



# NEIGHBORHOOD ASSOCIATIONS COUNCIL OF CLARK COUNTY



**Oct. 13, 2014  
7 – 9 PM**



CP16#0334

**Clark County Public Works Operations Center  
4700 NE 78th St. Vancouver, WA 98665  
Public Works Operations Center Conference Room**

## AGENDA

- **7 – 7:15 PM – Doug Ballou, Chair**  
Welcome and introductions
- **7:15 – 7:30 PM – Heather Cochrun, Habitat for Humanity**  
Local Habitat for Humanity update
- **7:30 – 8:00 PM – Gordy Euler, Clark County Community Planning**  
Rural Industrial Land Bank
- **8:00 – 8:30 PM – Oliver Orjiako, Clark County Community Planning**  
Comprehensive Plan Update
- **8:30 – 9 PM — Roundtable**  
All
- **9 PM – Adjourn**

NACCC provides a forum for neighborhood association leaders and members from across the county to share issues of common interest and gain from each other's experiences. Come benefit from this valuable source of knowledge and experience.

**NEXT REGULAR MEETING: Nov. 10, 2014**

**7 PM at 4700 NE 78 Street, Vancouver**

If you can't personally attend, please appoint and send a representative from your neighborhood association.

If you have questions, contact Doug Ballou, 573-3314 [dougballou@comcast.net](mailto:dougballou@comcast.net)





# Clark County Rural Industrial Land Bank

NACCC Meeting

October 13, 2014

## Agenda

1. GMA Rural Industrial Land Bank (ILB) provisions
2. Rural ILB requirements
3. Application
4. Next Steps

## GMA Provisions

- Rural ILB
  - Provisions in the GMA, RCW 36.70A
  - RCW 36.70A.365 addresses rural industrial development with a developer
  - RCW 36.70A.367 allows counties to establish up to two rural ILBs

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3

## GMA Provisions

- Rural ILB Requirements
  - Inventory of sites
  - Consultation with cities
  - Master planning process
  - Development regulations
  - Programmatic level of environmental review

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4

## Rural ILB Application

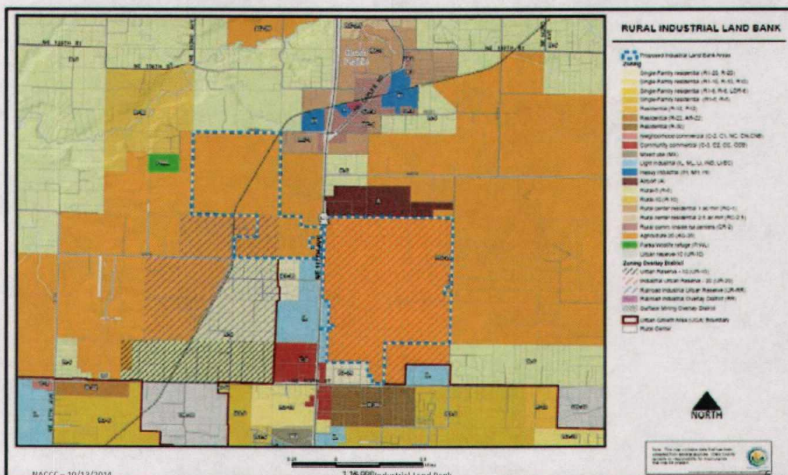
- Rural ILB application received February 2014
  - Two areas:
    - Lagler property: 378.71 acres (east of SR-503)
    - Ackerland property: 223.72 acres (west of SR-503)
  - All zoned AG-20

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5

## Rural ILB Application Area



## Rural ILB Schedule

- What has been completed
  - February 2014
    - Application taken in by the county similar to an annual review
  - August 2014
    - BERK (Seattle) brought on as a consultant
    - Mackay Sposito assisting locally
    - Kittleson & Associates will lead transportation planning efforts
    - Kick-off meeting

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7

## Rural ILB Schedule

- Proposed Timeline
  - November 2014      De-designation analysis
  - February 2015      Development Regulations
  - August 2015        Master Planning Process
  - Sept/Oct 2015      Environmental Review
  - Oct-Dec 2015        Approval Process

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8

## Rural ILB Public Involvement

- Public Involvement to date
  - Webpage  
[www.clark.wa.gov/planning/landbank](http://www.clark.wa.gov/planning/landbank)
  - Contact with Neighborhood Associations
  - News Release
  - BOCC and PC Work Sessions

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9

## Rural ILB Next Steps

- Public Involvement
  - NACCC meeting
  - Public meeting in the fall of 2014
- Updates to Title 40
  - Current Master Planning Code (40.520.070)
  - New Rural Industrial Development Master Planning Code (40.520.075)
  - Comprehensive Plan Map Change Code (40.560.010(S))
  - PC work session and hearing, November 2014

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10

## Rural ILB

Questions?



Thank you!

[www.clark.wa.gov/planning/landbank/index.html](http://www.clark.wa.gov/planning/landbank/index.html)

Oliver Orjiako, [oliver.orjiako@clark.wa.gov](mailto:oliver.orjiako@clark.wa.gov)

Gordy Euler, [gordon.euler@clark.wa.gov](mailto:gordon.euler@clark.wa.gov)

## Clark County 2015-2035 Comprehensive Plan Review Alternatives

**RURAL LANDS**

County UGA Comprehensive Plan  
Clark County, Washington





**URBAN LANDS**

**TRANSPORTATION**

**PUBLIC FACILITIES**

Oliver Orjiako, Director, Community PlanningNACCC, October 13, 2014

## Agenda

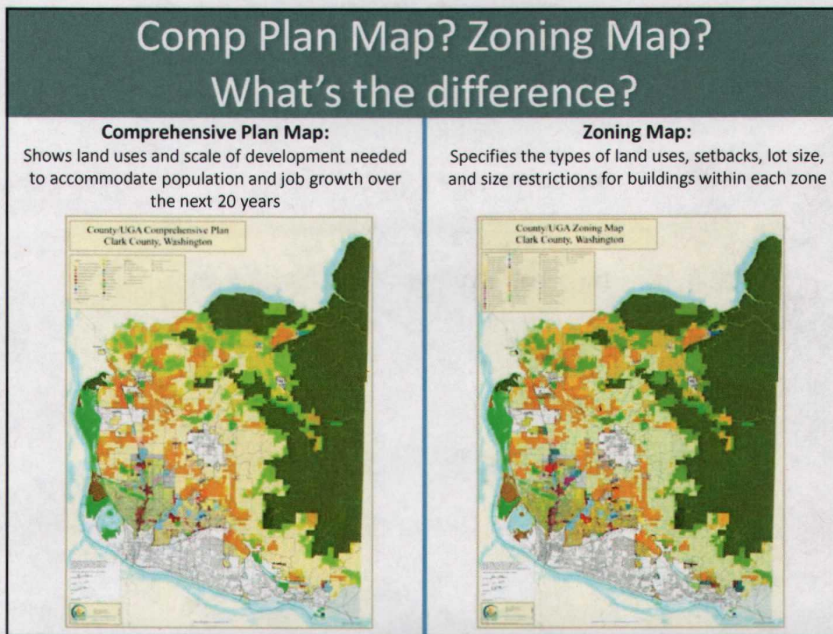
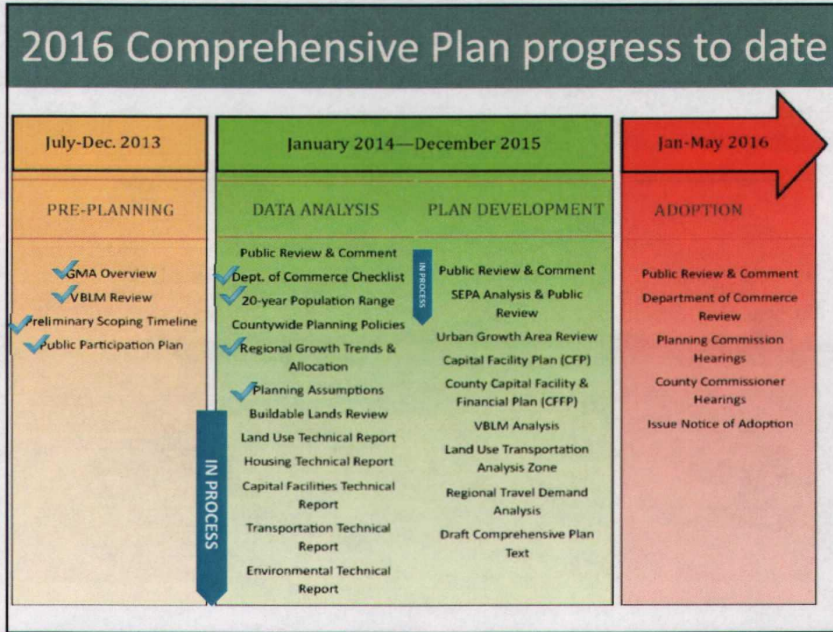


**1. Purpose of the meeting**

- a. Progress to date
- b. Comp plan map vs Zoning map
- c. Alternatives
- d. Transportation

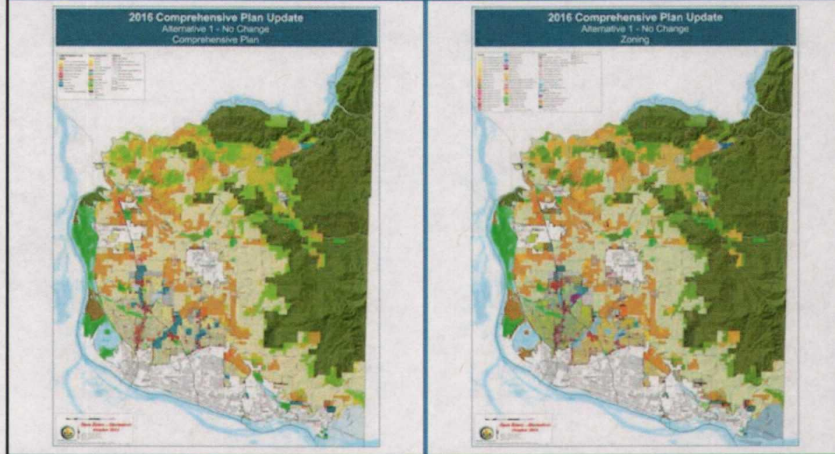
**2. Next steps**





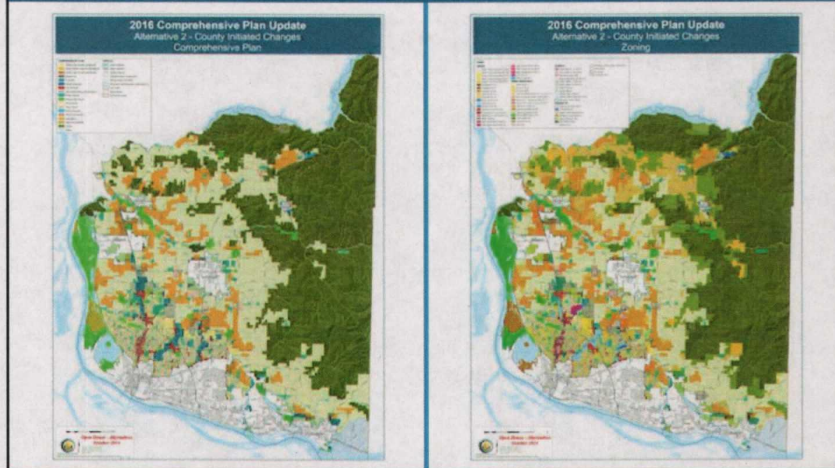
## Alternative 1 – No action

No Action Alternative would be the adopted 2007 Comprehensive Growth Management Plan, as amended, including current urban growth boundaries, planning assumptions, policies and implementation ordinances.





## Alternative 2 – County initiated changes

The new planning assumptions, policy direction, changes in land use/zoning, and principles and values defined by the commissioners is reflected in this alternative.



## Alternative 2 – County initiated changes

The county is proposing changes in land use/zoning that supports job growth and reflects development trends.

<b>Rural County</b> Minimum parcel size changes for AG-20, FR-40 and some R-20 	<b>Urban Reserve</b> Removal of overlay in North Salmon Creek area to reflect current development trends 	<b>Public Facility</b> Creation of a Public Facility zone to identify publicly owned facilities 
<b>Urban Holding</b> Removal of overlay in Fisher's swale area to reflect current development trends 	<b>Mixed Use</b> Matching comp plan designation to zoning 	<b>Vancouver UGA</b> Land use changes to support job growth in Salmon Creek/Discovery area 
<b>Battle Ground UGA</b> Land use changes from industrial to residential to reflect current development 	<b>Washougal UGA</b> Correcting zoning map inconsistency between county and city zoning 	<b>Ridgefield UGA</b> UGA expansion to enhance the city's recreational opportunities 

## Alternative 2 – County initiated changes

### Comprehensive plan map clean up

1. **Consolidation of comprehensive plan land use designations**
  - **Rural:** Consolidate multiple Rural comp plan designations (R-5, R-10, R-20) to one **Rural (R)** designation
  - **Forest:** Consolidate two Forest comp plan designations (Forest Tier I and Forest Tier II) to one **Forest (F)** designation
  - **Commercial:** Consolidate multiple urban commercial comp plan designations (Neighborhood, Community and General) to one **Commercial (C)** designation
2. **Surface Mining Overlay**
  - Implement the SMO comp plan and zoning overlay based on BOCC direction from June 3, 2014 hearing
3. **Removal of Three Creeks Special Planning Area overlay**
  - Work will be completed with 2016 Comprehensive Growth Management Plan update

## Alternative 3 – City initiated changes

The cities of Battle Ground and La Center are considering expanding their urban growth areas to support job growth.



## Transportation System

### Capital Facilities Plan

The CFP is the 20-year plan for road projects the county reasonably expects to be constructed. It prioritizes how and when these transportation projects will be built to support future growth as envisioned by the comprehensive plan.

### Arterial Atlas

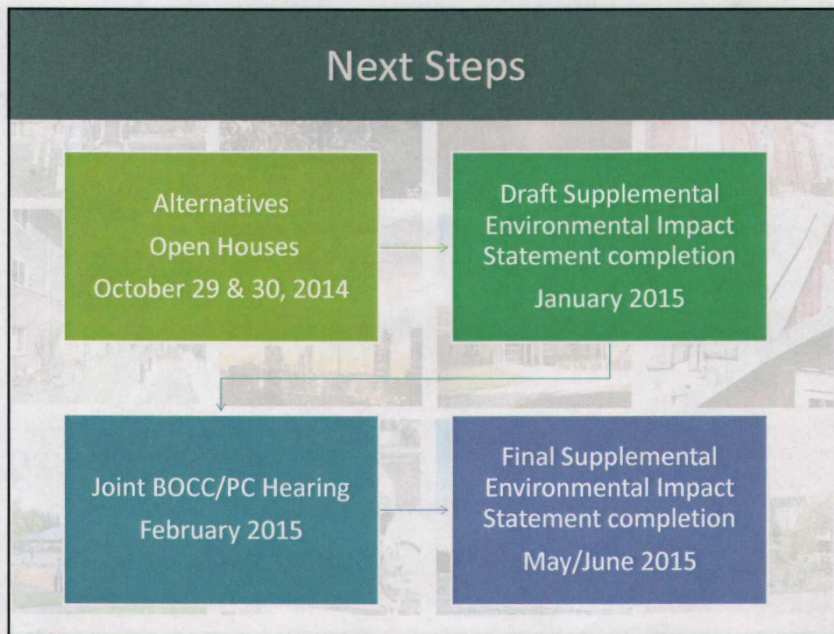
The Arterial Atlas Map is the long range regional roadway system plan of the comprehensive plan. The atlas outlines the transportation choices for residents, employees, visitors and firms doing business in Clark County. Streets are depicted by their functional classification or as a new proposed street. Classifications describe the types of motor vehicle, bicycle and pedestrian movement that should be emphasized on each street.

## Share your comments

Provide testimony online or by email, letter or comment form. Comments must be received by 5:00 p.m. on Tuesday, November 18, 2014 so the analysis work can begin on the Alternatives.

Online	<a href="http://www.clark.wa.gov/planning/2016update/comments/html">www.clark.wa.gov/planning/2016update/comments/html</a>	
Email	Send to: <a href="mailto:comp.plan@clark.wa.gov">comp.plan@clark.wa.gov</a> Put "Comprehensive Plan Alternative Testimony" in the subject line. Include your name and mailing address.	
Letter	Mail your comments to: Clark County Community Planning Comprehensive Plan Alternatives P.O. Box 9810 Vancouver, WA 98666-9810	
Open House comment form	Attend an open house: <b>Oct. 29, 2014 at 5:30 p.m.</b> Gaiser Middle School 3000 NE 99 <sup>th</sup> Street, Vancouver <b>Presentation at 5:45 p.m.</b>	<b>October 30, 2014 at 5:30 p.m.</b> Clark County Fire & Rescue 911 N. 65 <sup>th</sup> Avenue, Ridgefield <b>Presentation at 5:45 p.m.</b>

## Next Steps



# Questions?



[www.clark.wa.gov/planning/](http://www.clark.wa.gov/planning/)



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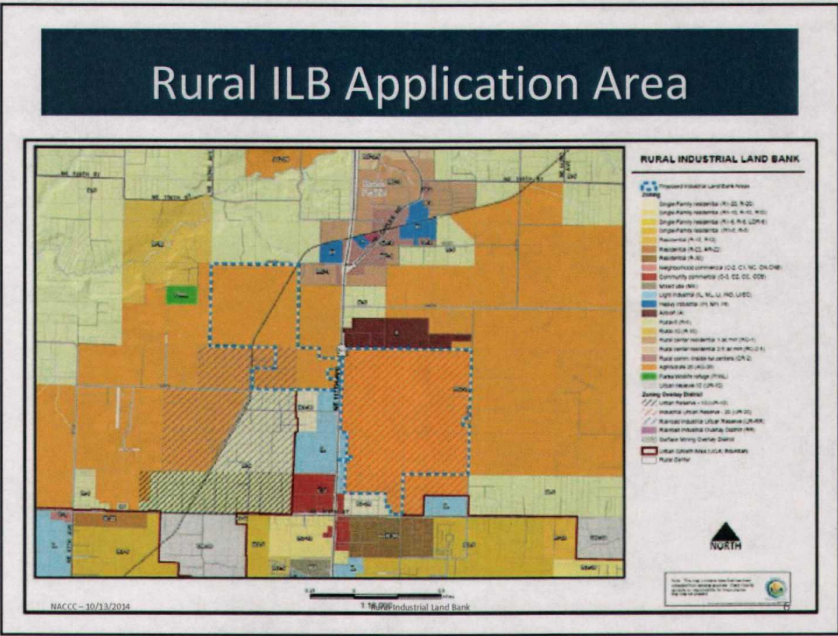
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9

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# Clark County Comprehensive Growth Management Plan Update 2015-2035



## PROPOSED ALTERNATIVES INFORMATION SHEET














### What's happening?

Clark County is revising its Comprehensive Growth Management Plan, a 20-year blueprint that guides development in the county. State law requires the county to periodically review its comprehensive plan and revise, if needed. The reason for the review is to accommodate population and employment growth projected between 2015 and 2035.

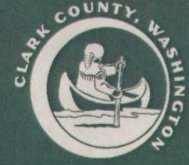
The Board of County Commissioners makes decisions on the comprehensive plan. If changes are adopted, they would go into effect in July 2016.

### What does this mean for me?

Many property owners may be affected by changes proposed in the 2016 update. Three Alternatives or Options have been developed for study. The first option is to keep everything the same as it is. The second option supports job and population growth, acknowledges development trends and cleans up map inconsistencies. The third option reflects an expansion of the urban growth boundary for the cities of Battle Ground and La Center to support job growth. Some of the proposed changes include:

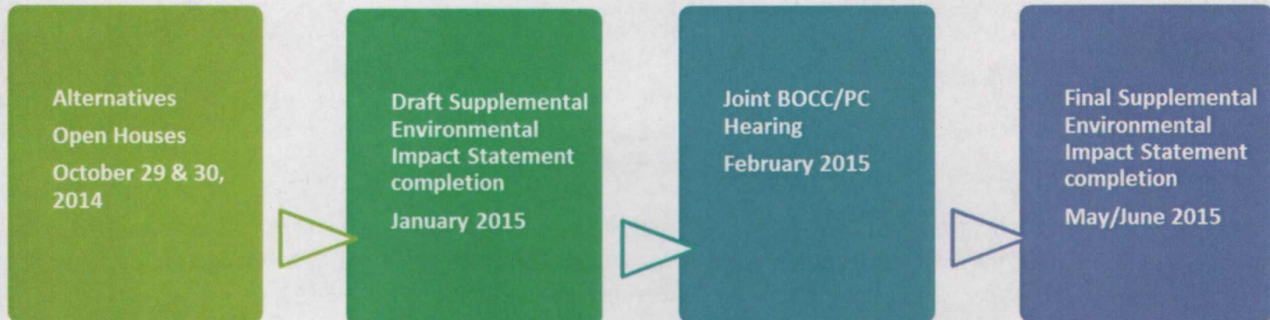
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<b>Battle Ground UGA Expansion</b> Land use changes from rural to mixed use development 	<b>La Center UGA Expansion</b> Land use changes from agriculture to commercial 	

# Clark County Comprehensive Growth Management Plan Update 2015-2035



## PROPOSED ALTERNATIVES INFORMATION SHEET

### Where are we in the process?



### How can I learn more and comment?

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For other formats, contact the Clark County ADA Office: **Voice** (360) 397-2322; **Relay** 711 or (800) 833-6388; **Fax** (360) 397-6165; **E-mail** ADA@clark.wa.gov.