanes, center left turn lane or median, bike lanes, access to abutting properties</i>	70'	46'	2	11'	35	16,000
Urban Collector C-2 <i>Collector with 2 lanes, access to abutting properties</i>	60'	38'	2	11'	35	12,000
Neighborhood circulator <i>Urban residential zones</i>	54'	36'	2	10'	25	3,000
Major Collector R-2 <i>Rural Major Collector with 2 lanes w/shoulders</i>	60'	40'	2	12'	50/40/30 *	10,000
Minor Collector Rm-2 <i>Rural Minor Collector with 2 lanes w/shoulders</i>	60'	40'	2	12'	50/40/30 *	5,000

\* 50 mph flat; 40 mph rolling; 30 mph mountain

Page 4 in this newsletter lists the major roadways in our neighborhood and some segments that will be needed to complete the grid system. As the 20 year comp plan develops these road improvements will handle the increased traffic it creates. (The specific transportation infrastructure will no doubt change when the BoCC adopts their Preferred Alternative.)

Check the road segments listed on page 4. Then consult the list above for the capacity of the designated road category proposed in the comp plan.

**FAIRGROUNDS NEIGHBORHOOD ASSOCIATION**

**SIGN UP for MONTHLY NEWSLETTERS**

NAME : \_\_\_\_\_

ADDRESS : \_\_\_\_\_

CITY, ZIP : \_\_\_\_\_

PHONE : Day\_\_\_\_\_Eve\_\_\_\_\_

E-MAIL : \_\_\_\_\_

*E-mail is our most effective means of communication*

***We could sure use a donation for FGNA expenses. How about ten bucks? Or twenty?***

Membership in the Fairgrounds Neighborhood Association is free and open to all home owners, residents, property owners, managers of multi-family dwellings, businesses and non-profit organizations within our boundaries. *Members 18 years and older are eligible to vote.*

Please return this form to join our mailing list. Monthly newsletters are sent via e-mail. When necessary, important announcements and Heads Up advisories are also sent via e-mail.

OTHER HOUSEHOLD MEMBERS:	_____	VOTE Y / N
	_____	VOTE Y / N
	_____	VOTE Y / N
	_____	VOTE Y / N

Please check one: \_\_\_\_\_ Home Owner      \_\_\_\_\_ Renter      \_\_\_\_\_ Business  
 \_\_\_\_\_ Non-profit      \_\_\_\_\_ Property manager      \_\_\_\_\_ Other

**FGNA 2015 -- 2016 EXECUTIVE BOARD**

*1 position vacant*

Bill Duke	573.5210	dukeville@comcast.net
Vicki Fitzsimmons	573.6604	vicki.fitzsimmons@edwardjones.com
Dennis Johnson	576-8781	kardenj@aol.com
Maureen Jondahl	574.2600	mjondahl@hotmail.com
Winton Jondahl	574.2600	mjondahl@hotmail.com
Melvin Rodda	887.3295	ordda@pacifier.com
Bridget Schwarz	573-5873	bridget@bridge-i-t.com

*Want to join the EB? Call Bridget @ 573.5873*

Please return this completed form to: FGNA, P.O. Box 292, Ridgefield, WA 98642

FAIRGROUNDS NEIGHBORHOOD ASSOCIATION  
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Ridgefield, WA 98642

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### MONTHLY MEETINGS:

WE MEET at 7 PM ON SECOND THURSDAYS AT THE COMMUNITY of CHRIST MEETING ROOM  
400 NE 179<sup>TH</sup> STREET, 1/2 MILE WEST OF I-5

### OUR BOUNDARIES :

**NORTH**, 219TH STREET

**WEST**, LAKE RIVER

**EAST**, NE 72ND AVENUE

**SOUTH – WEST OF I-5**, NW 151<sup>ST</sup> STREET TO NW 41<sup>ST</sup> AVENUE TO NW / NE 164<sup>TH</sup> STREET;  
**SOUTH - EAST OF I-5**, NE KLINELINE RD TO NE 119<sup>TH</sup> ST TO SALMON CREEK TO NE 50<sup>TH</sup> AVE  
TO NE 149<sup>TH</sup> ST TO NE 72<sup>ND</sup> AVE

The fine print:

*Neighborhood associations are volunteer groups and not agents of Clark County government. Newsletter information and views are solely those of the neighborhood association and not of Clark County. Clark County Public Information and Outreach Office supports these volunteers by printing and distributing their newsletters.*