

2025 Comprehensive Plan Update

SEPA Land Use Alternatives

Planning Commission Hearing
November 7, 2024

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Presentation overview

- Comp plan progress to date
- Proposed Land Use Alternatives
 - SSR as an input into the alternatives
- Overview of GMA Guidance
- Overview of SEPA Alternatives for DEIS
- Next steps



Comprehensive Plan Periodic Update, 2025-2045

Project initiation



Early 2023-
Early 2024

- Public Participation Plan and Scope of Work
- County Population Projection
- County Employment Projection
- Countywide Planning Policies and Population Allocation to each urban area (adoption of updated policies, if needed)

Shape the plan



Early 2024-
Fall 2024

- Hire environmental analysis consultant
- Property owner submittal for comprehensive land use changes
- Outline/Scope the range & types of issues studied for the Environmental Impact Statement (EIS)
- Review and select Growth Alternatives for Draft Environmental Impact Statement (DEIS)
- Input on County Comprehensive Plan text and policies & Title 40 revisions, if needed

Review & Refine



Fall 2024-
Summer 2025

- Draft Environmental Impact Statement Review
- Selection of Preferred Alternative
- Preferred Alternative Analysis work (*Update urban and rural land capacity estimates, Capital Facilities Plan, Capital Facilities Financial Plan, and Transportation Analyses*)
- Issue Final Environmental Impact Statement
- Public Review of Comprehensive Plan Update Materials (*Plan text, Title 40, Capital Facilities Plan, Capital Facilities Financial Plan*)

Adoption Process



Summer 2025-
Late 2025

- Washington Department of Commerce 60-day review submittal
- Planning Commission work sessions/hearings
- County Council work sessions (review Planning Commission recommendations)
- Adopted with effective date of plan **on or before December 31, 2025**



Adopted Population and Employment Projections

Metric	2023-2045 Assumption
2045 - population projection	718,154
New population growth	190,754
2045 - employment projection	269,000
New jobs	88,100
Jobs per household (2045 target)	1:1

Note: these planning assumptions are countywide, inclusive of the county, cities, and town.



Adopted Housing Allocations

HALFWAY BETWEEN METHODS A AND B AND 75/25 FOR CAMAS -Vancouver unincorporated UGA absorbs remainder	Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	Emergency beds
Vancouver Unincorporated + Rural Clark County	44,036	5,583	3,292	7,611	10,063	4,412	2,445	10,629	1,734
Battle Ground city	6,979	685	444	1,120	1,177	502	921	2,129	237
Camas city	4,226	564	331	811	955	516	249	799	172
La Center city	2,123	211	124	311	404	234	172	667	66
Ridgefield city	5,815	744	413	1,167	1,812	698	515	466	219
Vancouver city	36,527	4,641	2,600	5,227	1,365	1,459	4,881	16,355	1,405
Washougal city	3,735	390	267	523	781	417	324	1,032	143
Woodland city	105	8	6	13	20	12	11	35	3
Yacolt town	150	26	14	(5)	(12)	2	36	90	7
Total 2023-2045	103,695	12,852	7,490	16,779	16,565	8,252	9,554	32,202	3,986
		12%	7%	16%	16%	8%	9%	31%	
*City is referencing UGA except the Vancouver UGA									



Adopted Employment Allocations

Jurisdiction	Land Capacity		Distribution	Land Allocation		Work from home (4%)	Construction-Field (77.5%)	Government (100%)	Jobs Allocated
Battle Ground	7,677	11.8%	172	7,847		416	594	392	9,249
Camas	11,363	17.5%	255	11,615		615	879	549	13,658
La Center	2,096	3.2%	47	2,142		113	162	45	2,463
Ridgefield	7,998	12.3%	180	8,175		433	619	148	9,375
Vancouver (City)	18,025	27.7%	405	18,424		976	1,395	5,522	26,317
Vancouver (UGA)	15,168	23.3%	341	15,504		821	1,174	1,754	19,253
Washougal	2,404	3.7%	54	2,457		130	186	187	2,961
Woodland	-	0.0%	-	-		-	-	0	0
Yacolt	360	0.6%	8	368		19	28	3	419
UGA Total	65,091	100.00%	1,463	66,534		3,524	5,038	8,600	83,695
Rural									4,405
County Total									88,100



SEPA Process



SEPA Process - Alternatives

Possible alternative

- No action alternative: present plan as is with HB 1110 considerations
- City-requested actions 1 and County-initiated actions
- City-requested actions 2 and County-initiated actions



Land Use Alternative Maps



Summary of expansion requests by UGA and zoning

UGA/Alternative	Agriculture	Forest	Rural 5	Rural 10	Rural Center (RC-1)	Rural Center (CR-2)	Airport	Total Acres
Battle Ground	20		511.5		135.3	97.5		764.3
Camas 1							83.79	83.79
Camas 2	161.2	57.1					83.79	302.09
La Center A	106		4.7					110.7
La Center B	106		4.7					110.7
La Center C	106		4.7					110.7
Ridgefield 1	413							413
Ridgefield 2	413							413
Ridgefield 3	210.6							210.6
Vancouver UGA			349.7					349.7
Vancouver City								
Washougal			48.2					48.2
Yacolt			32.3	57.8				90.1
Total	700.2	57.1	946.4	57.8	135.3	97.5	83.79	2078.09



Site Specific Requests

County received 136 site specific requests to change the plan designations of over 300 parcels

UGA	Total Requests	Total Acres of AG Zone	Total Acres of FR Zone	Total Acres of Other Zones
Battle Ground	0	0.0	0.0	0.0
Camas	4	161.2	57.1	115.5
La Center	9	153.9	0.0	0.0
Ridgefield	8	400.3	0.0	6.8
Vancouver	50	976.3	0.0	1424.4
Washougal	1	0.0	0.0	31.2
Woodland	0	0.0	0.0	0.0
Yacolt	1	0.0	0.0	53.4
County	63	3068.7	2973.5	3007.9
Total	136	4760.4	3030.6	4639.1



Growth Management Guidance



Comprehensive Plans – GMA Guidance

- RCW 36.70A.130(3)(a): Comprehensive plan review procedures.
- WAC 365-196-310 (3)(a-g): Procedures for designating UGA's
- WAC 365-196-310 (4)(b) (i-iv): Considerations for UGA expansions
- WAC 365-196-310 (4)(c) (i-vii) Determining the appropriate locations of new or expanded urban growth area boundaries.
- WAC 365-196-310 (4)(d)(i-iv) Evaluating the feasibility of the overall growth plan.
- [WAC 365-190-040](#) (10)(b)(i) Designation amendment process
- WAC 365-190-050 Agricultural Resource Designation



Next Steps



Next Steps

- Confirm accuracy of mapping with jurisdictions
- Run VBLM on proposed alternatives
- Evaluate capacity of alternative is sufficient to accommodate housing and employment allocations
- Public hearing to consider alternatives and make recommendation to Council



Thank you!

Comments and questions

Project webpage: www.clark.wa.gov/2025update

