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

RURAL LANDS

POPULATION

URBAN LANDS

TRANSPORTATION

EMPLOYMENT

PUBLIC FACILITIES

Board Work Session, February 18, 2015
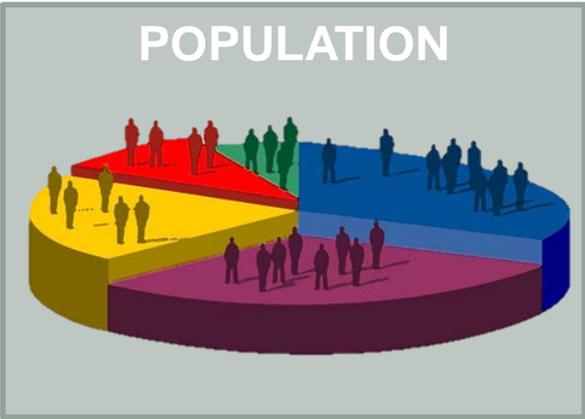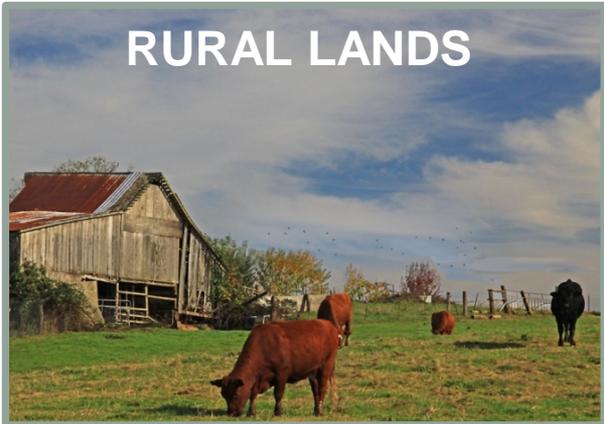
Agenda

1. Purpose of the meeting
   - Update on actions since last work session
   - Discussion of proposed EIS Alternative #4

2. Next steps

Update on actions since last work session

- January 21, 2015
  - BOCC direction to pause process.
- January-February 2015
  - Series of meetings on crafting Alternative #4.
- February 3, 2015
  - BOCC Hearing on City of Ridgefield request.
- February 6, 2015
  - Letters sent to City Planners and Mayors with deadline of March 3, 2015 to make UGA expansion requests.
- February 13, 2015
  - City-County coordination meeting.

SEPA review and process

- Recognize existing parcelization for parcels <9.5 acres

- AG -20 to Rural
  - 682 parcels / 2864 acres
  - 554 developed, 128 undeveloped
  - 68 in current use, 10%

- FR-40 to Rural
  - 844 parcels / 3673 acres
  - 680 developed, 164 undeveloped
 - 68 in current use, 8%

SEPA review and process

- Technical adjustment to resource designations
  - 1993 Farm Focus Group/ Forest Group designation criteria
  - No technical adjustments in 20 years

- The parcels have already been divided
  - Primarily vacant in 1994, mostly developed in 2015
  - AVG parcel size is 4.2 for AG and 4.4 for FR

- Current use rate reflects rural use not resource use
  - Rural parcels <9.5 acres 8.7%
  - Resource parcels >9.5 acres excluding public owned 83%
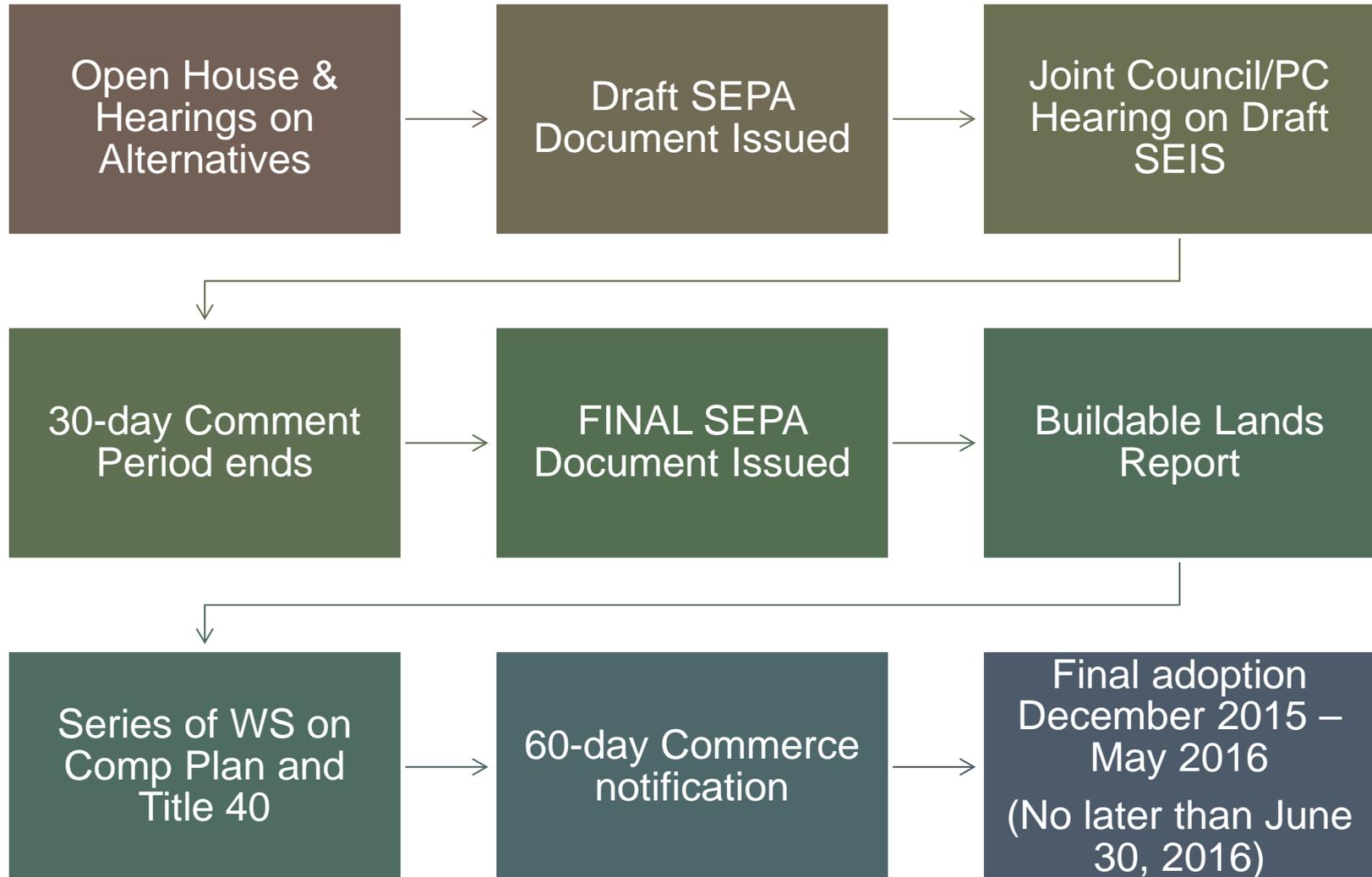
SEPA review and process

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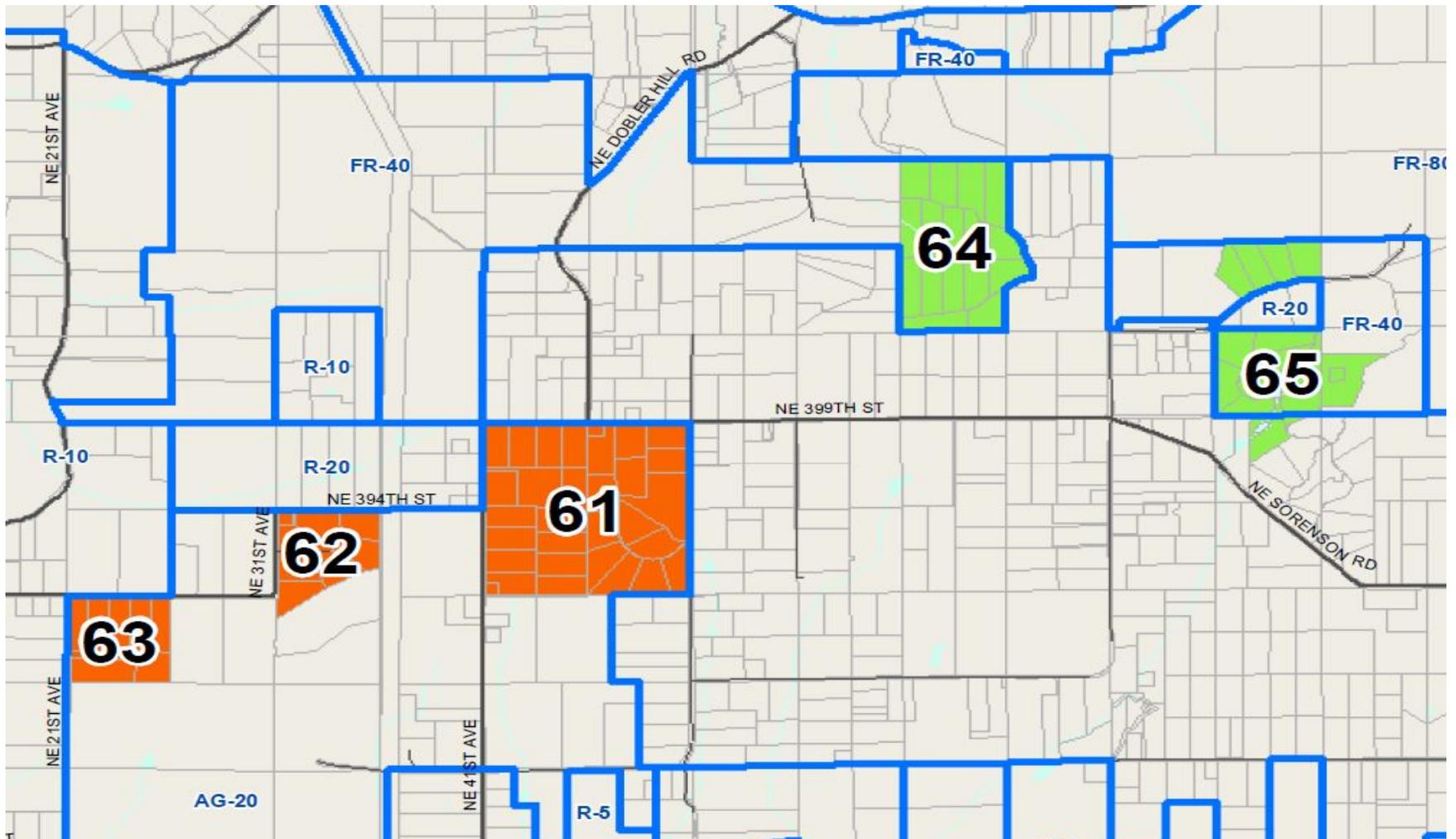
- Alt 2 AG-10 Clustering

- Alt 2 FR-20 Clustering

- TDR –Resource to Rural

- Recognize adjacent parcel size in Rural area

Issues & Implications

- Legal Issues Raised by Alternative 4

- 1. SEPA analysis will be required.
- 2. De-designation must be justified.
- 3. An unknown number of these properties are not legal lots.
- 4. Some instances of spot zoning appear on the map.
- 5. The proposal must be consistent with rural character.

Next Steps

Open House & Hearings on Alternatives → Draft SEPA Document Issued → Joint Council/PC Hearing on Draft SEIS

30-day Comment Period ends → FINAL SEPA Document Issued → Buildable Lands Report

Series of WS on Comp Plan and Title 40 → 60-day Commerce notification → Final adoption December 2015 – May 2016 (No later than June 30, 2016)

Thank you.