

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Planning

DATE: September 26, 2017

REQUESTED ACTION:

Approve a resolution that creates an addendum as Appendix E to the Buildable Lands Report (BLR) 2015 that is part of the record relating to the Growth Management Hearings Board Final Decision and Order.

Consent Hearing County Manager

BACKGROUND

The Clark County Buildable Lands Report submitted in June 2015 concluded that the Cities of Battle Ground, La Center, and Ridgefield had lower density ranges than that outlined in the county-wide planning policy and that all had more vacant, buildable residential land than was needed for the 2035 planning horizon. As part of the county's 2016 Comprehensive Plan update, the cities of Battle Ground, La Center and Ridgefield requested small expansions to the urban growth areas (UGAs). The UGA expansions were challenged as part of the appeals of the Comprehensive Plan update.

In 2017, the Growth Management Hearings Board determined that the urban growth expansions were noncompliant and invalid (Case No. 16-2-0005c Final Decision and Order). The Growth Board's reasoning was that development within the UGA's of all three cities had not reached the density projected by each city. The Growth Board ruled that RCW 36.70A.215 requires the cities and the county adopt reasonable measures to increase density within existing UGA's before expanding the UGA's, and that the county had failed to do so. Reasonable measures are required when an evaluation of achieved urban densities and development assumptions in the countywide planning policies demonstrates an inconsistency. The county and its cities shall adopt and implement measures that are reasonable likely to increase consistency during the subsequent five-year period. The cities of Battle Ground, La Center, and Ridgefield have now provided Clark County with additional information about the reasonable measures they have taken, including changes made to their Comprehensive Growth Management Plans and development regulations. Additionally, the cities have provided updated information on current densities of development within their UGA's. These reasonable measures are likely to increase consistency between achieved urban densities and development assumptions during the subsequent five-year period.

In order to comply with the Growth Board's ruling, Community Planning proposes that Council approve incorporating the cities' summaries into the BLR as a new Appendix E. This addendum will demonstrate that the cities have adopted reasonable measures as necessary revisions to local development regulations to gradually allow for higher density development within the planning horizon, and that to date they have allowed for higher density development.

Oliver Orjiako, Community Development Director, extension 4112.

COUNCIL POLICY IMPLICATIONS

This action proposes amending the 2015 BLR to add a new Appendix E that will be submitted to Washington State Department of Commerce in order to comply with the Growth Management Hearings Board Case No. 16-2-0005c Final Decision and Order.

ADMINISTRATIVE POLICY IMPLICATIONS

This action does not propose a change in policy, a refinement of existing policy, confirmation or renewal of existing policy, or a new policy.

COMMUNITY OUTREACH

Community Planning Staff worked with the Cities of Battle Ground, La Center and Ridgefield to provide their reasonable measures including changes made to their Comprehensive Growth Management Plans and development regulations.

This item has been posted on the Councilors’ grid, and available to the public, for the agenda of the public hearing on September 26, 2017.

BUDGET IMPLICATIONS

YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

BUDGET DETAILS

Local Fund Dollar Amount	0
Grant Fund Dollar Amount	0
Account	0
Company Name	

DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

Gary Albrecht, Planner III, AICP

Oliver Orjiako, Director

Primary Staff Contact: Gary Albrecht Ext. 4318

APPROVED: _____

**CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS**

DATE: _____

SR# _____

APPROVED: _____

Jim Rumpeltes, Interim County Manager

DATE: _____

BUDGET IMPACT ATTACHMENT

Part I: Narrative Explanation

I. A – Explanation of what the request does that has fiscal impact and the assumptions for developing revenue and costing information

Part II: Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
Total						

II. A – Describe the type of revenue (grant, fees, etc.)

Part III: Estimated Expenditures

III. A – Expenditures summed up

Fund #/Title	FTE's	Current Biennium		Next Biennium		Second Biennium	
		GF	Total	GF	Total	GF	Total
Total							

III. B – Expenditure by object category

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
Salary/Benefits						
Contractual						
Supplies						
Travel						
Other controllables						
Capital Outlays						
Inter-fund Transfers						
Debt Service						
Total						