

1 **RESOLUTION NO. 2025-04-xx**

2
3 A RESOLUTION amending Resolution 2025-01-11 relating to the adoption of the alternatives for
4 study in an environmental impact statement under the State Environmental Policy Act
5 (SEPA) that will be used for the county's comprehensive land use plan 2025 periodic
6 update pursuant to Chapter 36.70A RCW.
7

8 WHEREAS, Clark County adopted a 20-Year Comprehensive Growth Management Plan through
9 ordinances 1994-12-47 and 1994-12-53 on December 20, 1994 to meet the goals and requirements of Ch.
10 36.70A RCW (also known as the Growth Management Act "GMA"); and
11

12 WHEREAS, Clark County updated its 20-Year Comprehensive Growth Management Plan through
13 ordinances 2004-09-02, 2007-09-13, 2016-06-12, 2017-07-04, and 2019-11-16 to meet the goals and
14 requirements of Ch. 36.70A RCW; and
15

16 WHEREAS, the county is required under RCW 36.70A.130 to take legislative action to review and, if
17 needed, revise its comprehensive land use plan and development regulations by December 31, 2025; and
18

19 WHEREAS, RCW 36.70A.130(3)(a) requires each county that designates urban growth areas under
20 RCW 36.70A.110 to review its designated urban growth area or areas and the densities permitted within
21 each urban growth area; and
22

23 WHEREAS, at a duly advertised public hearing on March 21, 2023, and pursuant to RCW
24 36.70A.140, the Clark County Council adopted Resolution 2023-03-05, Clark County Public Participation Plan
25 and Preliminary Scope of Work, to guide proceedings for the county's comprehensive growth management
26 plan 2025 periodic update; and
27

28 WHEREAS, at a duly advertised public hearing on May 2, 2023, the Clark County Council adopted
29 Resolution 2023-05-03, Clark County Population Projections, and in doing so adopted a population
30 projection of 718,154 persons, within the range provided by the Office of Financial Management, for the 20-
31 year period ending in 2045; and
32

33 WHEREAS, at a duly advertised public hearing on August 1, 2023, the Clark County Council adopted
34 Resolution 2023-08-01, Employment Forecast, and in doing so adopted the WA State Employment Security
35 Department's projection of 269,000 jobs for the 20-year period ending in 2045; and
36

37 WHEREAS, the county is required under Chapter 43.21C RCW to evaluate environmental impacts
38 that could result from actions it approves or undertakes; and
39

40 WHEREAS, RCW 43.21C.030 requires that all policies, regulations and laws of the state of
41 Washington be interpreted and administered in accordance with the policies set forth in Chapter 43.21C
42 RCW; and
43

44 WHEREAS, at work sessions on January 17, 2024, and April 17, 2024, the County Council considered
45 Issue Paper – 5: Clark County Population, Housing and Employment Allocation written by Community
46 Planning; and
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1 WHEREAS, the County Council considered the Planning Commission's recommendation regarding
2 Issue Paper – 5: Clark County Population, Housing and Employment Allocation at a duly advertised public
3 hearing on March 5, 2024, which hearing was continued, first to April 23, 2024, and then to May 7, 2024;
4 and
5

6 WHEREAS, the county held public meetings to solicit input to help define issues related to the
7 comprehensive plan that will be studied in the Draft Environmental Impact Statement (DEIS) on May 28, 29, and 30,
8 2024, and an online self-paced open house from May 15 through June 5, 2024; and
9

10 WHEREAS, the Planning Commission held a work session on the DEIS alternatives on October 3, 2024;
11 and

12 WHEREAS, the County Council held a work session on proposed alternatives for analysis in the DEIS
13 on October 9, 2024; and
14

15 WHEREAS, the Planning Commission held a duly advertised public hearing on November 1, 2024,
16 and recommended the Council study three alternatives in the DEIS; and
17

18 WHEREAS, at a duly advertised public hearing on December 6, 2024, the County Council considered
19 the Planning Commission's recommendation to study three DEIS alternatives; and
20

21 WHEREAS, the County Council took public testimony from interested parties, considered all the
22 written and oral arguments and testimony, and considered all the comments presented to the County
23 Council; and
24

25 WHEREAS, at the December 6, 2024 hearing, the County Council directed that an analysis of
26 resource land designations be completed as part of the 2025 periodic update and that all site specific
27 requests be included in alternative 3; and
28

29 WHEREAS, on January 28, 2025, the Council approved Resolution 2025-01-11, which formalized
30 the direction given on December 6, 2024, regarding the resource lands study and site specific requests; and
31
32

33 WHEREAS, the County Council, at a Council Time meeting on March 5, 2025, concluded that it
34 would be desirable to discontinue the countywide resource lands study, given the brief time left before the
35 County and all cities within the County must complete their comprehensive plan updates under RCW
36 36.70A.130, and to allow time to expand the scope of the resource lands study; and
37

38 WHEREAS, the County Council on March 5, 2025, determined that without the anticipated timely
39 completion of the countywide resource lands study to support adoption of the comprehensive plan DEIS
40 Alternatives 2 and 3 set forth in Resolution 2025-01-11 must be revised to read as set forth below; and that
41 will be studied; and
42

43 WHEREAS, the County Council finds that the study of the following three SEPA alternatives in the
44 DEIS, which include Council's revisions to the alternatives proposed by the Planning Commission and to the
45 alternatives adopted in Resolution 2025-01-11, will further the public health, safety and welfare; now
46 therefore,
47

1 **BE IT RESOLVED BY THE CLARK COUNTY COUNCIL, CLARK COUNTY, STATE OF**
2 **WASHINGTON, as follows:**

3
4 **Section 1. Council Direction.** The County Council hereby adopts the Clark County Alternatives for
5 study under the State Environmental Policy Act (SEPA) as shown below. The information
6 developed in SEPA analysis of the Clark County Alternatives will be used for the county's 20-year
7 Comprehensive Growth Management Plan 2025 periodic update pursuant to RCW 36.70A.140.
8 Furthermore, the Council directs that an analysis of resource land designations be completed as
9 part of the 2025 periodic update.

10
11 **Alternative 1: No Action Alternative.** This alternative is the adopted Comprehensive Plan as
12 amended August 15, 2023 (ORD 2023-08-02), with current urban growth boundaries, planning
13 assumptions, policies and implementation ordinances, except that it includes the
14 implementation of new density requirements in RCW 36.70A.635 which would require three
15 Clark County cities to increase the number of units allowed on all lots zoned predominately for
16 residential use by six months after each city's next required comprehensive plan update. The
17 cities of Camas and Washougal must allow a minimum of two units per lot and the city of
18 Vancouver four units per lot. Additionally, the statute requires Camas and Washougal to allow
19 residential densities to increase to four units per lot, and Vancouver to allow a residential
20 density of six units per lot, if a property is within one-quarter mile walking distance of a major
21 transit stop or if new housing units meet affordability criteria. This would increase the housing
22 capacity of the adopted plan.

23
24 **Alternative 2: City-initiated actions 1 and County-initiated actions 1.** The Cities of Battle
25 Ground, Camas, La Center, Ridgefield, Washougal, and the Town of Yacolt and the County, for
26 the unincorporated portion of the Vancouver UGA, are all considering expanding their urban
27 growth areas, with no requests that would require de-designation of resource lands, to
28 support job and/or residential growth. All of these jurisdictions, except for Yacolt, are
29 considering upzoning existing urban areas to address the new State requirement to plan for
30 housing at all income levels.

31
32 **Alternative 3: City-initiated actions 2 and County-initiated actions 2.** The Cities of Battle
33 Ground, Camas, La Center, Ridgefield, Washougal and the County, for the unincorporated
34 portion of the Vancouver UGA, are considering two alternatives for addressing their projected
35 growth. The second proposed alternatives are referred to collectively as alternative 3. By
36 Council direction, Alternative 3 has been revised to also include all requests for site-specific
37 comprehensive plan amendments, except requests that would require de-designation of
38 resource lands or surface mining overlay designations, that are not already included in any of
39 the actions initiated by cities and the county.

40
41 **Section 2. Effective Date** This resolution shall take effect immediately upon its adoption.

42
43 **Section 3. Instructions to Clerk.**

1 The Clerk to the Board shall:

- 2
- 3 1. Transmit a copy of the adopted resolution to the Community Planning Department
- 4 Director.
- 5
- 6 2. Transmit a copy of the adopted resolution to the Cities of Battle Ground, Camas, La
- 7 Center, Ridgefield, Washougal, Woodland, and Vancouver, and the Town of Yacolt.
- 8
- 9

10

11 ADOPTED this 8th day of April, 2025.

12

13

14 Attest:

15

COUNTY COUNCIL
CLARK COUNTY, WASHINGTON

16

17 _____

18 Clerk to the Council

19

20

By: _____

Sue Marshall, Chair

21

22 Approved as to Form Only:

23 Anthony F. Golik

24 Prosecuting Attorney

25

26

By: _____

Glen Yung, Councilor

27 By: _____

28 Christine Cook

29 Chief Civil Deputy Prosecuting Attorney

30

31

32

By: _____

Michelle Belkott, Councilor

33 By: _____

34 Will Fuentes, Councilor

35

36

37

38 By: _____

39 Matt Little, Councilor

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41

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