

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Planning

DATE: July 16, 2019

REQUESTED ACTION:

A public hearing is requested to consider the adoption of a Public Participation Plan for the Buildable Lands Update.

Consent Hearing County Manager

BACKGROUND

In 2018, Washington State Department of Commerce updated the Buildable Lands Guidelines to include new state requirements. These new guidelines will ensure Clark County’s buildable lands methodology complies with recent legislative changes prior to submitting the required Buildable Lands Program Report by the June 30, 2021 deadline.

A Public Participation Plan (plan) is a communication program that provides members of the public opportunities for early and continuing participation and to provide public access to key decision making processes with Clark County Council. [RCW 36.70A.035]. The plan describes the steps that Clark County will take to provide opportunities for public engagement and public comment, as well as Clark County contact information and web addresses. This plan is in addition to the public participation required by Clark County Code Section 40.510.040 and 40.560.010. (See Exhibit 1)

COUNCIL POLICY IMPLICATIONS

There are no known policy implications.

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COMMUNITY OUTREACH

N/A

BUDGET IMPLICATIONS

YES	NO	
X		Action falls within existing budget capacity.
		Action falls within existing budget capacity but requires a change of purpose within existing appropriation
		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	
Grant Fund Dollar Amount	

Account	
Company Name	

DISTRIBUTION:

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



Oliver Orjiako
Community Planning Director
564.397.4112

Shawn Hennessee
County Manager

APPROVED: _____
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: _____

SR# _____

APPROVED: _____
Shawn Hennessee, 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	2017-2018 Biennium		2019 Annual Budget		2020 Annual Budget	
	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	2017-2018 Biennium		2019 Annual Budget		2020 Annual Budget	
		GF	Total	GF	Total	GF	Total
Total							

III. B – Expenditure by object category

Fund #/Title	2017-2018 Biennium		2019 Annual Budget		2020 Annual Budget	
	GF	Total	GF	Total	GF	Total
Salary/Benefits						
Contractual						
Supplies						
Travel						
Other controllables						
Capital Outlays						
Inter-fund Transfers						
Debt Service						
Total						

Clark County Buildable Lands Program Public Participation Plan

Introduction

Clark County is undertaking a review and evaluation of its Buildable Lands Program, as required by the Review and Evaluation Program (program) established in Revised Code of Washington (RCW) 36.70A.215 and Washington Administrative Code (WAC) 365-196-315. The purpose of the review and evaluation program, RCW 36.70A.215(1)(a) is to determine whether a county and its cities are achieving urban densities within urban growth areas by comparing growth and development assumptions, targets, and objectives contained in the countywide planning policies and the county and city comprehensive plans with actual development. In 2017, E2SSB 5254 was passed by the Washington State Legislature and constituted the first major revision to the program since its inception in 1997. In 2018, Washington State Department of Commerce updated the Buildable Lands Guidelines to include the new state requirements. These new guidelines will ensure Clark County's buildable lands methodology complies with recent legislative changes prior to submitting the required Buildable Lands Program Report by the June 30, 2021 deadline.

A Public Participation Plan (plan) is a communication program that provides members of the public opportunities for early and continuing participation and to provide public access to key decision making processes with Clark County Council. [RCW 36.70A.035]. The plan describes the steps that Clark County will take to provide opportunities for public engagement and public comment, as well as Clark County contact information and web addresses. This plan is in addition to the public participation required by Clark County Code Section 40.510.040 and 40.560.010.

1.0 Public Participation Goals

- Provide interested parties with timely information, an understanding of the process, and opportunities to review and comment on proposed amendments to the Buildable Lands Program review.
- Actively solicit information from citizens, property owners and stakeholders about their concerns, questions and priorities for the Buildable Lands Program review process.
- Encourage interested parties to informally review and comment on proposed changes to the guidelines throughout the process and provide those comments to decision makers.
- Provide for public input at project milestones prior to decision-making by local officials.
- Consult and consider recommendations from the General Public, Environmental community, Business community, Tribe, Cities, and State Government Agencies.

2.0 Public Participation Opportunities

Clark County is committed to providing multiple opportunities for public participation throughout the process. Clark County will use a variety of communication tools to inform the public and encourage their participation, including the following:

2.1 Website

Clark County's website will include a Buildable Lands Program webpage where interested parties can access status updates, draft documents, official notices, minutes and other project information. The webpage will be the primary repository of all information related to the

Buildable Lands Program review process. The page will include who to contact for more information and an email link for questions and comments. Documents will be available for review at the Clark County Community Planning Department.

<https://www.clark.wa.gov/community-planning/buildable-lands-program>

2.2 Email Distribution List

An email list of interested parties will be created and maintained by Clark County. The list will be used to notify interested parties regarding Buildable Lands Program review progress and participation opportunities. Interested parties will be added to the list by contacting the Community Planning Department, sign-in sheets, web portal, and email. To join the Buildable Lands Program review email list, contact the Planning Department at 564-397-4968 or online at <https://www.clark.wa.gov/community-planning/get-project-updates>.

2.3 Media

The local news media will be kept up-to-date on the Buildable Lands Program review process and receive copies of all official notices. In addition, notices will be published in the paper of record.

2.4 Project Advisory Committee

Clark County will appoint a project advisory committee (PAC) to solicit public feedback on the Buildable Lands Program review. The committee may include representatives from the following: Clark County Realtors Association; the Building Industry Association; City of Vancouver and a smaller city; Clark County Responsible Growth Forum; Columbia River Economic Development Council; Clark County Citizens United; Friends of Clark County; Clark County Development Engineering Advisory Board; Clark County Planning Commission. Community Planning commits to hold public meetings at convenient times and at locations that are accessible. Meeting information is made available through the webpage, email and paper of record. <https://www.clark.wa.gov/community-planning/buildable-lands-program>

2.5 Written Comments

Interested parties will be encouraged to provide comments to Clark County by letter, email, or web-based forms throughout the public process. All comments received will be forwarded to the Clark County Council for their consideration prior to their hearings.

2.6 Public Comment Periods and Hearings

The Clark County Council will hold televised (through CTV) public hearing before final adoption. Interested parties are encouraged to provide comments for review and provide testimony during hearings.

Public notice of all hearings will state who is holding the comment period and/or hearing, the date and time, and the location of any public hearing. Notices will be published per official policy and comply with all other legal requirements such as the Americans with Disabilities Act. A notice will be sent to the email list (2.2, above) and the Department of Commerce.

3.0 List of stakeholders

CLARK COUNTY will engage the following stakeholders:

- General public
- Environmental community

- Business community
- Cowlitz Indian Tribe
- Cities
- State Government Agencies

All parties will be informed and invited to participate throughout the process. Notification will be accomplished via email, website, and press.

4.0 Public Participation Timeline

The following is a general timeline of the buildable lands analysis update. A detailed timeline will be posted on the Buildable Lands Program review webpage.

Description	Start Date	End Date
Request for proposal	June 2019	August 2019
Project Advisory Committee	September 2019	June 2020
Calibration/testing/new requirements	April 2020	December 2020
BLR analysis for 2024-2044 periodic update	December 2020	March 2021
Adoption Process	April 2021	June 2021

1 Section 1. Findings. The recitals above are incorporated into this resolution as findings.
2 Section 2. Adoption. The Public Participation Plan shown in (Exhibit 1) is adopted to be used for the
3 county's implementation process for E2SSB 5254.

4 Section 3. Instructions to Clerk.

5 The Clerk to the Board shall:

- 6 1. Transmit a copy of the resolution to the Washington State Department of Commerce within ten
- 7 (10) days of its adoption pursuant to RCW 36.70A.106.
- 8 2. Transmit a copy of the adopted resolution to Community Planning Director.
- 9 3. Record a copy of this resolution with the Clark County Auditor.
- 10 4. Cause notice of adoption of this resolution to be published forthwith pursuant to RCW
- 11 36.70A.290, and Clark County Code 1.02.140, and transmit a copy to Community Planning.

12 Section 4. Roll Call Vote. The following persons voted in favor of the above resolution:

13 _____
14 _____
15 _____

16 Adopted this 16 day of July, 2019

17
18
19 Attest:
20
21
22 _____
23 Clerk to the Council

CLARK COUNTY COUNCIL
FOR CLARK COUNTY, WASHINGTON

By: _____
Eileen Quiring, Chair

24
25
26 Approved as to Form Only:
27 Anthony F. Golik
28 Prosecuting Attorney
29
30 By: 
31 Taylor Halvik
32 Deputy Prosecuting Attorney

By: _____
Temple Lentz, District 1

By: _____
Julie Olson, District 2

By: _____
John Blom, District 3

By: _____
Gary Medvigy, District 4

33
34
35
36
37
38
39