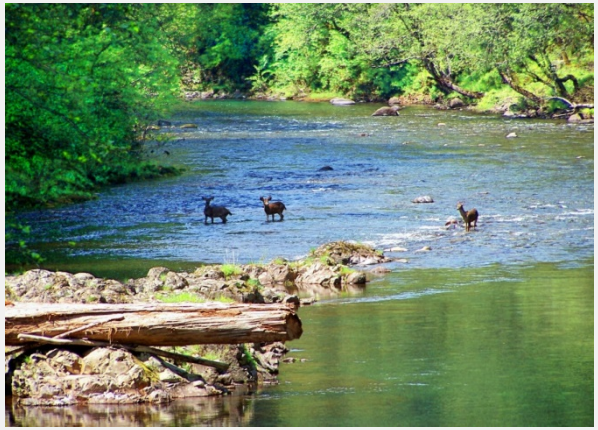
# Clark County

## 2015-2035 Comprehensive Plan Review

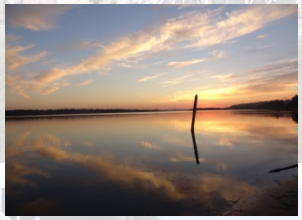
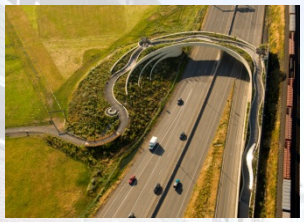
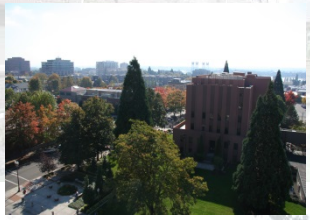
## Scoping and Alternatives



Oliver Orjiako, Director, Community Planning

PC Work Session, September 18, 2014

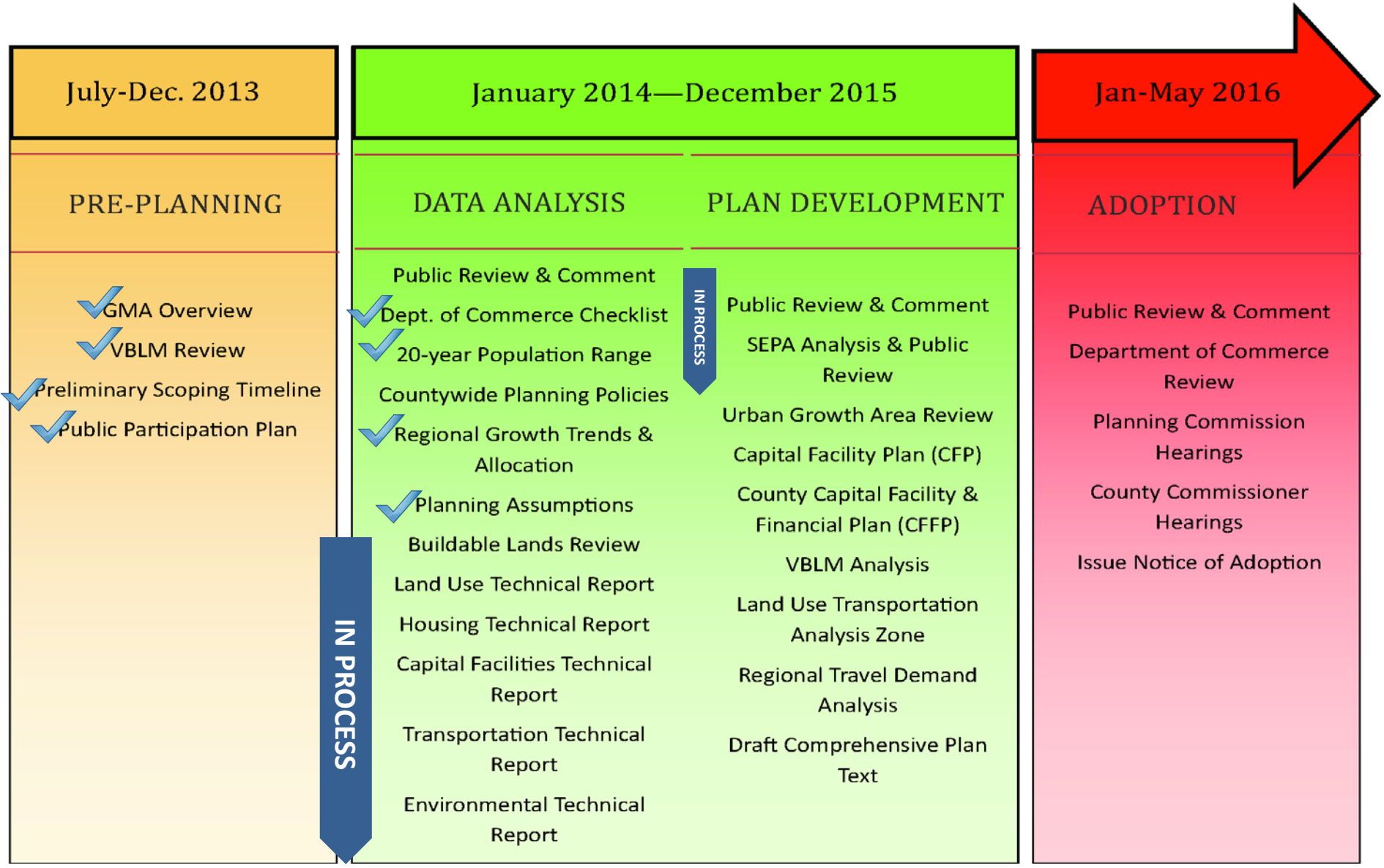
# Agenda

1. **Purpose of the meeting**
    a. Review the SEPA Process
    b. Scoping comments
    c. SEIS Alternatives

2. **Next steps**

# 2016 Comprehensive Plan progress to date



# State Environmental Policy Act (SEPA)

- Requires potential environmental impacts from projects and non-development projects be reviewed
- Requires preparation of environmental impact statements (EIS) for large projects
- EIS contains: description of proposal and alternatives; analyses of potential impacts; known and potential mitigation
- EIS presents options and effects; not a decision document
- Scoping meetings initiate process

# General SEPA Process

# Environmental Impact Statement (EIS)

## Elements of the environment studied

**Natural environment:**

- Earth
- Water
- Fish and wildlife habitat
- Energy and natural resources

**Built environment:**

- Land and shoreline use
- Transportation
- Public services and utilities
- GMA conformance

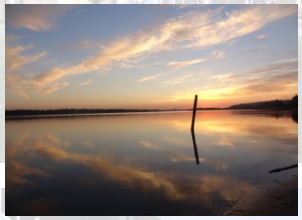
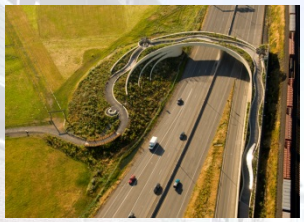
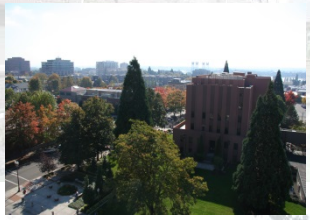
# 2016 Comp Plan Update - SEPA Process

- Environmental Impact Statement (EIS) prepared for 2007 comprehensive plan update studied a large area
- Urban growth boundaries (UGBs) established with adoption of 2007 plan
- Challenges to 2007 plan resulted in current UGBs
- Growth Management Act (GMA) requires a 20-year land supply
- Can vacant and buildable lands in current urban growth areas accommodate population and employment, based on planning assumptions adopted by the Board?

# 2016 Planning Assumptions

| Assumption | 2016 |
|---|---|
| **2035 total population projection** | 562,207 |
| **Projected new residents** | 136,844 |
| **Urban/rural population growth split** | 90/10 |
| **Assumed annual population growth rate** | 1.12% |
| **Housing type ratio** | No more than 75% of one housing type |
| **Persons per household** | 2.66 |
| **New jobs** | 91,200 |
| **Jobs to household ratio** | 1:1 |
| **Infrastructure deduction, residential** | 27.7% |
| **Infrastructure deduction, commercial and industrial** | 25% |
| **VBLM (definition of vacant)** | $13,000 residential, $67,500 commercial and industrial |
| **Market factor** | 15% residential; 15% commercial, business park, industrial |

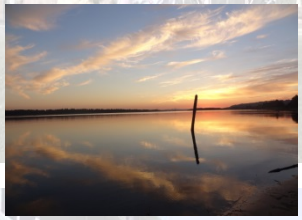
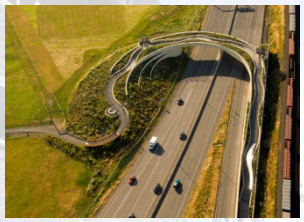
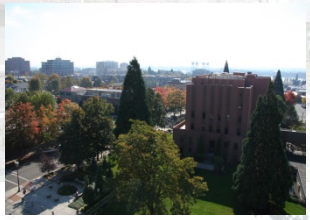
# 2016 Comp Plan Update-SEPA Process

- Given the planning assumptions and the amount of vacant and buildable land, there appears to be enough land to accommodate the 20-year growth projection

- Preparing a Supplemental Environmental Impact Statement EIS (SEIS) based on 2007 EIS

# 2016 Comp Plan Update-Scoping

- Scoping notice published July 30, 2014
- Comment Period ended September 1, 2014
- 38 comments received:
  - 21 via e-mail and the web
  - 17 from the open  houses

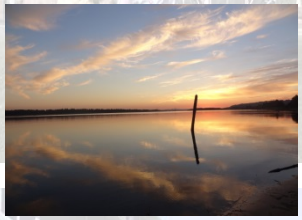
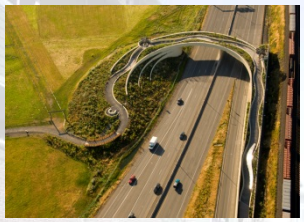
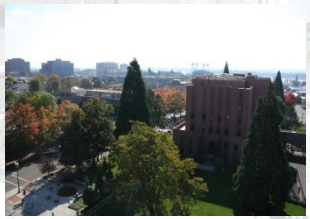
# Supplemental EIS Alternatives

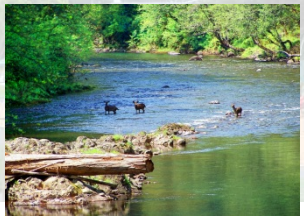
**Alternative 1:** No-action alternative

**Alternative 2:** County-initiated actions

- Single Rural Lands comp plan designation
- FR-40/AG-20 to FR-20/AG-10, and R-20 to R-10 (where appropriate)
- Surface mining overlay description
- Single Rural Commercial comp plan designation
- Urban reserve (UR): designation, or zone?
- Urban holding (UH): designation, or zone?
- Washougal UGA map clean-up
- Public facilities zone
- Removal of Three Creeks Special Planning Area
- Removal of UH in the Fisher Swale area of the Vancouver UGA
- Single Commercial comp plan designation
- Mixed Use map clean-up
- Arterial Atlas updates
- Sub area plans

# Supplemental EIS Alternatives

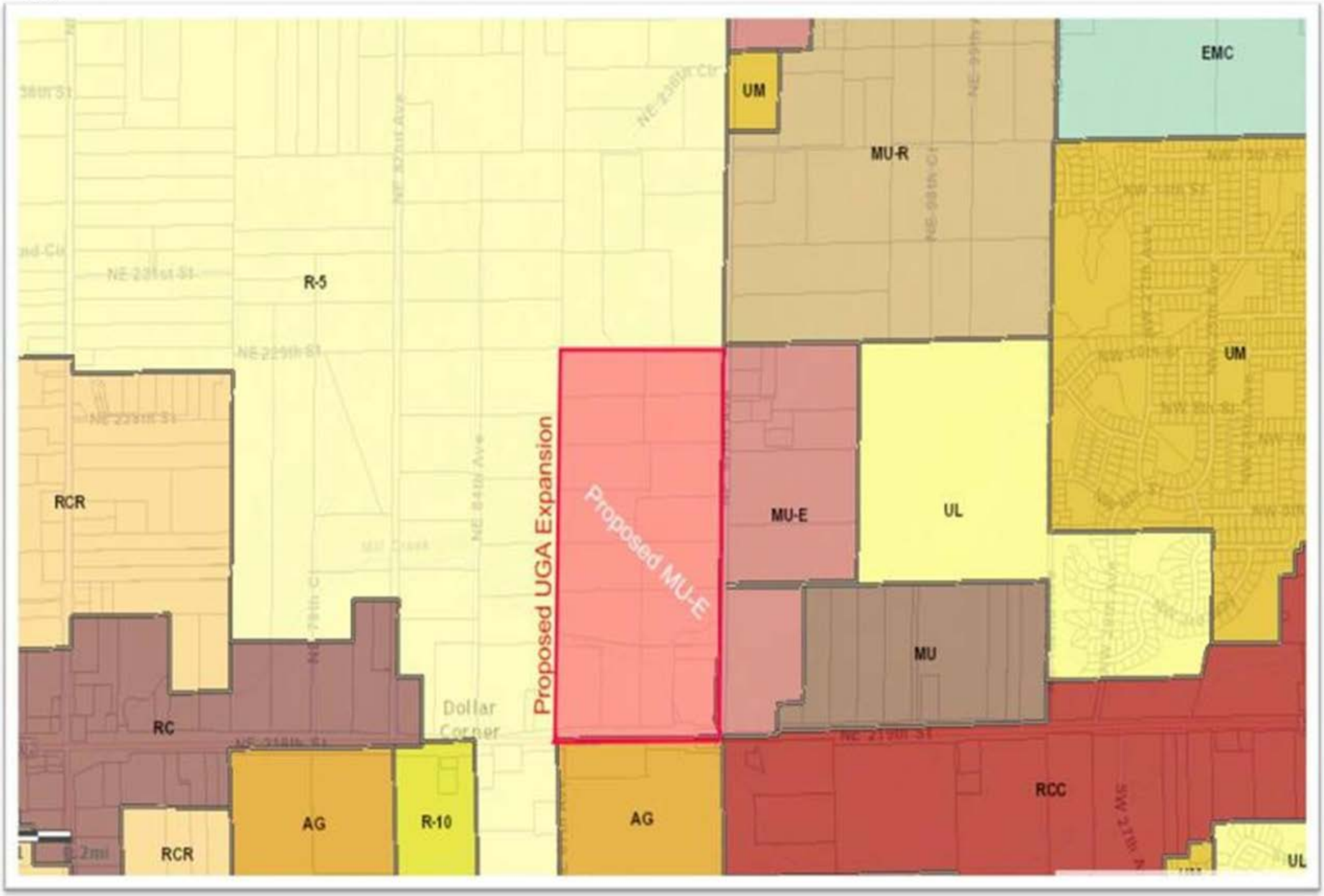


**Alternative 3:** City requests

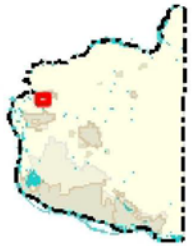
- Battle Ground
- La Center
- Ridgefield

# Proposed UGA Expansion

Battle Ground

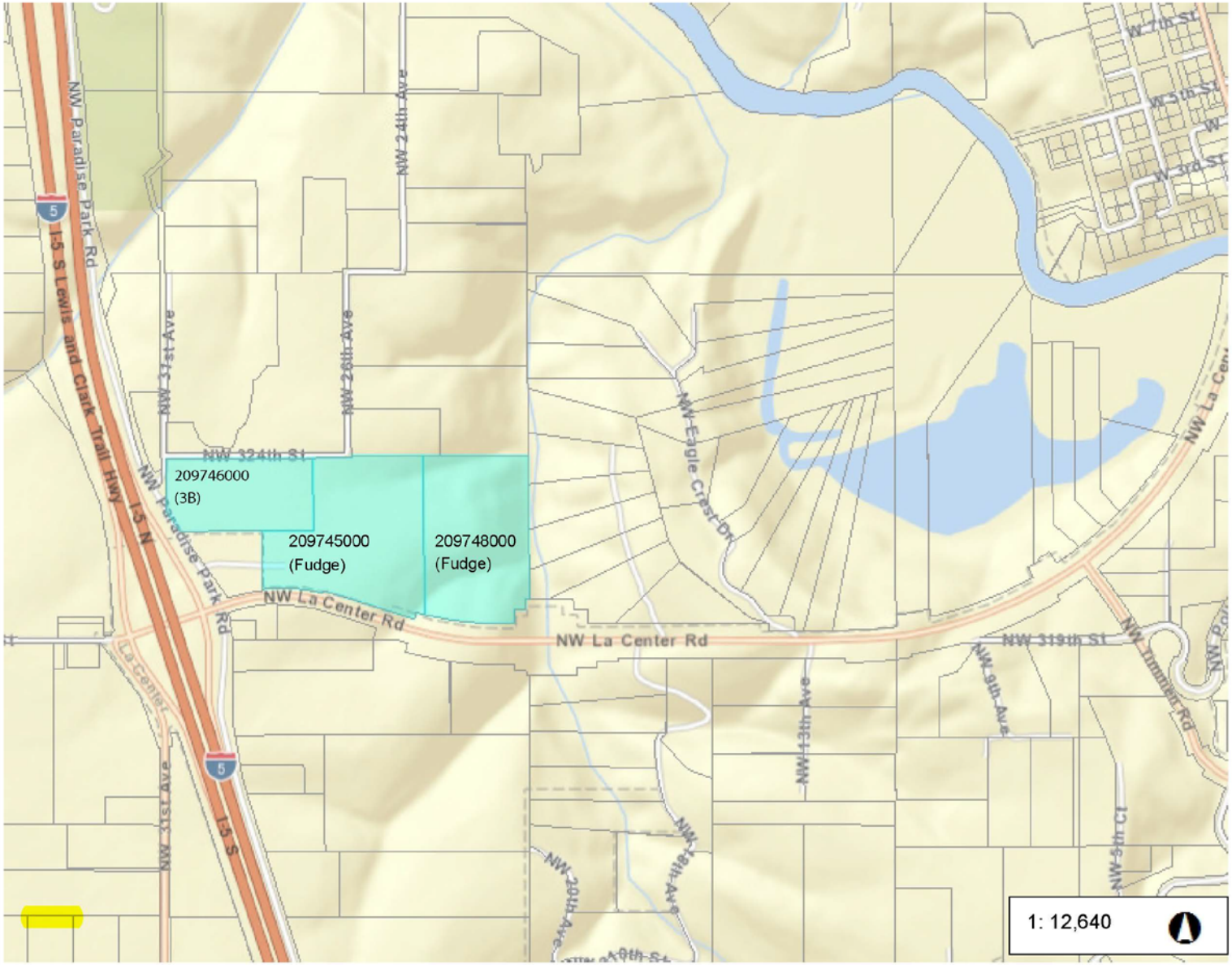


# La Center UGA Expansion v1



## Legend

- Building Footprints
- Taxlots
- World Street Map




## Notes:

3 parcels: 209745000, 209705000 &209748000
Zoning: AG-20 (Industrial Reserve Overlay)
56.55 Ac.

2,106.6 0 1,053.32 2,106.6Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

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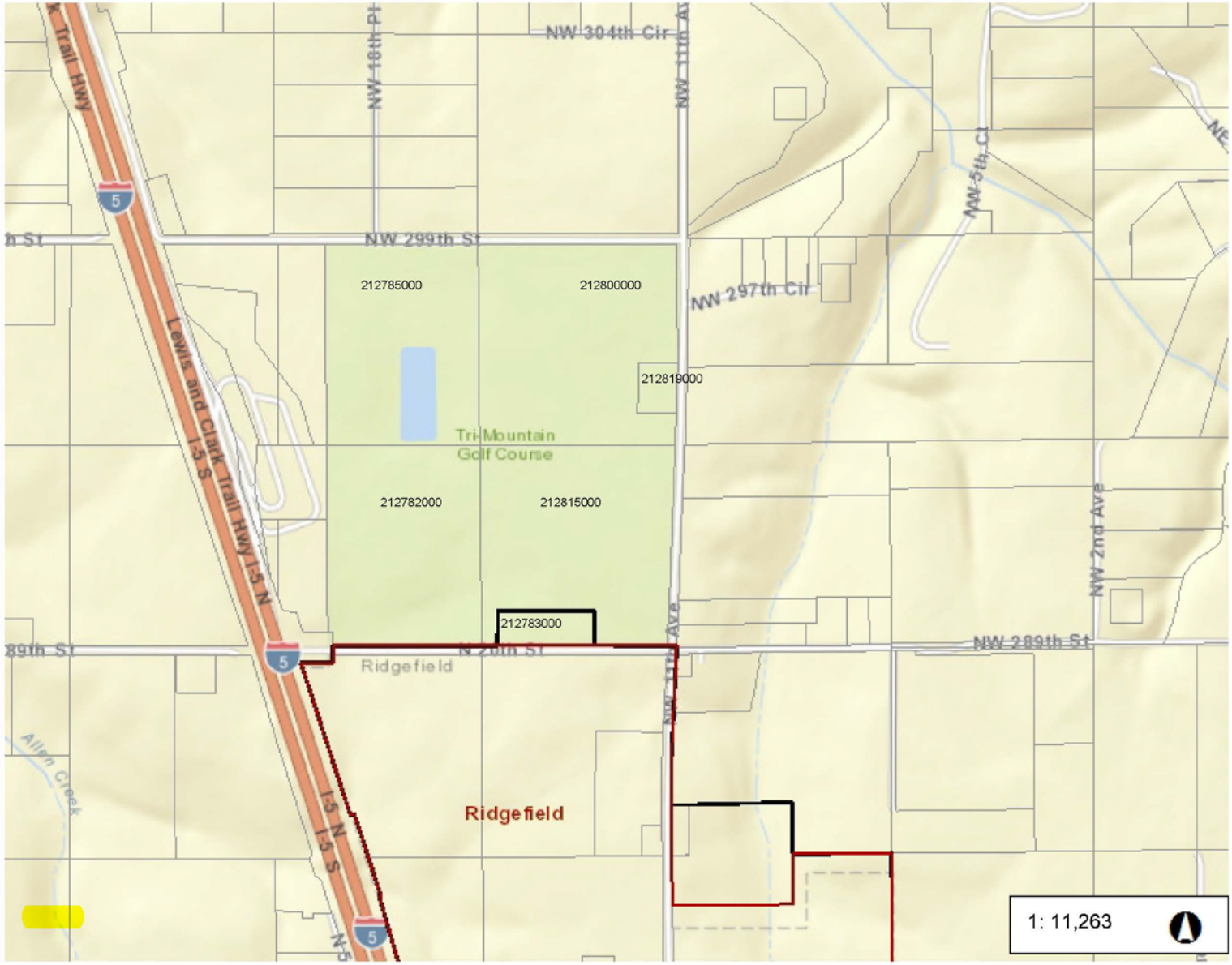
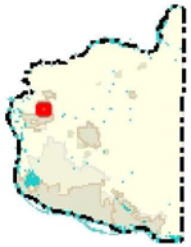
# Proposed Ridgefield UGA Expansion



**Legend**

- Cities Boundaries
- Urban Growth Area Boundary
- Building Footprints
- Taxlots
- World Street Map

**Notes:**

1,877.1 0 938.54 1,877.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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# SEPA Process--Next Steps

Alternatives

Open Houses

October/November 2014

DSEIS Completion

January 2015

Joint BOCC/PC Hearing

February 2015

FSEIS completion

May/June 2015

# Questions?

www.clark.wa.gov/planning/