



City-County Planning Directors Coordination Meeting  
Clark County, 1300 Franklin Street  
Vancouver, Washington

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## Meeting Notes



Friday, March 14, 2014

10 00 a m - 11 30 a m

Directors Present Mitch Kneipp, City of Washougal, Sandra Towne, City of Vancouver, Eric Eisemann representing City of Ridgefield and City of La Center, Amanda Smeller, City of Woodland, and Robert Maul, City of Camas,  
Staff Oliver Orjiako, Gordy Euler, Gary Albrecht and Colete Anderson

Meeting Notes by Gary Albrecht

### Welcome & Introductions

- Oliver welcomed everyone to the meeting and initiated introductions.

### BOCC WS on Employment Forecast

- Oliver discussed Clark County's approach about the sample targets Net new jobs are from Scott Bailey's forecast
- Current UGA supply can accommodate all four job/housing ratio scenarios
- Sandra Towne mentioned that this approach does not fit Clark County's Economic Development Plan as it does not fit with knowledge base workers The vacant land model does not separate out high-wage scale jobs for commercial lands Discovery Corridor could be negatively affected by various land types We could use more industrial lands close to infrastructure However, with the political environment it is often difficult to retain industrial lands Lower employment job growth numbers are better for maintaining industrial lands throughout the 20-year planning period
- Discussion on graphing historical and proposed employment trends RTC will show the same employment numbers
- Upcoming meeting next week with CREDC and the Ports Staff would like this city/county discussion as a plat form to create the agenda Helen Devery's work with CREDC will continue answering land supply and current availability questions There is a trend for renewing energy on Focused Public Investment Areas. The Site Readiness discussion on the 20<sup>th</sup> will help bring this conversation forward
- Upcoming RGF presentation will indicate OFM medium population growth numbers are too low from their point of view They indicate shovel ready land is needed, which is a fact that needs to be shared with the community
- City of Vancouver has No-net loss policy for industrial lands This approach is less effective elsewhere in Clark County

- Distribution issues on I-5 The City of Ridgefield is working on development that will achieve nine (9) jobs per acre
- Sandra mentioned the possibility of showing a proportion of a cities size comparing it to the amount of vacant lands
- City councils have not agreed to using the vacant land model approach to forecast employment
- Sandra indicated that the City of Vancouver will not agree with the aggressive scenario showing 91,200 net new jobs
- Staff will suggest to the Board to change the persons per household from 2.59 to 2.66, and suggest changing the method for calculating jobs from jobs to population to jobs per household since this approach is in-line with Metro region
- DEAB asked if the new storm water requirements are consuming more developable land
- Cities were asked to provide information on the new percent of land consumed by additional storm water requirements There is not a one size fits all approach within Clark County, because of varying percolation levels from city to city
- Sandra Towne mentioned showing twenty years of historical job growth
- The meaning of "flexibility" for job growth was discussed. In general, each city should be given the opportunity to be flexible

#### Agreement on Methodology Discussion

- Employment forecast and methodology discussion blended together
- Oliver asked for Director's input on allocation to submit any special or site-specific studies that could show an increase in population or employment density
- Staff seeks continued city-county coordination on population & employment allocation

#### City/County Coordination - Public Involvement Discussion

- Colette distributed a proposed meeting location schedule organized by alphabet. Please share as much of the employment projection information with councils as possible as we are moving towards the BOCC hearing on April 1<sup>st</sup>.
- Early summer outreach in four areas discussed. Battle Ground indicated using the Battle Ground Community Center Ridgefield indicated using the Community Center

#### Roundtable

- LaCenter is pursuing the possibility of a boundary expansion The City currently abuts the western end of I-5. Tribal land taken out of the UGA in the 2007 appeal La Center would like to maintain the ability to rezone lands
- New City Manager for the City of Ridgefield, Steve Stuart
- Woodland's Shoreline Master Program update is off schedule
- Clark County - has a Board of Clark County Work Session on the Vacant Land Model, and a Planning Commission Hearing on March 20, 2014 Board Hearing on April 1<sup>st</sup> to establish the Employment Forecast Joint PC/BOCC work session on 4/17 to discuss the Surface Mining Overlay project, it can be folded into the 2016 Comp Plan update Application is on the old Lagler property (East and west side of SR 503) represented by Steve Horenstein County will need to coordinate with the City of Vancouver and Battle Ground on this application

- Washougal - Two-annexations in the NW portion of the UGA About 60 acres will wait another year Expecting a third annexation proposal Working with PSU students relating to the trail system and coordination with the downtown area Subdivision is coming in as well as the cities first Auto Zone store
- City of Vancouver - is rewriting the TIF ordinance and it will affect the County Goal is to use TIF fees for multi-modal projects. The City sold the Esther Short Building, working on BRT to downtown mall



City-County Planning Directors Coordination Meeting  
City of Battle Ground City Hall, 109 SW 1<sup>st</sup> Street  
Battle Ground, Washington

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## Meeting Notes

Friday, April 11, 2014

10 00 a m - 11 30 a.m

Directors Present Sam Crummett, City of Battle Ground, Mitch Kneipp, City of Washougal, Sandra Towne and Bryan Snodgrass, City of Vancouver, Eric Eisemann representing City of Ridgefield and City of La Center, Amanda Smeller, City of Woodland, and Robert Maul, City of Camas,

Staff Gordy Euler, Gary Albrecht and Colete Anderson

Meeting Notes by Gary Albrecht

### Welcome & Introductions

- Gordy welcomed everyone to the meeting and initiated introductions
- Board of Clark County Hearing about employment allocation on May 27th
- Department of Commerce's Quarterly Planner's Forum is on April 17, 2014
- Commerce Basic Short Course on May 21<sup>st</sup> 6 30-9 30 at Battle Ground City Hall

### Population & Employment Allocation Discussion

- Board of Clark County Commissioners held an Employment hearing on April 1<sup>st</sup> and is continued to April 22<sup>nd</sup>, and they are leaning towards choosing the higher number seen in scenario 4 for a jobs number The 4/22 hearing is still open for public testimony and anyone can provide input on a proposed jobs number for the Board to consider Gary discussed the Methodology, method 3 needs to be revised, 3) allocating growth by UGA according to the proportion of the total county identified vacant and buildable lands, but capped by UGA at currently historical shares
- Flexibility is uncertain and the cities are not sure what flexibility means Gary mentioned that at previous City-County Coordination meeting, there was a consensus among jurisdictions "In general, each city should be given the opportunity to be flexible "
- City of Camas representative mentioned that during a testimony at the recent Board Hearing on employment, asked the question of what does it mean for allocation? They would like the ability to rezone commercial/industrial lands as needed and not be held to a specific number of acres needed for commercial or industrial lands Gordy indicated that the County will work with its cities if rezones are needed It was mentioned during the recent hearing that it would be nice to add employment land if needed after the 2016 Comp Plan update is complete. Staff reminded the cities that the County's policy

(20-Year Plan Policy 1.17 – Frequency of UGA Review and Expansions) will remain in effect for the 2016 Comp Plan update

- La Center's issue is with being underserved by employment lands. The question arose about how can La Center obtain additional employment land if needed, and how do they get it?
- Staff indicated there is enough land available for the most aggressive employment numbers. The cities need to inform the County about additional land needs. The Board will about a jobs number, and the next conservation will be is the employment land in the correct place?
- What will the allocation method look like if the historical method was chosen? This might indicate that some UGAs might get allocated a surplus of land and some might have a shortage of land
- If a jurisdiction is at capacity and does not need to add additional land, if a jurisdiction has a small amount of population and employment land and needs additional land, would one of the remaining jurisdictions need to give up land to maintain a 100% share? If a jurisdiction has 110% capacity, how would a jurisdiction get to 115% if needed?
- Does a different allocation method need to be used? County staff indicated that allocations are historically based on the vacant lands model
- A comment was made that a jurisdiction might have to give up some of land inside their UGA. Should UGAs shrink their boundary because of a smaller population number compared to the 2007 Comprehensive Plan. Flexibility is seen in picking a high employment number, but shrinking the boundary goes against flexibility
- Issue Paper #4 could be improved by showing the current UGA capacity? Staff indicated that the Employment lands in the Vacant Buildable Lands Model were reviewed at a Board Work Session on March 19<sup>th</sup>. The presentation included maps showing vacant buildable lands, <http://www.clark.wa.gov/thegrid/>
- The two concerns are 1) Is there enough job land allocated to your UGA? 2) Is the existing job land, the right land (commercial, industrial) mix?
- Is the land developable today? The concept of shovel ready was made, which is a concept that CREDC or BIA might bring to the table. Staff indicated that the vacant land model reports on gross and net lands, and not on indicating shovel ready lands. Capital facility plans indicate where infrastructure will locate that can help with the concept determining shovel ready lands
- Capacity ought to be determined based on allocation and zoning criteria. All assumptions including redevelopment factors need to be included in the capacity number. Staff indicated that cities need to provide the county with any special studies showing additional population or job capacity
- Why pick a job number? Staff indicated that per GMA, counties have to plan for enough land for jobs

### Preparation for April 16 BOCC WS on Principles and Values

- In 2005, the Board adopted principles and values Staff will discuss these same principles and values with the Board on April 16 during a work session to see if they still make sense for the 2016 plan update
- Colete mentioned the allocation section, it was the main argument for expanding the 2004 & 2007 boundaries
- PPH is changing Is there a proposed conversation to change the urban/rural split? Staff is not proposing such a change
- Infrastructure deduction is being reviewed and this assumption might change
- In the planning assumptions for employment it might be useful to show jobs to housing ratio for 1994, 2004, 2007 Vacant and underutilized dollar values are in the process of being reviewed and these numbers might change in the vacant lands model.
- Urban reserves value might be out of date for the City of Vancouver
- City of Washougal indicated that it would like to add Urban Holding

### Review of PC and PHAC comments on County-wide Planning Policies

- Colete mentioned we need help deciding text for one of the Countywide planning policies Unanimous agreement to support the Planning Commission comments made on 2/20/2014

### Roundtable

- Woodland - I-502 moratorium ends in early June Medical Marijuana moratorium expires in August They received a processor/producer permit that meets the 1,000 foot buffer requirements Taco Bell permitted in Woodland
- Clark County - Gordy is working on preparing the SEPA and is looking at using the 2007 plan SEPA showing three maps (max '07 study area, adopted 07' boundary, 2014 boundary) and presenting three alternatives, 1) no action, 2) Proposing possible changes to minimum parcel sizes in rural areas including some analysis of the Surface Mining overlay and County initiated zone changes, 3) Probably some combination of alternatives 1 & 2 and include any city zone change requests These alternatives have remained internal until now Scoping process will likely occur this summer Industrial Land Bank application is on the old Lagler property (East and west side of SR 503) will not be part of the 2016 plan update
- Clark County Rural Lands - Board is proposing to remove AG-20 and create AG-10, remove FR-40 and create a FR-20 zone
- Clark County I-502 BOCC hearing cancelled for 4/15
- The three alternatives seem to cover the range of recent population and employment discussions There are no funds available from the State to fund and EIS Staff believes the county can get by with a supplemental EIS from the 2007 plan
- LaCenter prepared an EIS for the expansion in the past Would the County adopt this EIS? Staff does not see a problem with adopting the EIS is pursuing the possibility of a boundary expansion The City currently abuts the western end of I-5 Tribal land taken out of the UGA in the 2007 appeal. La Center would like to maintain the ability to rezone lands

- LaCenter is pursuing the possibility of a boundary expansion. The City currently abuts the western end of I-5. Tribal land taken out of the UGA in the 2007 appeal. La Center would like to maintain the ability to rezone lands.
- New City Manager for the City of Ridgefield, Steve Stuart
- Washougal - Annexations amount to 130 acres requesting to come into the City. Working with PSU students relating to the trail system and coordination with the downtown area, kick off is on 4/12. Subdivision is coming in as well as the city's first Auto Zone store. I-502 moratorium in place.
- City of Vancouver - Preparing the 2015-2016 budget. Updating their TIF program and the proposed new City TIF districts will end at the City boundary.
- Camas - I-502 moratorium in place. Subarea master plan for the Grass Valley area. Plats for commercial and residential permits are flowing.
- Battle Ground - New director, Erin Urgman from the City of Vancouver. Ace Hardware and Sherwin Williams coming to town. Walmart issued a temporary occupancy open for Memorial Day. A lot of residential development in pipeline, over 400 lots near the Cedar's Golf course area. 48 unit complex proposed north of Fred Meyer.

Next Meeting Location is in Camas.



## Meeting Notes

Friday, August 8, 2014

10 00 a m - 11 30 a m

City Staff Erin Erdman, City of Battle Ground, Sandra Towne and Bryan Snodgrass, City of Vancouver, Robert Maul and Sarah Fox, City of Camas,

County Staff Oliver Orjiako, Gary Albrecht, Colete Anderson and Jose Alvarez  
Meeting Notes by Gary Albrecht

### Welcome & Introductions

- Oliver welcomed everyone to the meeting

### Review of last meeting Summary

- Last meeting summary discussed No comments/questions

### Discussion of City Requests

- City of Battle Ground submitted a proposal request for 80 acres mixed-use employment, and the City of La Center requested to expand their urban growth boundary 56 acres for jobs, Staff will provide city maps showing expansion areas City of Ridgefield will probably add the Tri-Mountain Golf Course as Parks/Open Space to their urban growth area City of Camas is in discussions with a property owner to consider rezoning from forest to R-5 zones

### Update on Open Houses SEPA Scoping/Cities Participation

- Oliver mentioned the upcoming SEPA Open Houses, and presented a handout showing the staff stations along with a map showing the study area Legal notice went out July 30<sup>th</sup> for the 30-day SEPA comment period, and the intent to re-adopt the 2007 EIS
- Alternatives No action (current UGBs and zoning), county-initiated changes, and city-initiated requests
- Food Systems Council will attend all four open houses to talk about agriculture issues and food sustainability

### Discussion of Growth Allocation and Timing

- Cities have expressed that they would like to remain whole and do not want to shrink Staff will support the county accepting all of the 2007 overrides, 16,000 new jobs and 14,000 new people Staff will find a method to allocate about 1,500 jobs to Battle Ground, Ridgefield will receive about 5,000 people This may change the overall population target from 562, 207 to 576,207 We will run another vblm run for the additional jobs



- Discussion about cities not meeting the density targets County is in the process of collecting data and will have the answer by June 30, 2015 when the 2015 Buildable Lands Report is submitted to Commerce
- Next work session on the Board's calendar is in September, and the goal of the work session is to discuss above topics
- ESA is the recommended to help with the SEPA adoption process Staff is bringing the contract in front of the board on consent before the open houses begin
- City of Vancouver was asked by CREDC to review the County's proposed Economic Development chapter changes Staff is reaching to outside partners for comments Jeff Niten will send an invite to the cities to submit comments on this chapter
- Comment deadline for the SEPA Open Houses is September 1, 2014
- Discussion about James Howsley's letter to the Board requesting additional population numbers There is a concern that re-opening the adopted 2035 population planning numbers will provide an opportunity to further expand the population planning number
- Discussion on letter submitted from Friends of Clark County about ideal comprehensive growth management plan changes Staff will share above letters with city representatives
- DEAB is also asking the board to revisit the infrastructure deductions Staff briefly discussed their findings

#### Roundtable

- Clark County – PC recommendation on a Massage Ordinance and going to the Board on August 12<sup>th</sup>. PC changes include adding individual pictures to display next to the massage licenses Burk and Associates is helping the county with the Industrial Land Bank application and is coordinating with the cities of Vancouver and Battle Ground Major issue is that the land (about 500 acres) is currently in agriculture zoning and will need to go through the de-designation process The property will have to be master planned McKay and Sposito is helping the county with the master planning process Cost is \$200,000 for half of the application cost Applicant paid \$10,000 for fees Professional services agreement with Peak Democracy to help with online surveys, in process of signing a two-year contract Cities are welcome to join in the services and enter into an MOU Peak Democracy will be available to all county departments Upcoming Board work session on starting the TIF update
- Camas – kickoff for comp plan update during Camas Days Several people expressed interest in the visioning process They put together a steering committee that will begin in September In process of setting public meetings date, possibly starting in October
- Battle Ground – Holding an Open House in the expansion area before the Clark County Open House in Battle Ground Working on the justification for the expansion They have an application for a Marijuana retail site Ready to issue occupancy on a production license Getting ready to submit Cedars land subdivision hearing is requiring some adjustments
- Vancouver – In adoption phase for the TIF update. Need to unwind the city/county interlocal agreement that share TIF districts Planning Commission TIF Hearing on August 26, 2014 Received pre-application for 84-acre site, Riverview Gateway, close to Camas

#### Action Items

- Staff will send maps of the expansion request areas, staff will also send the Merrit letter to Camas, and the DEAB
- Staff has asked the cities to comment on the DEAB, Howsley and CCU issues



## Meeting Notes

Friday, September 12, 2014

10 00 a m - 11 30 a m

City Staff Erin Erdman, City of Battle Ground, Bryan Snodgrass, City of Vancouver, Sarah Fox, City of Camas, Eric Eisemann, Cities of La Center and City of Ridgefield, Mitch Kneipp, City of Washougal

County Staff Oliver Orjiako, Colete Anderson, Gordy Euler and Jose Alvarez  
Meeting Notes by Jose Alvarez

### Welcome & Introductions

- Oliver welcomed everyone to the meeting

### Review of last meeting Summary

- Last meeting summary discussed. No comments/questions

### Issue Paper 4 1-allocation update

- Orjiako provided an overview of Issue Paper 4 1 and presented a revised table that shows an additional population allocation of 14,000 countywide This increases the 2035 population estimate from 562,207 and 576,207 The result was an increase of 1,600 to Battle Ground, 5,000 to Ridgefield and 7,400 to Vancouver. The methodology was to start with a proportionate allocation based on the VBLM and included overrides from the City of Vancouver. The impetus was to make jurisdictions whole to the 2007 plan
- Eisemann noted that the City of La Center was still approximately 3,000 short of what they were planning for in 2007 He would provide staff the exact number The number would be removed from the Vancouver UGA
- Snodgrass wanted to communicate that making cities whole was more that not shrinking boundaries but also not expanding where jurisdictions are not in agreement
- Snodgrass suggested that we hold off on the formal change in allocation until later in the process since there may be additional tweaks but let the Board know that there is going to be a change
- Anderson asked if the cities were comfortable with going back to their jurisdictions without a formal revision of the allocation in the short term
- Eisemann was comfortable with the working documents reflecting the revised allocation and the direction the process was taking without doing a formal allocation change. It's a trust issue The cities agreed that the formal allocation was not necessary but updating the board on the status of the allocation process

- Kneipp asked what it means to make cities whole? Orjiako mentioned that keeping the boundaries particularly for residential to be able to recoup for the Capital Facilities investment

#### SEIS Update, Open houses and review of alternatives

- Euler provided an overview of the SEIS 38 comments were received from the four open houses SEIS alternative and summary will be shared with Planning Commission on September 18, 2014 and the BOCC on September 24, 2014

#### Roundtable

- Battle Ground - Erdman provided staff feedback from open house regarding Spring Meadow and a possible zone change The City is looking at possibly doing zone changes to add more multi-family but it is in the preliminary stages Have a 502 retailer coming into next to bakery
- Vancouver - Four Annual Reviews this year One on the city/county line near 182<sup>nd</sup> and third, just north of Costco.
- Washougal - Employment center designation to Planning Commission Annexing property on northwest corner of UGB Adopted code to prohibit marijuana retailing and processing for two years
- La Center - Open house on retail marijuana on October 7<sup>th</sup>. Retailer licensed in Ridgefield but looking to move to La Center wherever they can get the best deal Not sure where council will end up Manufactured home condominium approved in the county looking to be re-platted as multi-family with a new zone with a park. Questionnaire's going to get feedback on community vision
- Ridgefield - Two new preliminary plats moving through the process Annual Review to convert property owned by Seton Catholic to multi-family Shoreline meeting with Department of Ecology at end of the month
- Camas - Held first steering committee meeting for visioning processes of the plan, 10 committee members were very positive and encouraging Online survey is underway Vision summit is planned for early November (small group, direct feedback) and January (vision statement) Public hearing for 397 lot development, 4 final plats being developed Going to council with proposal to ban marijuana grow
- Clark County - Orjiako provided the group with a letter from Clark County Citizens United (CCCU) submitted to the BOCC on September 2<sup>nd</sup> to keep them informed on rural/resource issues that may affect the cities CCCU asked for a work session with the County taking a neutral position on the 10 items requested Orjiako agreed to bring it to the BOCC.
- Euler provided an overview of Industrial Land Bank application Two areas approximately 600 acres all on Ag zoned land 378 acres and 220 acres De-designation is critical BERK is consultant Work session is scheduled with the BOCC October 1, 2014 and October 2, 2014 with the Planning Commission Discussion ensued regarding potential impacts
- County had a worksession with Board 8/27 on monitoring and enforcement regulations from Surface Mining Overlay Friends of Livingston Mountain had their own proposal that was handed out at the work session
- 139<sup>TH</sup> rezone project may be coming back Developer's agreement and trip allocation outstanding issues
- Alvarez mentioned the Annual Review for Port of Camas-Washougal will be going to the planning commission on October 2<sup>nd</sup> for work session and October 16<sup>th</sup> at Public hearing

- Euler mentioned that with regard to I-502 notified applicants who have state license but who are not allowed because of the board action
- Orjiako mentioned input from the cities on how to respond to DEAB letter regarding infrastructure deduction

Action Items

- Eric Eise mann to provide staff allocation update
- Staff will update issue paper with revised numbers from La Center
- Cities to provide feedback on CCCU letter
- Snodgrass to draft letter to come from the cities to the BOCC to keep comp plan on course

Next Meeting October 10, 2014 City of Woodland (10 00-12 00)



City-County Planning Coordination Meeting  
City Hall, 200 E Scott Avenue  
Woodland, Washington

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## Meeting Notes

Friday, October 10, 2014

10 00 a m - 11 30 a m

City Staff Erin Erdman, City of Battle Ground, Amanda Smeller, City of Woodland, Bryan Snodgrass, City of Vancouver, Sarah Fox, City of Camas, Eric Eisemann, Cities of La Center and City of Ridgefield

County Staff Oliver Orjiako, Gary Albrecht  
Meeting Notes by Gary Albrecht

### Welcome & Introductions

- Oliver welcomed everyone to the meeting

### Review of last meeting Summary

- Last meeting summary discussed No comments/questions City of La Center submitted revised planning numbers

### Discussion of Alternative 1

- Current map "as-is"

### Discussion of Alternative 2

- Second round of Open Houses showing the Three Alternative Maps October 29<sup>th</sup> at Gaiser Middle School October 30<sup>th</sup> at Ridgefield, Clark County Fire & Rescue
- Staff reviewed Alternative 2 map These changes are considered map clean ups For example, combine Urban Reserve (UR) comp plan designation and overlays into one urban reserve overlay Implemented by UR-10 overlay on residential and UR-20 on all other zones And AG-20 proposal to AG-10, etc
- These alternatives are available on-line.
- Proposing to include a new Public Facility zone in Title 40 City of Camas has a Park Zone and City of Ridgefield has a Public Facility Zone

### Discussion of Alternative 3

- UGA expansions in Battle Ground and La Center

### Discussion of DEAB memo to BOCC on "Infrastructure Percent Deduction" and BIA "Population growth rate"

- Memo is not based on actual development It focuses primarily on the Battle Ground area Majority of future growth is unlikely to occur in Battle Ground
- Oliver mentioned to DEAB that they are welcome to work with city/county staff as a technical group in finding a reasonable infrastructure range
- Little development has occurred under the new storm water regulations, so it is difficult to propose a new infrastructure range.

- Cities are welcome to comment on the DEAB and BIA memos to the board. Cities believe it is better to wait for the development data to occur before adjusting the infrastructure deductions.

Follow-up on growth allocation/timing

- Board is aware that a tentative agreement exists with the cities and county on growth allocation

Roundtable

- Clark County - Orjiako discussed the BOCC work session for the Industrial Land Bank application and presented the same information to the Planning Commission meeting. The PC asked why we couldn't include this application with the comp plan update. The board wanted to know if they could increase the amount of acres, current application is 600 acres. Do we treat this application as one or two sites? Statute indicates two sites. If we treat this as two sites, then that is it for the county. BERK and Associates are the consultants helping with the application. They are helping with the de-designation process. MacKay and Sposito are assisting BERK and Associates with the Master Planning Process. Clark County will consult with the City of Battle Ground and the City of Vancouver. Staff will present information to the Neighborhood Association Council of Clark County.
- Clark County will go back to the Planning Commission in November to continue discussing the Surface Mining Overlay monitoring and enforcement provisions. Staff's goal is to finish this project in 2014.
- Clark County BOCC adopted an Emergency Ordinance and is going to a hearing in November for Medical Marijuana.
- Battle Ground - Erdman mentioned that they have a proposed ordinance banning collective gardens in residential zones and allowing them in industrial/commercial zones. Working on budget and fee information. A lot of multi-family development that is happening.
- Vancouver - Four Annual Reviews this year. One on the city/county line near 182<sup>nd</sup> and third, just north of Costco.
- Washougal - Employment center designation to Planning Commission. Annexing property on northwest corner of UGB. Adopted code to prohibit marijuana retailing and processing for two years.
- La Center - Eisemann shared that the Planning Commission is working on the public participation element sending out questionnaires in sewer bills, about a 10-11% response rate. Looking at up zoning residential land in the downtown area to multi-family zones. Marijuana open house held on October 7<sup>th</sup> that was well attended. City council is doing another survey on in the sewer bill on medical and retail marijuana. Public Works and WSDOT are meeting regularly discussing interchange improvements at I-5 and La Center junction.
- Ridgefield - Eisemann said they held their first open house on the comp plan update. Workshop with Council and a hearing is scheduled on marijuana October 23<sup>rd</sup>. Pre-app for 560,000 square foot expansion for United Food Inc. The city is looking to hire staff at the beginning of the year.
- Camas - Fox indicated that they are working on bringing their 2014 comp plan updates to the Planning Commission. They had one application for 200 acres of light industrial/business park land. Staff was not going to support this change. Now the applicant is working with staff to rezone to commercial/mixed use. Next steering committee for the 2035 comp plan update is on October 16<sup>th</sup>. Visioning summit is on November 5<sup>th</sup>. Camas Youth Advisory Council will

be included in the vision plan, plan extended until the end of October 2<sup>nd</sup> visioning summit is scheduled for January 2015.

- Woodland – Smeller mentioned that they have had a couple of Shoreline workshops with Planning Commission before shipping it out to the public. Timeline to finish is about eight months. Working on marijuana regulations – Planning Commission hearing scheduled for October 16<sup>th</sup> and a city council hearing is scheduled in November. New high school is scheduled for completion in 2015.
- Vancouver – Snodgrass discussed a Waterfront meeting that occurred on City Hall's roof. They hired a new Transportation Planner, Patrick Sweeney. He is working on the west side freight mobility study. They have a couple of Brownfield grants. School capacity issues discussed for projected rezones.

#### Action Items

- Snodgrass to draft letter to come from the cities to the BOCC to keep comp plan on course
- No December city-county meeting

Next Meeting November 14, 2014 City of Battle Ground (10:00–12:00)



## City-County Planning Coordination Meeting

City Hall, 109 SW 1<sup>st</sup> Street, Suite 148

Battle Ground, Washington

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# Meeting Notes

Friday, November 14, 2014

10 00 a m - 11 30 a m

City Staff Erin Erdman, City of Battle Ground, Amanda Smeller, City of Woodland, Bryan Snodgrass, City of Vancouver, Eric Eisemann, Cities of La Center and City of Ridgefield

County Staff Oliver Orjiako, Jose Alvarez

Meeting Notes by Jose Alvarez

### Welcome & Introductions

- Oliver welcomed everyone to the meeting

### Review of last meeting summary notes

- Last meeting summary discussed Under Discussion of DEAB Memo the notes should reflect that the cities were in consensus to maintain the existing infrastructure deductions and moderate growth rate

### Update of Second Set of Open Houses

- Gaiser Middle School on October 29<sup>th</sup> and Ridgefield Fire Station on October 30<sup>th</sup> There was a larger than expected crowd at Ridgefield and the space was tight with insufficient seating for all attendees Presentation of three alternatives was prolonged due to citizen questions.
- Draft of Supplemental may come out sometime in February County will try to provide to cities for comments prior to finalizing with consultant
- Cities should provide comments to the consultants through Gordy Euler, the project manager for Environmental Review
- At the direction of County Administrator, Oliver sent City of Ridgefield Manager a letter stating the county is not supportive of residential expansion Question was how does the 105 acre residential expansion fit with the timeline of SEIS process? Board has blessed existing alternatives Oliver let the County Administrator know if the Board changes there mind the consultant will need to know quickly
- No additional open houses planned
- Comment period for SEIS expires November 18<sup>th</sup>
- Planning for a Joint hearing with PC and Board after the draft SEIS is issued

### Discussion Status of Cities CFP's and Plan

- Battle Ground - has begun their analysis reviewing VBLM and mapping. Work is being done in-house May have some information in a few weeks.
- Vancouver - Nothing on CFP



- Ridgefield – No major changes other than Golf Course
- La Center – Water and Sewer analysis done in 2007 just need to scale it back 319<sup>th</sup> St interchange with Tribe being analyzed, may have 30% analysis by the first of the year
- Woodland – No CFP amendments in terms of residential population allocation to the city
- County has updated CFP as part of concurrency update and has been reduced roughly 30% from \$900M to about \$540M. Oliver doesn't anticipate any significant change to CFP based on the proposed alternatives Industrial Land Bank is running independently, transportation improvements will be private Meeting with School districts regarding timing issues of CFP submittals Traffic Impact Fee and districts will be reviewed next year

### Roundtable

County – Concerns from rural land owners Clark County Citizens United (CCCU) would like to see 1 and 2.5 acre zoning and revisions to Ag and Forest designations and correct the massive downzoning from 1994 Planning staff is working with legal staff to address issues with the Board Consideration is being given to Clallam County's parcel lot averaging

Planning Commission will consider Surface Mining Overlay policies and code, would like to limit discussion to monitoring and enforcement

Master Plan code section is to be amended to address Rural Industrial Land Bank

Environmental Services will amend Habitat Conservation and Wetland Ordinance to comply with Department of Ecology new wetlands ratings system

Oliver will present 2015/16 work program to the Board on December 10<sup>th</sup>.

Annual reviews and dockets go to the Board on December 10<sup>th</sup>. Rezone of NE 219<sup>th</sup> St and NE 10<sup>th</sup> Ave, Clark Regional Wastewater district text changes to reflect they will be providing sewer in Ridgefield and Arterial Atlas amendments near Monet's Garden area

DEAB discussing infrastructure deduction, would like to get a group including cities to evaluate.

Buildable Land Report scheduled for completion in June 30, 2015

Battle Ground – Slowed down on building side focusing on comp plan Shift in land ownership in industrial area is generating interest south of Battle Ground Village Shell buildings may be coming Ridgefield marijuana ban is creating interest in Battle Ground

Vancouver – A zone change proposal on the City/County border near Life Point Church and Regency Place Subdivision was recommended for approval from the Planning Commission The neighbors and developers are negotiating size of additional buffer Half width road improvement not being required by the City

Ridgefield – City Council banned marijuana City is looking to hire a planning position in January Some commercial and industrial inquiries, nothing serious United natural foods half million sq ft

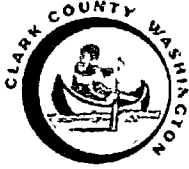
facility is moving forward Looking for consultant for sub-area plan for junction Council is looking for stop gap commercial design standards

La Center - Transportation analysis at the interchange being analyzed Good response rates for community survey done for planning commission City is having difficulty of extending sewer to the interchange considering internal options for small scale job creation

Woodland - Shoreline went through three workshops with the planning commission will be sent to Ecology by December 1 Marijuana regulations brought to City Council, rejected Another moratorium is being prepared Building is slowing down

**Action Item.** Cities in process of reviewing letter to submit to the County regarding comp plan update

Next Meeting No meeting in December, TBA



## Meeting Notes

Friday, March 13, 2015

10 00 a m - 11 30 a.m

City Staff Jeff Niten, City of Ridgefield, Robert Maul, City of Camas, Mitch Kneipp, City of Washougal, Erin Erdman, City of Battle Ground, Amanda Smeller, City of Woodland, Bryan Snodgrass, City of Vancouver, Eric Eisemann, City of La Center,

County Staff Oliver Orjiako, Colete Anderson, Jose Alvarez  
Meeting Notes by Gary Albrecht

### Welcome & Introductions

- Oliver welcomed everyone to the meeting

### Review of last meeting summary notes

- Revise February's minutes to correct bullet #2, Ridgefield request was not a hearing It was a consent agenda item that the board took public testimony.

### Discussion of BOCC direction of Alternative #4 and Open Houses

- Work session with the board on Wednesday, February 11<sup>th</sup> They directed staff to hold two open houses on Alternative #4, March 25<sup>th</sup> at Ridgefield High School, and April 1<sup>st</sup> at Hockinson High School Community Planning's website contains all of the Alternative #4 information for these open houses The board will hold a hearing on April 14<sup>th</sup>, and make a decision to restart the SEPA process Issue Paper 4 2 will be included in this hearing. The board will re-affirm 4 2 that will include the cities over rides and the 2015 VLM numbers We are at about 577,000 for the new population estimate The base year for the planning number is January 1, 2015 Public participation plan might change in an ordinance to reflect the current council roles

### Roundtable

Vancouver - Perspective zone change discussed about RVs extending into the sidewalk when parked in the driveway Other jurisdictions don't have to observe the setbacks

Washougal - Council retreat is tomorrow Working on annexations and employment center language Development on the Port putting another building in with the possibility with the other buildings Parker Landing trail is going this year - naming the trail is contentious

Camas - New planner, Lauren Holenbeck Berger Abam is working on the second phase of the comp plan update Council is adopting the vision statement next week SEPA for Green Mountain

Development (PUD – 1300 units) will go out in about one week Steve Wall is the new Public Works Director. Camas is actively pursuing two annexation areas

La Center – City Council held a work session with the WSDOT, Mohegans and the Cowlitz, representatives from WSDOT The county staff has been participating on the transportation level too Intersection improvements construction will start next summer, and the Casino plans to open in 2017

Ridgefield – Working on three sub-area plans SMP limited amendment for Carty Lake, and lots of subdivisions coming in They offered contract to Hovee and Berger Abam for the 45<sup>th</sup> & Pioneer sub-area plan.

Camas –Green Mountain Golf Course development going to hearing in May Two annexations going forward, canvassing neighborhoods with teams of staff and council members

Woodland – SMP moving along. 2<sup>nd</sup> draft SMP going to DOE and Commerce in March. Received a land use application for Carl's Junior They are working on a code amendment about non-conformities

Vancouver – Water front moving along. Riverview Gateway pre-app last summer Updating council on Marijuana after one year of being in place

County – Commission on Aging is launching time banking program – going to visit neighborhood associations west of I-5 Calendar updates for the comp plan coming up soon Staff needs to take the community wide planning policies to the council, no date set La Center submitted a request to revise La Center's county wide planning policy Public participation plan is under review with the PA's office 2015 BLR work is in progress Industrial land bank consultant is looking at different sites of potential land bank sites MacKay and Sposito is working on preliminary work and dedesignation of the site Staff's goal is to add this work to the Community Planning webpage PC hearing is on March 19<sup>th</sup> to amend title 40 for the home occupation business, and amend the residential code to restrict multi-family in the single-family zone

**Action Item:** submit agenda items

Next Meeting April 10, 2015, City of La Center



## Meeting Notes

Friday, April 10, 2015

10 00 a m - 11 30 a m

City Staff Amanda Smeller, City of Woodland, Bryan Snodgrass, City of Vancouver, Eric Eisemann, City of La Center, Jeff Niten, City of Ridgefield, Sarah Fox, City of Camas,

County Staff Oliver Orjiako, Gordy Euler

Meeting Notes by Gary Albrecht

### Welcome & Introductions

- Oliver welcomed everyone to the meeting

### Review of last meeting summary notes

- Revise annexations for Camas instead of Battle Ground Remove Gordy Euler from the staff list, and revise the location to Ridgefield

### Discussion of update on the last two open houses (Proposed Alternative 4 for the SEIS)

- Clark County staff held two open houses on Alternative #4, March 25<sup>th</sup> at Ridgefield High School (about 125 people sign-in), and April 1<sup>st</sup> at Hockinson High School (about 200 sign-in) Both presentations appeared to demonstrate strong support from Clark County Citizens United From staff's perspective, Alternative #4 is meant to help restart the SEIS process with the BOCC.

### Discussion of the April 14, Board public hearing, staff report, associated materials and expected outcomes

- Oliver has seen the letter from the cities to the board regarding Alternative #4
- Staff emailed our city partners the hearing staff report, Issue Papers 4 2, 5 0 and 5 2
- Oliver will ask GIS for the total acreage impacted by Alternative #4
- Staff's goal for the hearing is to restart the SEPA process and review Issue Paper 4 2, 5 0 and 5.1 We have two resolutions that deal with Issue Paper 4 2, and Issue Paper 5 0 & 5.1
- Staff will also include all of the comments received from the scoping and eight open house meetings
- Clark County on April 9<sup>th</sup> just launched an online survey called Engage Clark County through Peak Democracy
- Oliver met with the Friends of Clark County attorney, David Mc Donald, on April 9<sup>th</sup> He plans to attend and speak during the April 14<sup>th</sup> board hearing
- General discussion of cities letter about Alternative #4
- Oliver invited the cities to attend the hearing

#### Follow-up of city issues/concerns regarding VBLM/BLR

- Oliver will ask Gary when he returns from vacation to look at the upcoming draft Work session scheduled in May It will be presented as an FYI before submitting to Commerce by June 30, 2015
- Contact Gary for any further questions
- Next meeting is May 1st in Vancouver and the group will discuss the buildable lands report

#### Roundtable

Vancouver - City council is interested in affordable housing and land use to increase the amount of affordable housing Development around the city is up A couple of brownfield grants are available and receiving a little bit of interest from property owners

La Center - Tribal land is a reservation now SEPA work will come out in the next couple of weeks - looking to be open in 2017 Comp plan stuff is working well Recently spoke with a rural neighborhood association (Friends of Clark County and realtors in attendance) about the County's Alternative #4, and they don't like it City Council is also having a difficult time with Alt #4 The realtors mentioned some wells are going down to 800 feet and the water table is really low They also asked if there is enough water to support new housing from Alt #4

Ridgefield - Just hired Community Attributes to do the junction sub-area plan

Camas -Two annexations going forward, canvas neighborhoods with teams of staff and council members Canvas participation is at 20%. Green Mountain Golf Course development, 1,300 lot Just received a new 400 lot sub-division next door to Green Mountain The comp plan update is in phase 2. They held the first technical advisory meeting last week discussing gateways to commercial and residential areas No map exists for gateway locations Group will possibly create an overlay showing gateway locations. They also have a really involved steering committee The amount of housing getting built has increased in the last six months, approximately 300 units Densities are at about 4,000 square foot lots near Woodburn Elementary School area Breckenridge subdivision near the rock quarry is going forward

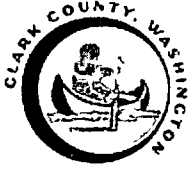
Woodland - Working on a golf cart zone, areas of the city to drive golf carts Still working on non-conformities with the Planning Commission Comp plan survey completed and received 108 responses Starting with the PC on goals and policies Council is allowing I-502 business licenses and is expecting new facilities

County -The county is working on updating the TIF program separate from the City of Vancouver, and helping Public works write the County Parks plan Work on the Industrial Land Bank proposal is going forward, Open House on Wednesday May 15<sup>th</sup> at the Casey Center from 5 30 to 7 00 p m Three additional sites have been identified that meet the industrial land bank location criteria. All four of these proposed sites were included in the 2007 Comprehensive Growth Management Plan EIS. The BOCC has a couple of minor code issues they want staff to bring forward to the Planning Commission on the home business and the wine code The Planning Commission held a hearing on amendments

to the home business and the single family allowance in multifamily zoning voting 7-0. On the cap for the home business update, they asked DEAB to create a number for the cap

**Action Item:** submit agenda items

Next Meeting May 1, 2015, City of Vancouver



City-County Planning Coordination Meeting  
City of Vancouver, City Hall-Second Floor Birch Room  
Vancouver, Washington

## Meeting Notes

Friday, May 1, 2015

10 00 a m - 11 30 a m

City Staff Amanda Smeller, City of Woodland, Mitch Kneipp, City of Washougal, Bryan Snodgrass, City of Vancouver, Eric Eisemann, City of La Center, Jeff Niten, City of Ridgefield, Sarah Fox, City of Camas, County Staff Oliver Orjiako, Gordy Euler, Jose Alvarez, Gordy Euler, Laurie Lebowsky  
Meeting Notes by Gary Albrecht

### Welcome & Introductions

- Oliver welcomed everyone to the meeting

### Review of last meeting summary notes

- April meeting minutes were not finished Staff will work on the April minutes and bring to the June meeting

### Discussion of Buildable Lands Report

- Today's purpose is to review the Buildable Lands Report (BLR) This report is a state mandate, we will submit it to Commerce meeting the June 30, 2015 deadline
- Oliver thanked the jurisdictions for working to clean up the permit data for the BLR May 7<sup>th</sup> is a scheduled PC work session, and a BOCC work session on May 20<sup>th</sup> If we are not able to agree about the information inside the report, Oliver could ask to postpone both PC and BOCC work sessions
- City of Vancouver 1 Table 28 & 29 on page 31 is showing about 1,000 acres of a shortage countywide. There is a suggestion to indicate that these numbers are driven by the population allocation and observed densities that will more than likely not continue for the twenty year planning horizon After meeting with Bryan, Jose and Gary met with Ken Pearrow at GIS He indicated that a better way to display these observations is to use city data instead of UGA data This would help remove the county's portions of the UGA's since most of the lands in the unincorporated areas are in urban holding and will not develop at urban densities In changing from UGA to city specific, the numbers do not show a countywide shortage New tables were passed out and discussed
- City of Camas has some concerns with the Camas population The 2015 population number is a January 1<sup>st</sup> number These numbers are different than last year's population numbers that we agreed upon This is a 20-year plan needing to show twenty years of growth The end population does not change Base year is about 450,000 for 2015 2035 population estimate is 562,207 The only thing that changed was adding the recognition of redevelopment, about 15,000 persons - jumping the total to an estimated 578,000 persons
- This report sets the twenty year planning period for the 2016 Comprehensive Growth Management plan update at a base year of 2015



- Table 28 is the assumed average densities countywide by UGA Table 29 is the observed density from 2006 to 2014 based on permit data. This information combines city and unincorporated areas of UGAs.
- New table passed out shows city based permit assumed densities and observed densities.
- Mark Harrington pointed out that each city does not have the same persons per household as seen in the planning assumption By using the city specific persons per household data would lower the deficits shown in the current tables RTC's transportation model uses household by size by region The average of the city specific persons per household is 2.66 persons per household, which conforms to the planning assumption Mark will provide these numbers to Community Planning
- Reasonable measures will need to be updated since some are from 1994
- Ridgefield has 3 to 4 sub-area plans on the books
- Washougal indicated that one of their parcels showed a Battle Ground address There are possibly some sorting problems with the spreadsheet Gary will resolve this concern
- Camas has indicated there is a data problem with the permits.
- Community Planning's goal is to submit this report to the PC and BOCC as an informational item before it is sent to Commerce The state does not require counties and local government to adopt the buildable lands report
- Vancouver would also like to make some text edits with the executive summary about lot sizes and densities on the newly created lots Medium density ought to be added to the tables
- And add text about the recent housing slump from the great recession
- Staff will make these suggested changes including using city specific persons per household data

#### Issues/New Business

- Issue Paper #6 Why? What is the benefit? Why- because WAC 365-196-305 requires that there is a framework for amending countywide planning policies, and also requires that there is ratification In early 1994, we didn't have any procedures on how to amend countywide planning policies There are two new countywide planning policies proposed for shorelines and the aging readiness plan/ growing healthier report La Center has requested that the county amend two countywide planning policies Staff has not responded in a timely manner, because they are unsure about how to proceed Benefit- we can all agree about how to amend future countywide planning policies Staff's goal is to get back to La Center with council's response.
- Item #2 on page 4. Discussion about unanimous decision and about the 90-day timeline Group agreed to refer to the city/county coordination staff instead of the BOCC Item #3 for the amendment to become effective, the group would like the changes to be ratified by all of the cities (7 votes all unanimous) For the 90 days, the group would like to change the time to 180 days Staff will make these suggested changes and send out by Monday Oliver mentioned possibly meeting with city councils and reporting back in 30 days City staff mentioned they will need to provide some education to city councils about countywide planning policies. Group did not support a 30-day timeline Oliver mentioned to focus on RCW 36.70A 100, RCW 36.70A 210(1), WAC-360-196-305, and WAC 365-196-510 Primary goal of this issue paper is to provide an education piece about countywide planning policies to the policy makers

## Roundtable

RTC – They received \$13,000 to develop a complete streets policy, and currently working with a consultant. Policy work is for all jurisdictions. GMA update – what type of regional model update requests will be needed? When 2016 comp plan is adopted, RTC will need to update their regional RTP plan. Oliver will check and provide a timeline. We are looking at selection of the preferred alternative in September. Matt Hermen is the contact person for modeling updates with RTC. With the FEDs we are asking about a 20-year timeline. RTP is on a four-year RTP update cycle. RTC might start a 2040 RTP update when the preferred alternative is developed.

Vancouver – Water front project is going forward. Fourth Plain implementation study planning team is working with Portland State University Masters of Urban and Regional Planning students. City council is interested in affordable housing and land use to increase the amount of affordable housing.

La Center – Going to PC in two weeks for a manufactured housing sub-division at about 8–10 units per acre. They completed the AG study for the UGA expansion.

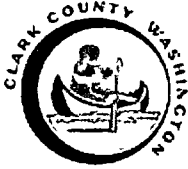
Ridgefield – Couple of large industrial buildings getting built. Many final plats in the last month – about 100 lots. They have a lot of left over agreements and preliminary agreements from 2007 are now coming online. Three sub-area plans are in progress and scheduled for completion around late November.

Camas – Two large subdivisions going through adoption within the next couple of months totaling 1,800 units. Hills at Round Lake have thirteen phases, and just submitted its seventh phase. The comp plan update is going forward. They had a technical advisory last night discussing gateways to commercial and residential areas. They have a design review manual referring to graphic 6. This process will develop a graphic 6. This will go to the Planning Commission and City Council with intentions to wrap this work into the comp plan update. They hired a consultant to develop a gateway on the roundabout on 6<sup>th</sup> avenue entrance to the city. They may hold a public meeting for citizens. They are doing a transportation study on the north/south corridor on the north side of the lake for a true alignment.

County – Council approved Alternative #4 to be included in the SEPA process. Gordy is the Project Manager working with our consultant costing the county an additional \$41,000 for the analysis. Gordy is also the project manager on the Rural Industrial Land Bank. We have held a second open house. We are helping Public works write the County Parks plan. We should have a draft master plan in June. We have a Board work session in July, PC hearing in August, and a board hearing in September. The county is also working on updating the TIF program with new impact fees and boundaries in Vancouver's urban growth boundary. PC work session on code amendments. Staff is planning to go to the board for a work session on the BLR in May or June and the county wide planning policy.

**Action Item.** submit agenda items

Next Meeting June 12, 2015, City of Washougal



City-County Planning Coordination Meeting  
City of Woodland, City Hall  
200 E Scott Avenue  
Woodland, Washington

## Meeting Notes

Friday, July 10, 2015

10 00 a m - 11 30 a m

City Staff Bryan Snodgrass, City of Vancouver, Eric Eisemann, City of La Center, Jeff Niten, City of Ridgefield, Robert Maul, City of Camas, Amanda Smeller, City of Woodland, Erin Erdman, City of Battle Ground

County Staff Gordy Euler, Jose Alvarez

Meeting Notes by Gary Albrecht (dates and topics were current as of July 10, 2015)

### Welcome & Introductions

- Gordy welcomed everyone to the meeting

### Review of last June meeting summary notes

- June meeting notes for second bullet on additional discussion on CPP amendment proposal for La Center needs to be removed. Gary will work with Eric Eisemann on these revisions

### Discussion of proposed amendment process

- BOCC work session scheduled for July 15<sup>th</sup> PC work session for the TIF update on Thursday, July 16<sup>th</sup> PC Hearing is on July 30, 2015 BOCC hearing is August 18, 2015
- Staff requests cities to attend these meetings.
- Staff is also looking for input on talking about procedural county wide planning policy changes, should they go forward?
- **Cities and staff agreed to only discuss Issue Paper #6 at the board work session on July 15<sup>th</sup>**
- Power Point is on the Grid for Wednesday's work session
- Item #3, Cities are concerned with the language because it does not treat all jurisdictions as equal And it is not what the cities originally agreed upon

### Discussion on SEPA update

- SEPA update discussed Release of Draft supplemental EIS on August 5th Joint Council/PC Hearing on Draft SEIS on 9/1 & 9/3 43-day comment period ends on September 17<sup>th</sup>. Final SEIS completion December 2015. Board hearing date for a preferred alternative is TBD, likely in early October 2015 60-day Commerce notification Final adoption December 2015-April 2016 Planning to print hard copies, 1 for your city library and 1 for your city hall Staff will also post it on Clark County Community Planning webpage

### Additional Discussion on population growth rate

- Staff discussed. Jamie Howsley letter to the BOCC mentioned

- County has existing capacity for about 600,000 persons
- Staff has not received direction from the board to update the growth rate based on this letter

#### Issues/New Business

- None discussed

#### Roundtable

La Center – Shorelines hearing held on a conditional use permit that was sent up to DOE for their approval City Council approved a new multi-family zone and a new code for manufactured home subdivisions in multi-family housing

Ridgefield – Three sub-area plans are in progress and still moving towards completion around late November They are pursuing a marina planning effort for their marina Ridgefield will be the first in the state to adopt a floating homes building code. They are also talking about mandatory green building standards in all zones They recently implemented a golf cart zone in downtown Ridgefield

Woodland – Submitted SMP program update to DOE for their approval They are working on a golf cart zone ordinance

Camas – For the comp plan update staff is looking at the first three chapters Last year’s visioning process uncovered concerns from a lot of the community about corridors, sense of place, trees and infrastructure This has been part of the work this year for the comp plan update Draft is going through a technical committee that is going pretty well They made it through the Planning Commission hearings for Green Mountain Subdivision Still need to take it to city council on the 20<sup>th</sup> for final approval

Battle Ground – Trying to get through the last hearing for Cedar’s Landing scheduled for early August They had a conversation last week for a 40-acre annexation expansion to the city boundary County staff talked with some neighbors about the zoning in that proposed area Storm water, sewer and transportation plans for the comp plan will be finalized in August

County – Rural Industrial Land Bank project, next open house is July 29<sup>th</sup> We have a request to consider allowing ADU’s in the rural area, staff is working on drafting code language to fold into the comp plan update Staff will take this draft language to the PC for a recommendation TIF update PC hearing is this Thursday County parks master plan goes to hearing in August Board adopted a change to the wineries ordinance two weeks ago adopting noise standards from the WAC We are interviewing for a Planner II vacancy position next week Marilee Mc Call transferred to the Public Information Office Sonja Wiser is our new admin person Mary Beth O’Donnell retired and Kathy Schroader replaced her position at a full-time capacity. We are down one Planning Commission member

**Action Item:** submit agenda items

Next Meeting September 11 Clark County (August 14, 2015 meeting cancelled)



# Meeting Notes

Friday, September 11, 2015

10 00 a m. - 11 30 a m

City Staff Bryan Snodgrass, City of Vancouver, Elizabeth Decker (City of La Center, City of Ridgefield and City of Woodland), Erin Erdman, City of Battle Ground, Mitch Kneipp, City of Washougal, Mark Harrington, RTC

County Staff Oliver Orjiako, Gordy Euler, Jose Alvarez, Sharon Lumbantobing  
 Meeting Notes by Gary Albrecht

## Welcome & Introductions

- Gary welcomed everyone to the meeting

## Discussion on the development of a 2040 TAZ level forecast for RTP effort

- RTC is working towards updating its Regional Transportation Plan (RTP) When the comp plan is updated it will need to be reflected in the RTP A transportation analysis zone (TAZ) assessment will need to occur at the household and employment level for the region that reflects the 2015 comp plan update. RTP is supposed to be 20 years out with a planning horizon of 2040 Metro is in the process of updating its 20 year plan to 2040 By Oregon State statute, Metro is no longer responsible for forecasting (population and employment) Portland State University now provides forecasting for Metro DLCD is responsible for forecast outside of Metro Clark County is included in PSU's forecasting model However, RTC does not utilize their forecast numbers
- RTC's draft population and forecast is
- Clark County's 2016 Draft SEIS shows a 2035 county population projection of 577,431
- Cities agreed that they would like to see RTC using identical jobs/hh in 2035 and 2040
- When the BOCC selects a preferred alternative (anticipated October 2015), community planning staff will work on a TAZ level analysis of the preferred alternative
- In October, RTC would like to supply Metro with a Clark County 2040 population & employment number
- During local jurisdictions review of the TAZ analysis, jurisdictions can move land designations around TAZs inside their UGBs

	2035	2040	2040
Population	562,207	585,137	22,930
Households	211,356	220,806	9,450
Per/hh	2.66	2.65	
Employment	232,500	247,303	14,803
Jobs/hh	1.10	1.12	

## Discussion of the Joint PC/BOCC hearings on the DSEIS

- Joint hearings were held on 9/3 & 9/10
- PC is moving into their deliberations on 9/17 to select a preferred alternative.
- Staff does not plan to make a recommendation to the PC

- Staff will present Alternative #1 as the base They will present alternatives 2-4 as additions to alternative #1
- Public written record remains open until 4 00 pm on 9/17
- Cities are encouraged to submit any additional information (if needed) by 9/15
- During public testimony – Attorney Steve Horenstein indicated that alternative #4 is not legal Attorney Jamie Howsley mentioned two issues with the current DSEIS 1 – population, 2 – infrastructure deduction
- RTC indicated that the DSEIS statements of the RTP plan is not accurate
- Oliver encouraged RTC to submit comments on the DSEIS so that the consultant can correct the SEIS for the final
- Battle Ground, Ridgefield and La Center would like to see Alternative #3 go forward
- Woodland is not referenced in the DSEIS
- City of Vancouver sees Alternative #4 as the biggest rural up zone in terms of area covered

#### Issues/New Business

- None discussed

#### Roundtable

La Center –City Council approved a new multi-family zone and a new code for manufactured home subdivisions in multi-family housing Comp plan update in progress

Ridgefield –Two small annexation requests in the southern part of the city A lot of subdivisions are coming online, due to end of the 10-year vesting period They have an industrial property expansion approved for development and is currently being appealed They are pursuing a marina planning effort to regulate structures for their marina Ridgefield will be the first in the state to adopt a floating homes building code Green building standards are on shelved for now They recently implemented a golf cart zone in downtown Ridgefield Comp plan update in progress

Woodland – Submitted SMP program update to DOE for their approval They are working on a golf cart zone ordinance. Comp plan update in progress

Battle Ground – Received a petition for a 40-acre annexation expansion to the city boundary Staff is fielding a lot of calls on industrial properties

County – Preparing for the PC deliberations on 9/17 Parks plan BOCC hearing is on 9/22 SMP Limited Amendment BOCC hearing is on 10/13 Rural Industrial Land Bank project, open house on 10/29 PC adoption is November and BOCC adoption in December Going to the PC in October with the School Capital Facility Plans, work session is on 10/1 and hearing is on 10/15 Ridgefield has seen an increase of 300% Typically, staff asks the cities to have councils approve their plans prior to the county taking action New legislation on when to collect fees will need to be in effect by September 2016 Community Development will take the lead on updating fee collection times Capital Facility Plan is in the process of being updated, Matt Hermen is the project lead.

Vancouver – Few annual reviews go to the Planning Commission Brownfields programs moving forward than includes an EPA grant to do a citywide assessment

**Action Item:** submit agenda items.

Next Meeting October 9, 2015 Washougal



## Meeting Notes

Friday, October 9, 2015

10 00 a m - 11 30 a m

City Staff Amanda Smeller, City of Woodland, Bryan Snodgrass, City of Vancouver, Eric Eismann, City of La Center, Jeff Niten, City of Ridgefield, Erin Erdman, City of Battle Ground, Phil Bourquin, Robert Maul, and Sarah Fox, City of Camas, Mark Harrington, RTC

County Staff Oliver Orjiako, Jose Alvarez, Sharon Lumbantobing  
Meeting Notes by Gary Albrecht

### Welcome & Introductions

- Oliver welcomed everyone to the meeting
- No edits to September's meeting notes

### Discussion on PC recommendations to BOCC on the "Preferred Alternative"

- Oliver indicated that the planning commission recommendation, memorandum to the councilors and map are located at this webpage, <http://www.clark.wa.gov/planning/2016update/alternatives.html>
- Oliver mentioned the Planning Commission's voting results for the city-requested UGA expansions Motion passed to expand Battle Ground UGA by 80 acres for jobs, Motion passed to expand La Center's UGA by 17 acres for a school site, Motion passed to expand Ridgefield's UGA by 111 acres for residential, No recommendation to expand La Center's UGA by 56 acres for jobs, Motion failed to increase Washougal's UGA by 41 acres for residential
- Motion passed to approve Alternative #1
- All changes to the rural and resource areas were rejected
- A Motion was made for the councilor's to allow for a process for flexibility and opportunity for land owners who continuously owned property prior to the 1994 plan to possibly divide their property. The vote was 4-2 to approve There was discussion as to whether the effort, discussion of the process will come to the PC work session, meetings, etc
- The package that went to the board is in two parts 1) outline to consider a preferred plan via the statute, 2) Preferred alternative map
- Oral testimony will be heard during the October 20<sup>th</sup> BOCC hearing
- There is a discussion to add ADU's to the Rural area, which may require a SEPA review
- Report mentioned during the 2007 hearing taking Merit out of the update Nimi forestry report excludes the property Staff is searching for this report
- Site-specific requests are not included in the 2016 plan update per legal opinion
- Camas staff met with the Clark County Environmental Services staff to discuss a subdivision next to this property
- County staff is encouraging Rock Merit to continue talking with the City of Camas



## Issues/New Business

- None discussed

### Roundtable

Woodland – Passed Golf Cart Ordinance covering the entire west side of town. Finished DOE's public comment period for the SMP update. Staff is working on comp plan updates with council this month to discuss goals, policies and objectives, and capital facilities

Camas – Staff is working through the comp plan. They have a steering committee meeting this week, and working with a technical advisory committee. Staff is working with PC to discuss draft goals, plans and policies, which will likely go to City Council. First full draft of the plan is expected out in January 2016. Impact fees going to PC this month for Camas Evergreen and Washougal School Districts

Battle Ground – Staff is working on the Capital Facilities Plan. Stormwater passed through council this last month. PC just granted approval of the transportation and sewer piece, going to council in a couple of weeks. PC is working on the goals and policies especially the housing and land use side of the comp plan. Working on a 40-acre annexation for homes on the N.E. corner of the city

Ridgefield – Comp plan goals and policies have passed through planning commission and city council. Transportation component will go through this process in December. Presentations with the planning commission and city council were held for the CFP (sewer, fire, water, police). A couple of annexations totaling about 100 acres are going forward. The sub-area plans are finalized and going to the planning commission in early December and council in January 2016. Green Building Code is in progress. School CFP will go through adoption process after the county

Vancouver – New Fireworks ban goes into effect 2017. New Oil terminal has to go through an EIS. Vancouver is not updating their comp plan, but working on annual reviews including adoption of the school CFPs with hearings on the 26<sup>th</sup> for the PC and council on November 16<sup>th</sup>. 2012 legislation that allowed some changes in the low-income housing impact fee waiver that allows if waving less than 80% of the fees you don't have to back fill with local funds meaning the city would not have to fill the funds. School would have to buy-off on a waiver. There is mention of discussing how the school impact fee is calculated and the definition of multi-family housing

RTC– Board adopted the next four-year TIP. Working with the City of Vancouver Westside Mobility Study on a regional model. In the process of looking at member dues, which have not been increased since 1992. RTAC will see a checklist in December, and would like to return to this meeting to discuss the checklist. They are working with Community Planning on methodology of evaluation LOS in the rural area

La Center – Thinking about updating the sign code as a result of the recent court case. Goals and policies are done at the PC level. They are going to council for review. CFP is in from on the PC. McKenzie is doing the update on parks and the transportation CFP. New hearing on Monday for a 127 unit subdivision on the east side of town, annexation of about 60 acres of multi-family on the west side of town going forward. Turning dirt for the Casino now. EIS is done on the interchange



improvements WSDOT will begin work in February 2016 RTC indicates that the TAZ does not assume the land has a casino La Center is working with WSDOT on re-alignment of the interchange and improvements to the streets

County - School CFPs going to the Planning Commission on 10/15 New legislation (ESB 5923) goes into effect in September 2016 on the collection/timing of fees SMP Limited Amendment BOCC hearing is on 10/13 Rural Industrial Land Bank project, open house on 10/29 CRWWD have submitted for the ability to serve this site In communications with WSDOT on access issues and reviewing Kittleson's work Consultant has completed the de-designation of the site Conducting a programmatic environmental review PC adoption is November and BOCC adoption in December Webpage below includes all this information on the Rural Industrial Land Bank <http://www.clark.wa.gov/planning/landbank/index.html> Issued legal notice to re-adopt the 2007 EIS. Jose is working with our legal team and the 6<sup>th</sup> floor on looking at ADU in the rural area

**Action Item:** submit agenda items

Next Meeting November 13, 2015 Battle Ground



## Meeting Notes

Friday, February 12, 2016

10 00 a m - 11 30 a m

City Staff Bryan Snodgrass, City of Vancouver, Eric Eisemann, City of La Center, Jeff Niten, City of Ridgefield, Sarah Fox, City of Camas, Mark Harrington, RTC

County Staff Oliver Orjiako, Gordy Euler, Jose Alvarez, Matt Hermen  
Meeting Notes by Gary Albrecht

### Welcome & Introductions

- Oliver welcomed everyone to the meeting
- No edits to January's meeting notes

### Discussion on February 16, 2016 Clark Councilors hearing to reconsider a "preferred alternative" plan

- Plan discussed

### Discussion status of Cities CFP's and plan update process

- Discussed status of Cities CFP's and plan update process

### Roundtable

- City of Vancouver considering placing a possible hold for 2016 annual reviews of their Comprehensive Growth Management Plan, affordable housing discussed, council is considering the option of including additional Marijuana retail licenses that were offered to the City of Vancouver due to recent changes in legislation
- Camas City council retreat to discuss a new work plan 2 new buildings built in MX downtown New Grass Valley sub-area plan, LIBP review - removing it as a comp plan designation and moving it to an Industrial designation MXPDD repeals Possibly create development standards for SF, Fire Sprinkler code and Fire Impact Fee study with a new fee next year. 2 annexations are also in progress
- Ridgefield City Council is ready for the final read of the Comprehensive Growth Management Plan update Annexation of the donut hole in progress Development occurring near MX around junction - Clark College. Green Building standards in process of developing as mandatory standards About 735 lots are getting built in subdivisions
- La Center 50-acre annexation as medium density is in progress
- Clark County RILB Open House on 2/17 at Casee Center, BOCC Hearing on 3/1 Task force started for Marijuana Ordinance

**Action Item** submit agenda items

Next Meeting March 11, 2016 Ridgefield



City-County Planning Coordination Meeting  
Ridgefield Community Center  
210 N Main Avenue  
Ridgefield, Washington

## Meeting Notes

Friday, March 11, 2016

10 00 a m. - 11 30 a m

City Staff Bryan Snodgrass, City of Vancouver, Elizabeth Decker, City of La Center & City of Woodland, Jeff Niten, City of Ridgefield, Sarah Fox, City of Camas, Mitch Kneipp, City of Washougal, Mark Harrington, RTC

County Staff Oliver Orjiako, Gordy Euler, Colete Anderson, Jose Alvarez, Matt Hermen  
Meeting Notes by Gary Albrecht

### Welcome & Introductions

- Oliver welcomed everyone to the meeting
- No edits to February's meeting notes

### Discussion on February 16, 2016 Clark Councilors hearing to reconsider a "preferred alternative" plan

- Plan discussed

### Discussion of CFP Process and timeline

- Discussed

### Roundtable

- City of Vancouver Relooking at annexation Continuing to discuss affordable housing and possibly making code changes Up to 9 marijuana stores, medical cooperatives will be discussed in the spring No longer considering placing a possible hold for 2016 annual reviews of their Comprehensive Growth Management Plan, affordable housing policy rezones discussed.
- Camas Airport overlay, zoning maps and gateway visioning discussed. Hearing with council on the MXPDP overlay. School district work program discussed New round about off of SR-14 discussed
- Ridgefield Comprehensive Growth Management Plan completed on 2/25 Collection of impact fees discussed
- La Center Parks plan done March 22<sup>nd</sup>, and transportation CFP scheduled for May completion
- Woodland Comprehensive plan update discussed
- Washougal TAZ discussed with consultant Comprehensive plan progress discussed
- Clark County RILB BOCC Hearing on 4/5 May begin Coordinated Water System Plan update Arterial atlas amendments in progress

**Action Item** submit agenda items

Next Meeting April 8, 2016 Vancouver



## Meeting Notes

Friday, April 8, 2016

10 00 a m - 11 30 a m

City Staff Sandra Towne & Bryan Snodgrass, City of Vancouver, Eric Eisemann, City of La Center, Erin Erdman, City of Battle Ground, Mark Harrington, RTC

County Staff Oliver Orjako, Gordy Euler,  
Meeting Notes by Gary Albrecht

### Welcome & Introductions

- Oliver welcomed everyone to the meeting.
- Edits to March's meeting notes - remove Gordy Euler as an attendee.

### Discussion of BOCC work sessions - April 27 and May 4 and Joint PC/BOCC hearings May 19 & 24

- Work sessions discussed, all work to date will be discussed April 27 Changes to comp plan text, title 40 changes, and map changes for Ridgefield, Battle Ground, and La Center May 4 CFP, CFFP, TIF, SIF, and PIF Cluster ordinance for AG and FR
- Hearings discussed PC will deliberate separately from the BOCC, and will make recommendations to BOCC Jurisdictions encouraged asking city representatives to attend the hearings

### Discussion on Capital Facilities Plan

- Discussed Consultant, DKS, is working on updating the CFP based on the preferred alternative Staff is working with our service providers to help us assess the impacts of the preferred alternative, and updates to the TIF, PIF and SIF

### Discussion on release of FSEIS

- Discussed Release date is April 27<sup>th</sup>

### Roundtable

- Annexation policies discussed.
- Discussed letter from Jamie Howsley sent out to city partners Staff asked jurisdictions for input about Jamie Howsley's letter
- City of Vancouver Updates to marijuana code, impact fees, and annual reviews will occur this year May need to update CAO ordinance (wetland) Creating a crude oil moratorium and presenting to city council Evergreen Corridor management plan is going forward West side mobility strategy is going to city council too- the county is involved with this mobility strategy Also working on Low impact development standards

- La Center Coordinating with the county on parks plan and CFP City hired DKS to complete their transportation CFP Hope to finish by June 2016 Three annexations are percolating – all within the UGA New mayor, Greg Thornton
- RTC Congestion monitoring report coming out soon Congestion is up because the recession is over, and I-5 is showing more congestion Moving forward with the Bus on shoulder study for I-205
- Battle Ground Couple of annual reviews in progress Annexation is complete and received a preliminary application for a subdivision
- Clark County BOCC adopted RILB on 4/5 with a 5-0 vote In the process of adding proposed language to the SMP limiting amendments to the SMP to once per year following the annual review cycle.

**Action Item:** submit agenda items

Next Meeting May 13, 2016 Washougal