

Work Session Memorialization  
September 24, 2014  
SEPA Scoping and Path Forward

Attendees: Commissioner Mielke, Commissioner Madore, Commissioner Barnes,

Staff present: Oliver Orjiako, Gordy Euler, Mark McCauley, Chris Cook, Jose Alvarez, Jacqui Kamp, Colete Anderson, Mary Keltz, Peter Silliman, Don Benton, Heath Henderson, Carolyn Heniges

City Representatives: Sarah Fox, City of Camas, Erin Erdmann, City of Battle Ground, Bryan Snodgrass, City of Vancouver.

Gordy Euler presented an overview of the 2016 Comprehensive Plan Update with an emphasis on the SEPA scoping process to date, summary of scoping comments, supplemental EIS alternatives, other issues and next steps.

Commissioner Mielke asked staff whether staff was following the state RCW's or the local ordinance. Euler responded that staff was following the state standards in the RCW's and noted that the local statute is taken directly from the state.

Euler mentioned that 4 open houses were held and 38 comments had been received.

Commissioner Madore mentioned that a comment was made at board time that not all comments had been captured at the open houses. Euler responded that the comment in question came in the form of a question during the open house presentation and that those questions weren't recorded but that staff provided the attendees with four methods to submit written comments (Via email, written comments in person or online submittal).

Euler discussed the three alternatives to be studied. First would be the no action; second will be county initiated actions and third would be City requests for additional employment land from Battle Ground and La Center. There will be two open houses in October to get feedback from the public on the proposed alternatives.

Oliver Orjiako addressed issues raised by Clark County Citizens United (CCCU) and an update of the population allocation process with the cities. Orjiako reminded the Board of the memo presented at the July 16, 2014 work session summarizing the background of resource land designation. He mentioned that he and staff had met several times with CCCU and received a public comment submittal from the BOCC's September 2<sup>nd</sup> public hearing that outlines 9 items that the group would like to see addressed. The list was revised to 10 after a subsequent meeting with staff on September 11<sup>th</sup>. Orjiako presented the Board with the revised submittal. He mentioned at the September 11 meeting with CCCU that he would ask the Board for a work session to address the items proposed in their submittal. Orjiako mentioned that he did not think the time was right for a work session. Orjiako told the Board that subsequent to the adoption of the 2007 comprehensive plan update a promise was made to rural land owners that the county would take a second look at the rural element. He mentioned the promised was analysis and not an outcome. The BOCC appointed a Rural Lands Task Force to begin the process. Their charge was to see what could be done within the state statute. He mentioned that changes to development code have been made through the county's code restructuring process. Orjiako stated the county is currently considering amending the AG-20 designation to AG-10 and FR-40 designation to FR-20 and in his opinion that is as far as we can go within the state statutes.

Commissioner Madore asked about the proposal for R-20. Orjiako responded that we are considering amending the R-20 to R-10 in those areas where it acts as a buffer to the proposed AG-10.

He mentioned staff has been reviewing the submittal items admitted by CCCU. Regarding soils there is a difference of opinion between staff and CCCU. Staff believes CCCU is omitting soils that meet the test for resource designation and they are only using one soil type, Cinnebar, for Forest. Orjiako mentioned that three of the items on the list address parcel size and staff believe that is being addressed with the amendments to AG and Forest. Orjiako stated that recognition of existing parcelization is addressed through the county's ordinance on non-conforming lots and state platting laws; blanket recognition of all parcels as legal conforming lots is not possible. Orjiako state the request for 2-4 units per acre in rural centers is an urban density and could not meet the definition of rural character. Amendments to urban holding and urban reserve are being considered as part of alternative 2 in the SEIS.

Orjiako stated that he doesn't think there is need for a work session based on staff's analysis of the requests submitted. Orjiako reiterated that staff would provide the best information available but could not promise outcomes. Orjiako noted that a map produced by GIS on behalf of interested groups is based on the specific information the groups have requested and it's not the whole picture.

Commissioner Madore asked about documents being indexed and whether they were available online. Orjiako responded that they are not online because they are not complete. Commissioner Madore asked if we could add make the record visible as we go so that folks know what has been submitted. Orjiako said he would look into putting the index online as a request from the Board. Euler mentioned it's available as a public records request. Commissioner Madore mentioned the more transparency the better since there are so many stakeholders and its' such an important project.

Commissioner Mielke noted that if we post online that its' important to clarify that it is a proposal or work in progress to not give people the wrong impression that decisions have been made.

Commissioner Madore was supportive of ongoing discussions and that staff should come back to a work session when they feel it's appropriate. Orjiako was supportive of ongoing dialogue but reminded the Board of the June 30, 2016 adoption deadline and at some point they would have to choose as part of the process.

Commissioner Barnes asked whether there was a possibility of audio recordings at the public meetings. Orjiako responded that he wanted to make it clearer at the meetings of the methods available to provide comment in one of three ways: email, letter or in-person through a comment sheet.

Commissioner Barnes suggested there be a back-up in case folks wanted to provide comments verbally. Orjiako mentioned that in the past CVTV has recorded some of the open houses and he would look into additional options, but cautioned that the open house layout with multiple stations would be difficult to capture all those conversations.

Commissioner Madore stated he didn't think it was practical to do audio recordings at the open house style meetings with parallel conversations at the same time. He stated that logistics wise it would be better to facilitate folks get written comments into the record.

Orjiako updated the Board on a tentative agreement with the Cities to make them whole from the adopted plan in 2007 per Board direction. Additional allocation was made to the two cities that have asked for expansion. The allocation may need to be adjusted and at some point in the future. The Cities

would like the Board to amend the previous resolution on the population after they have had time to work it through their city councils.

Commissioner Madore asked to clarify if the cities were asking for more in terms of population and jobs. Orjiako restated that in making the cities whole it increased the population and for those asking for additional land it increased the number of jobs.

Commissioner Madore asked why there were only three city requests in alternative 3. Orjiako and Euler replied those were the only cities that wanted an expansion of their boundary. Orjiako noted that issue paper 4.1 on population and employment allocation had been posted to the web and is on the Board's grid.

Commissioner Barnes asked if the cities will be providing justification for their requests. Euler and Orjiako responded that the county and cities will have to show its work for the requests.

Next steps will be two open houses with the three alternatives on October 29<sup>TH</sup> in Ridgefield and October 30<sup>th</sup> at Gaiser Middle School.

Euler mentioned that the timelines for SEPA schedule has been revised as follows: DSEIS completion in January of 2015; Joint PC/BOCC hearing – February of 2015; and FEIS completion in May/June 2015.

Euler mentioned that we have been having ongoing monthly meetings with cities.

Commissioner Barnes asked about resources near Chelatchie Prairie and asked staff to make an assessment of how much gravel is available and potentially using the railroad to haul gravel to relieve pressure from truck traffic. He also mentioned potential of biomass in the Chelatchie prairie and also using the railroad as transport.

Euler provided an update on the Surface Mining Overlay. The Board has given direction on the map of where to apply the overlay and staff is working with neighborhood groups on policy language and code language. Next step is to work with the operators to get their input.

Orjiako reiterated that the county is not saying no to the request from CCCU but it cannot promise outcomes and the law dictates what can be done. Staff will provide analysis and the Board will decide.

Commissioner Madore encouraged staff to not be so overly cautious as to preclude potential outcomes that are within the law.

Commissioner Barnes asked for a one-on-one meeting with staff.