

Clark County

2015-2035 Comprehensive Plan Review

SEPA Scoping and Path Forward



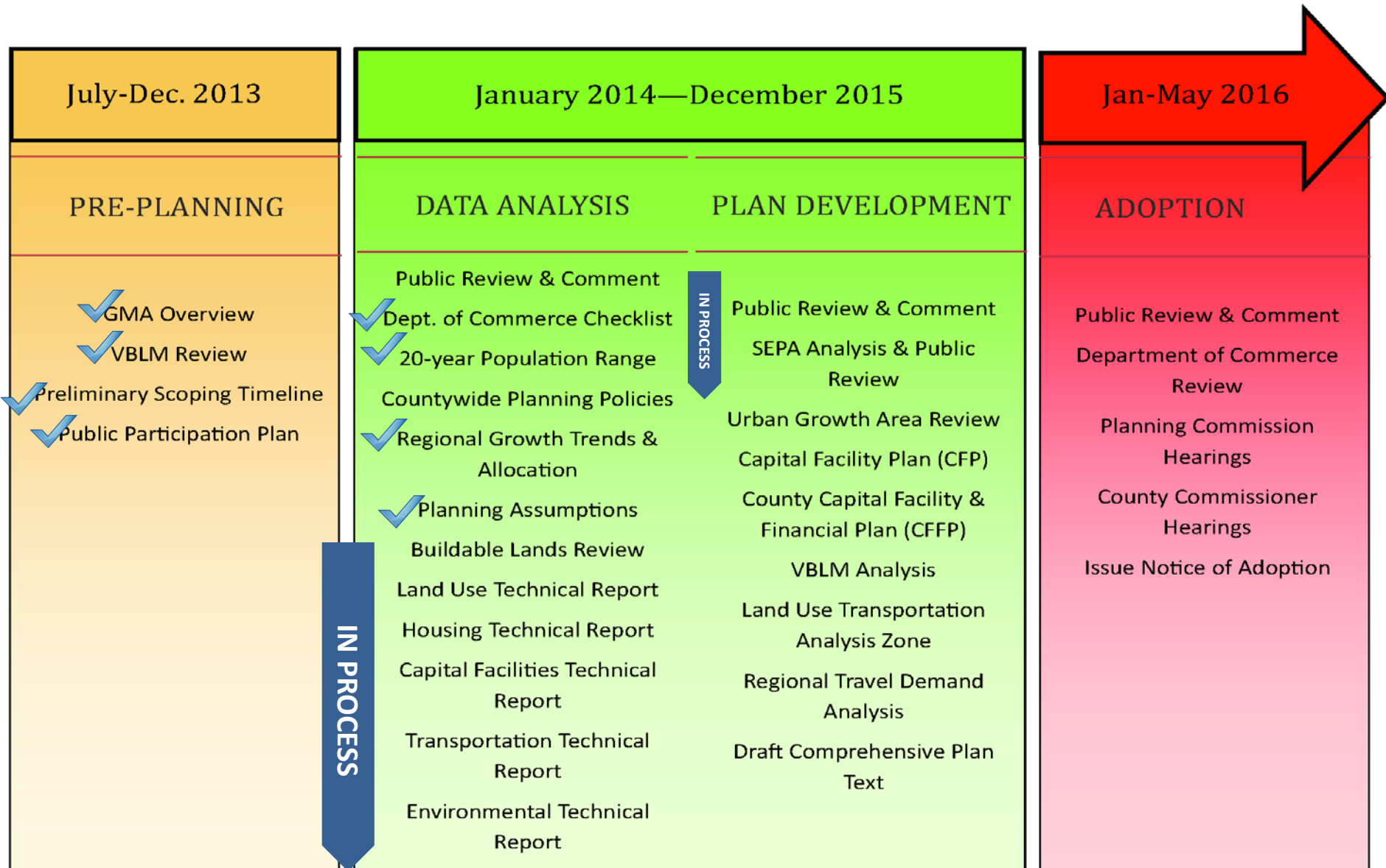
Agenda

1. Purpose of the meeting

- a. Review the SEPA Process
- b. Scoping comments
- c. SEIS Alternatives
- d. Other issues

2. Next steps


2016 Comprehensive Plan progress to date




State Environmental Policy Act (SEPA)

- Requires potential environmental impacts from projects and non-development projects be reviewed
- Requires preparation of environmental impact statements (EIS) for large projects
- EIS contains: description of proposal and alternatives; analyses of potential impacts; known and potential mitigation
- EIS presents options and effects; not a decision document
- Scoping meetings initiate process

General SEPA Process



Environmental
threshold
determination



Request for
comments on
scope



Development of
alternatives



Scoping open
house



Draft
Environmental
Impact Statement



Final
Environmental
Impact Statement

Environmental Impact Statement (EIS)

Elements of the environment studied

Natural environment:

- Earth
- Water
- Fish and wildlife habitat
- Energy and natural resources

Built environment:

- Land and shoreline use
- Transportation
- Public services and utilities
- GMA conformance

2016 Comp Plan Update - SEPA Process

- Environmental Impact Statement (EIS) prepared for 2007 comprehensive plan update studied a large area
- Urban growth boundaries (UGBs) established with adoption of 2007 plan
- Challenges to 2007 plan resulted in current UGBs
- Growth Management Act (GMA) requires a 20-year land supply
- Can vacant and buildable lands in current urban growth areas accommodate population and employment, based on planning assumptions adopted by the Board?

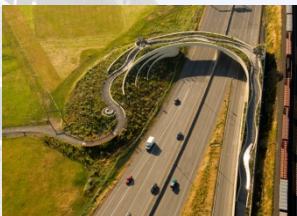
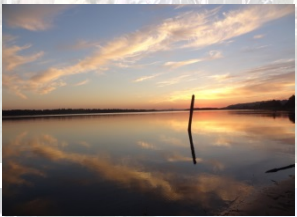


2016 Planning Assumptions

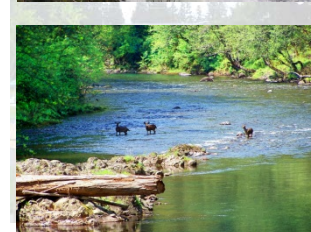
Assumption	2016
2035 total population projection	562,207
Projected new residents	136,844
Urban/rural population growth split	90/10
Assumed annual population growth rate	1.12%
Housing type ratio	No more than 75% of one housing type
Persons per household	2.66
New jobs	91,200
Jobs to household ratio	1:1
Infrastructure deduction, residential	27.7%
Infrastructure deduction, commercial and industrial	25%
VBLM (definition of vacant)	\$13,000 residential, \$67,500 commercial and industrial
Market factor	15% residential; 15% commercial, business park, industrial

2016 Comp Plan Update-SEPA Process

- Given the planning assumptions and the amount of vacant and buildable land, there appears to be enough land to accommodate the 20-year growth projection
- Preparing a Supplemental Environmental Impact Statement EIS (SEIS) based on 2007 EIS



-



Supplemental EIS Alternatives

Alternative 1: No-action alternative

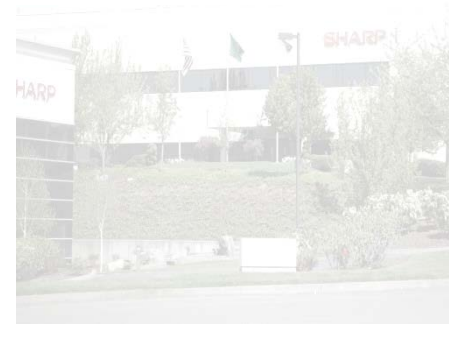
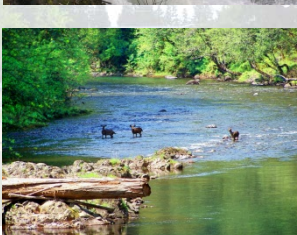
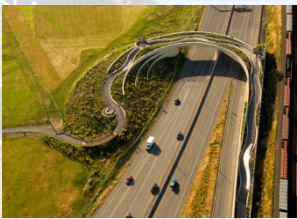
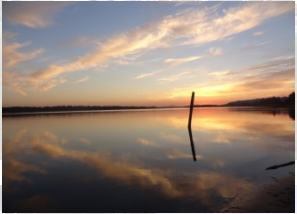
Alternative 2: County-initiated actions

- Single Rural Lands comp plan designation
- FR-40/AG-20 to FR-20/AG-10, and R-20 to R-10, where appropriate
- Surface mining overlay description
- Single Rural Commercial comp plan designation
- Urban reserve (UR): designation, or zone?
- Urban holding (UH): designation, or zone?
- Washougal UGA map clean-up
- Public facilities zone
- Removal of Three Creeks Special Planning Area
- Removal of UH in the Fisher Swale area of the Vancouver UGA
- Single Commercial comp plan designation
- Mixed Use map clean-up
- Arterial Atlas updates
- Sub area plans

Supplemental EIS Alternatives

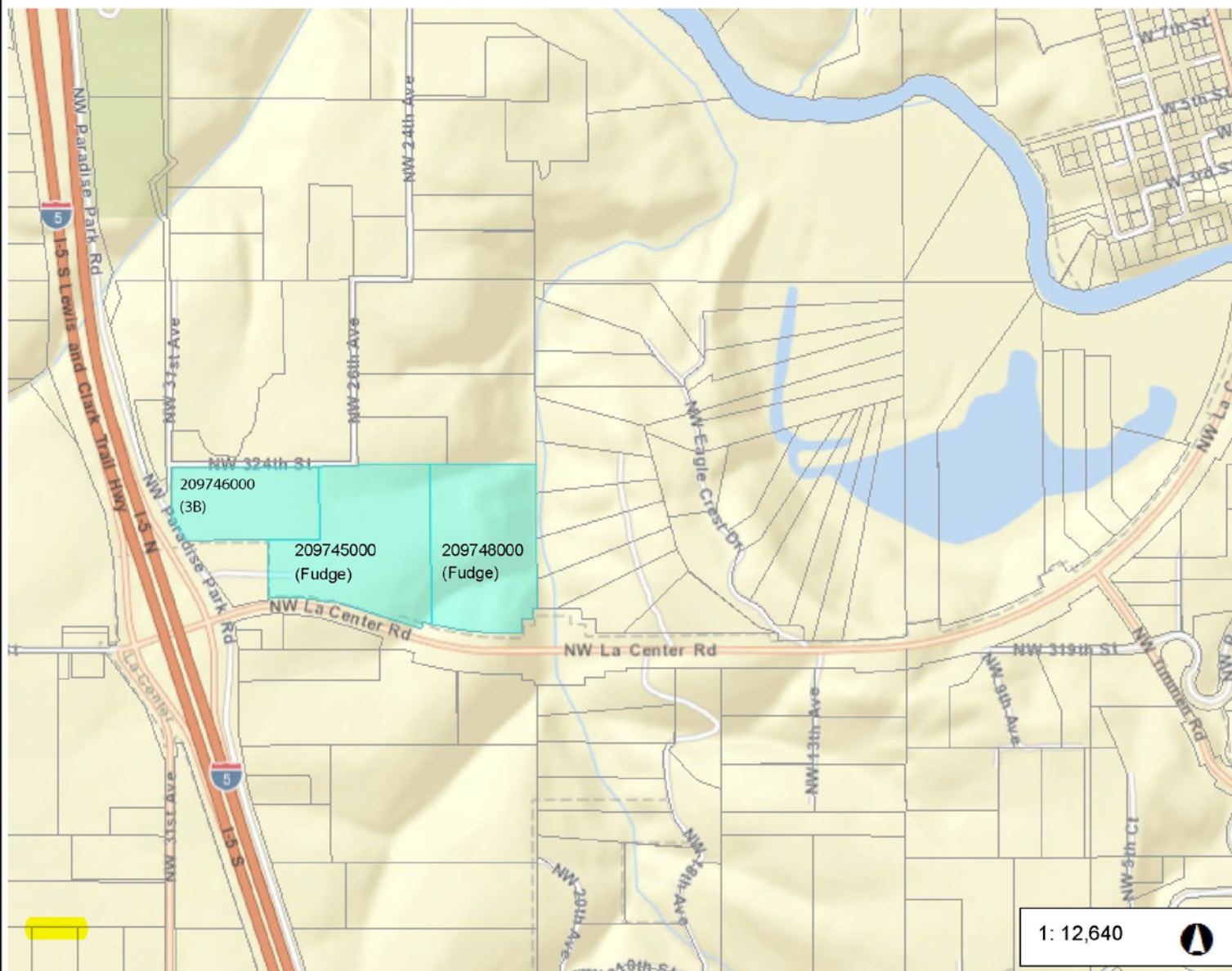
Alternative 3: City requests

- Battle Ground
- La Center
- Ridgefield





La Center UGA Expansion v1



Legend

- Building Footprints
- Taxlots
- World Street Map

Notes:

3 parcels: 209745000, 209705000
& 209748000
Zoning: AG-20 (Industrial Reserve
Overlay)
56.55 Ac.

1: 12,640



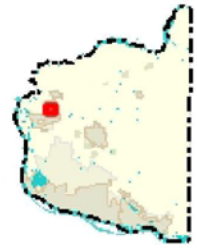
2,106.6 0 1,053.32 2,106.6Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



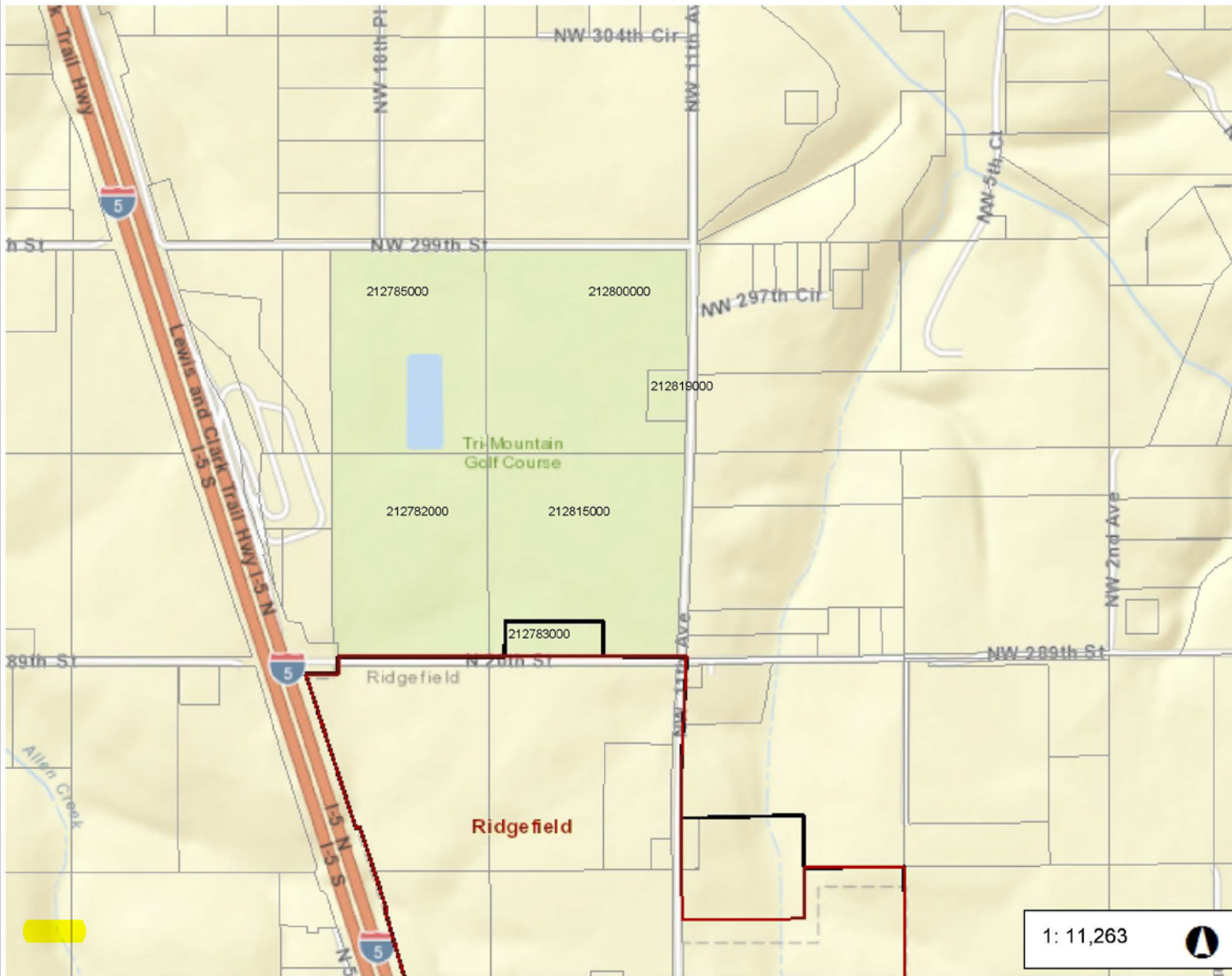
Proposed Ridgefield UGA Expansion



Legend

- Cities Boundaries
- Urban Growth Area Boundary
- Building Footprints
- Taxlots
- World Street Map

Notes:



1: 11,263



1,877.1 0 938.54 1,877.1 Feet

Other issues

Response to inquiries regarding the designation of resource land:

- 7/16/14 BOCC Work Session direction to staff was to proceed with SEPA process as presented
 - Memo provided summarizing background of resource land designation
- 9/2/14 BOCC received public testimony and comment on designation of resource and related rural lands zoning
- BOCC asked for work session specifically on these issues
- Should staff proceed with scheduling one-on-ones with the board or move forward with a BOCC work session?

Other issues

Population allocation update:

- 6/24/14 BOCC Hearing – BOCC adopted population and employment allocation
- County continued conversations with the cities on allocation
- Tentative agreement with cities on Issue Paper 4.1 – *Population and Employment Allocation* – updated

SEPA Process--Next Steps



Alternatives
Open Houses
October/November
2014

DSEIS Completion
January 2015

Joint BOCC/PC Hearing
February 2015

FSEIS completion
May/June 2015

Questions?



www.clark.wa.gov/planning/