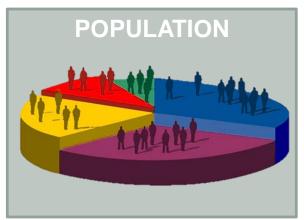
Clark County 20-Year Comprehensive Plan Management Plan 2015-2035















Oliver Orjiako, Director, Community Planning

Board Work Session, January 21, 2015

Agenda





- 1. Purpose of the meeting
 - Progress to date
 - Comprehensive plan overview
 - Key decisions
 - SEPA review and update
 - Issues review and update
- 2. Next steps

Comprehensive plan progress to date

July-Dec. 2013 January 2014—December 2015 PRE-PLANNING DATA ANALYSIS PLAN DEVELOPMENT Public Review & Comment GMA Overview Dept. of Commerce Checklist 20-year Population Range **Public Review & Comment** VBLM Review SEPA Analysis & Public Review reliminary Scoping Timeline Countywide Planning Policies Urban Growth Area Review VPublic Participation Plan Regional Growth Trends & Capital Facility Plan (CFP) Allocation County Capital Facility & **Planning Assumptions** Financial Plan (CFFP) **Buildable Lands Review VBLM** Analysis Land Use Technical Report Land Use Transportation **Housing Technical Report Analysis Zone** Capital Facilities Technical Regional Travel Demand Report **Analysis Transportation Technical Draft Comprehensive Plan**

Report

Environmental Technical Report

Text

Jan-May 2016

ADOPTION

Public Review & Comment

Department of Commerce
Review

Planning Commission
Hearings

County Commissioner
Hearings

Issue Notice of Adoption

Comprehensive plan overview

Growth Management Act requirements codified in RCW 36.70A

- Legislative Findings
- OFM Population growth projections
- Public Participation
- Mandatory Elements
- Coordination & consistent with jurisdictions
- Reviews and schedules



Next update due by June 30, 2016

Comprehensive plan overview

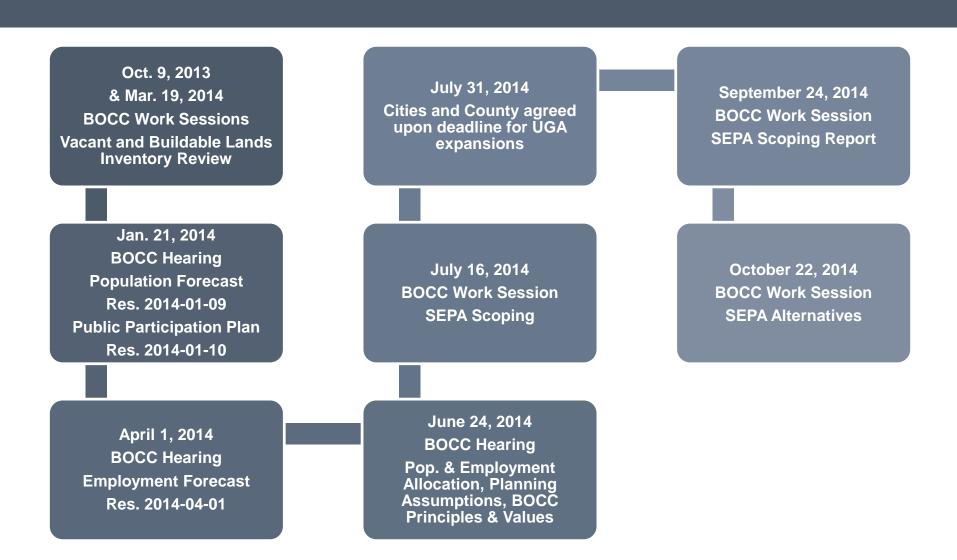
Mandatory Elements

- Review Commerce checklist to capture recent amendments to the GMA
- Provide for a 20-year urban growth area land supply based on the OFM population projection and a jobs target (RCW 36.70A.110(2))
- Review mandatory elements: land use, housing, capital facilities plans, utilities, rural, transportation, economic development, parks and recreation (RCW 36.70A.070)
- Public participation required (RCW 36.70A.035)
- Natural resource lands and critical areas designated (RCW 36.70A.170)
- Critical area regulations based on Best Available Science (RCW 36.70A.172)
- Shoreline Master Program (Goal 14, RCW 36.70A.020)
- Update development regulations (Title 40) for consistency
- Ensure that county's and cities' comprehensive plans are consistent with each other (RCW 36.70A.040(4); 36.70A.100)

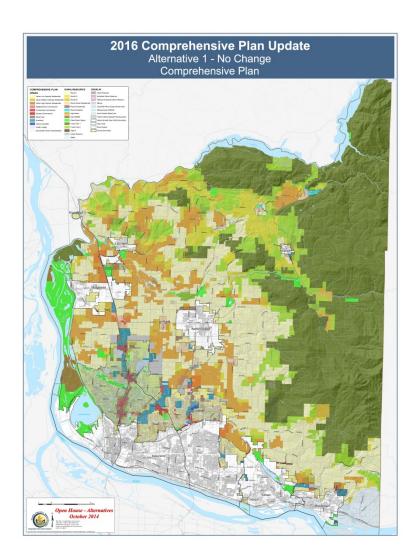
Comprehensive plan overview

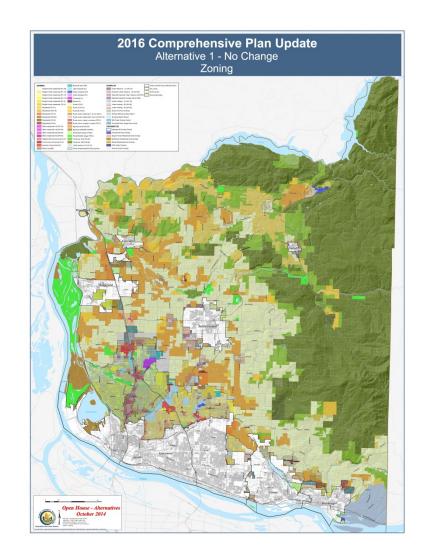
The county's comprehensive plan is currently in compliance with the GMA

Key decisions to date



Alternative 1: No Action Alternative: the current Comprehensive Growth Management Plan, including current urban growth boundaries, policies, and implementation ordinances.



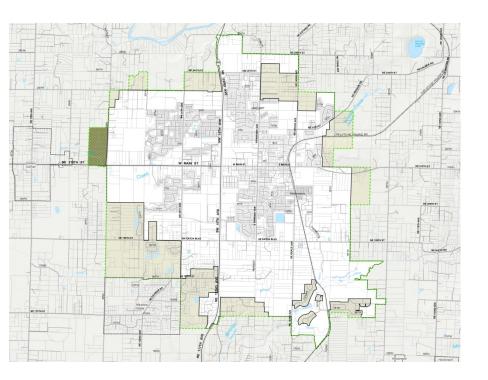


Alternative 2: New planning assumptions, policy direction, changes in land use/zoning, and principles and values defined by the BOCC are reflected in this alternative.

- FR-40/AG-20 to FR-20/AG-10, and R-20 to R-10, where appropriate
- Washougal UGA comp plan to zone consistency
- Expand Ridgefield UGA to include the Tri-Mountain Golf Course
- Single Rural Lands comp plan designation
- Single Rural Commercial comp plan designation
- Urban reserve (UR): designation and overlay
- Urban holding (UH): designation and overlay
- Public facilities zone
- Single Commercial comp plan designation
- Removal of Three Creeks Special Planning Area
- Removal of UH in the Fisher Swale area of the Vancouver UGA
- Mixed Use comp plan to zone consistency
- Sub area plans comp plan and zone changes
- Arterial Atlas updates

Alternative 3: The cities of Battle Ground and La Center are considering expanding their urban growth areas to add job lands.

Battle Ground UGA expansion Proposed comp. plan designation of Mixed Use with Urban Holding overlay La Center UGA expansion
Proposed comp. plan designation of
Commercial with Urban Holding overlay





Feb. 4, 2015

Draft
Supplemental
Environmental
Impact
Statement
(DSEIS) released

Feb. 19, 2015
Joint
Council/Planning
Commission
hearing
6:30 p.m.

March 6, 2015 End of 30 day comment period June 2015
Final
supplemental
EIS with
preferred
alternative

2016 review and update

- Keeping current urban growth areas (UGAs) for residential use because adequate land supply supports OFM population forecasts (Population and Employment Allocation; Res. 2014-06-17)
 - ➤ Ridgefield residential request received on October 22, 2014 for 102.5 acres of AG-20 land, not included in the draft SEIS analysis (WS. 2014-07-21, WS. 2014-09-24, and WS. 2014-10-22)
- Not doing site specific annual reviews/dockets in 2015 or 2016 (Res. 2014-06-16)
- Not preparing a full EIS; re-adopting the 2007 EIS which documented growth impacts and preparing a supplemental EIS (WS. 2014-07-16)

2016 review and update

- Keeping current resource land designations, as the county's plan designations are GMA-compliant (WS. 2014-07-16, WS. 2014-09-24, and WS. 2014-10-22) – see supporting maps
- Keeping Rural densities at Rural-5 zoning (1 dwelling per 5 acres) as the county's rural densities are GMA-compliant and nonconforming legal lots are recognized under Title 40 (WS. 2014-07-16, WS. 2014-09-24, and WS. 2014-10-22)

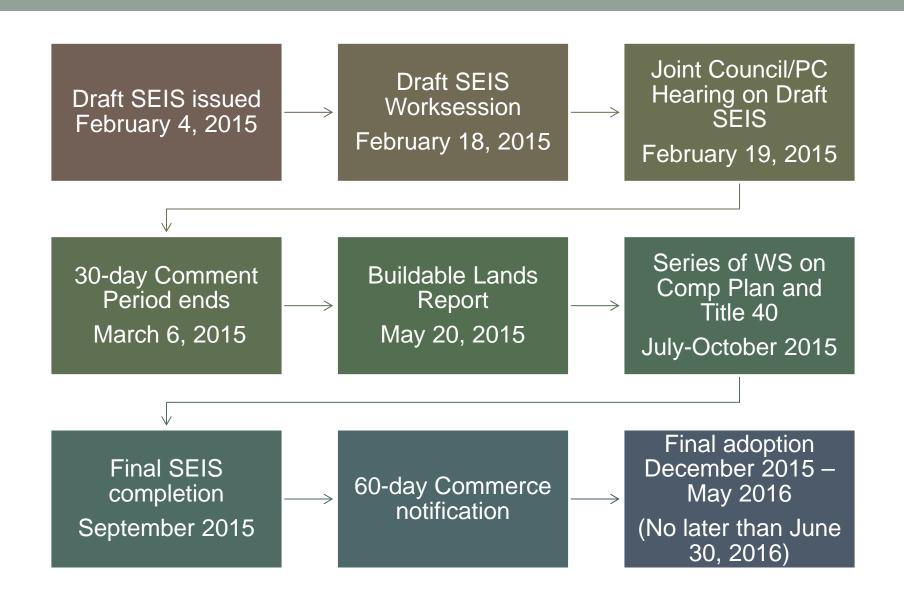
To date Clark County resource and rural designation are GMA-compliant per GMA WA Hearing Board and the courts.

Issues review and update

Keeping the current infrastructure deductions (Res. 2014-06-17)

- In 1992, GIS created the vacant land analysis, which assumed a tiered infrastructure deduction based on parcel size
- For the 1994 plan, Vacant Land Analysis assumptions for infrastructure were:
 - Residential infrastructure: 25%- 40% depending on acreage
 - Commercial and industrial: 25%
- The 2000 Plan Monitoring Report identified that built infrastructure occupied 27.5% of residential development
- For the 2004 and 2007 comp plans, infrastructure deductions were:
 - Commercial and industrial: 25%
 - Residential: 27.5%
- The 2009 Plan Monitoring Report identified that built infrastructure occupied:
 - Residential: 24.6%
 - Industrial: 19.6%
 - Commercial: 7.9%

Next Steps



Questions?



www.clark.wa.gov/planning/