

# Clark County

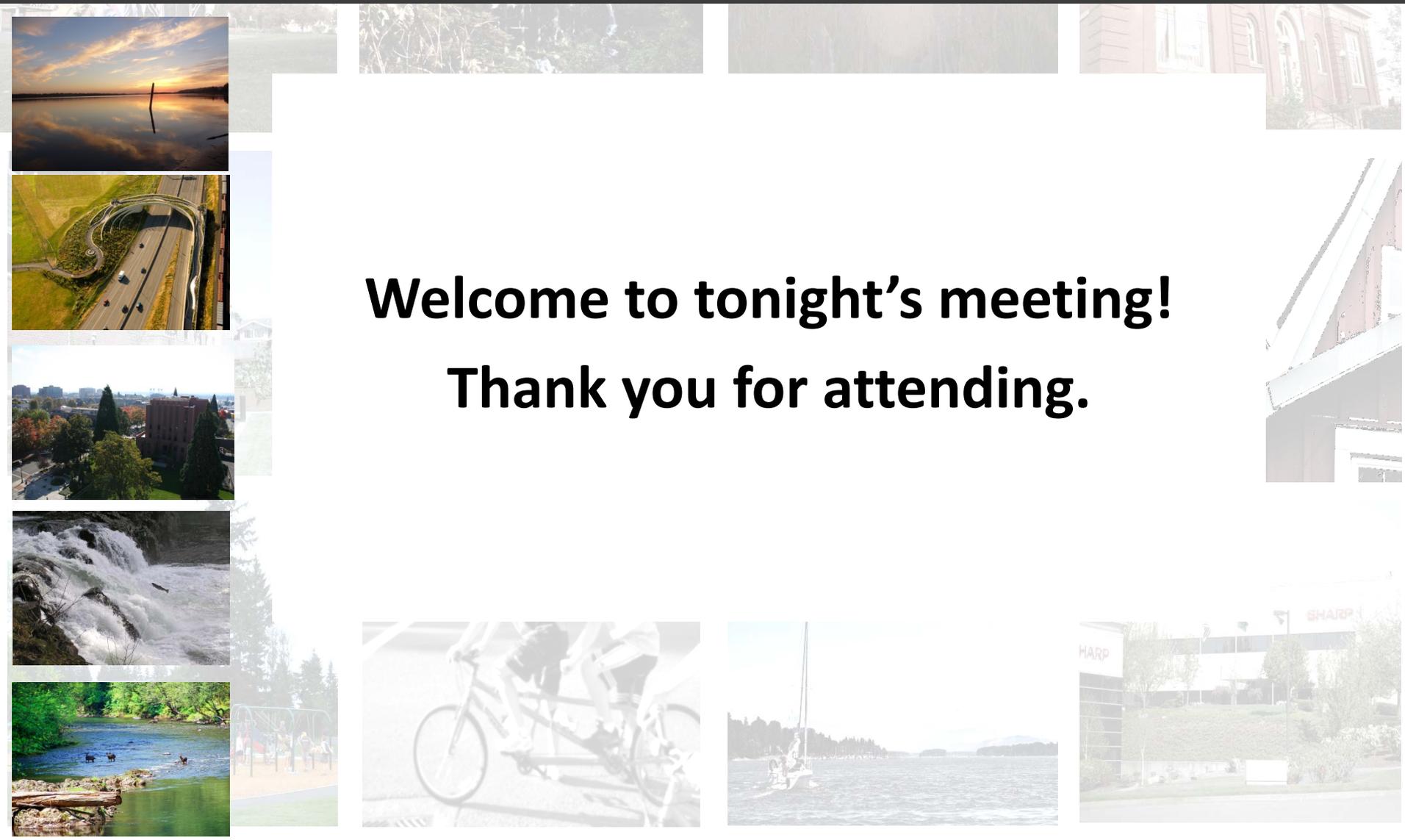
## 2015-2035 Comprehensive Plan Review

### Scoping Open House



# Welcome!

**Welcome to tonight's meeting!**  
**Thank you for attending.**

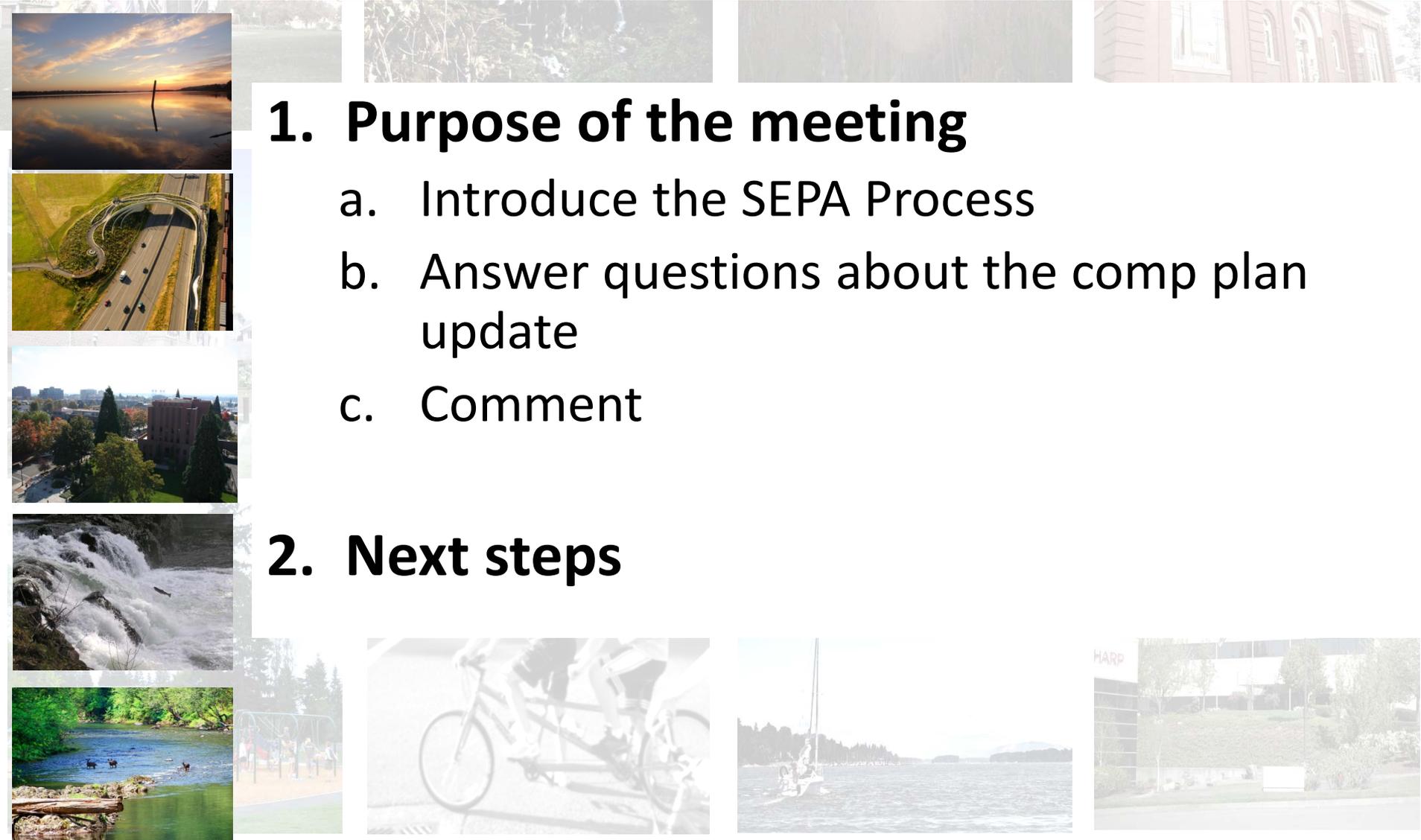


# Agenda

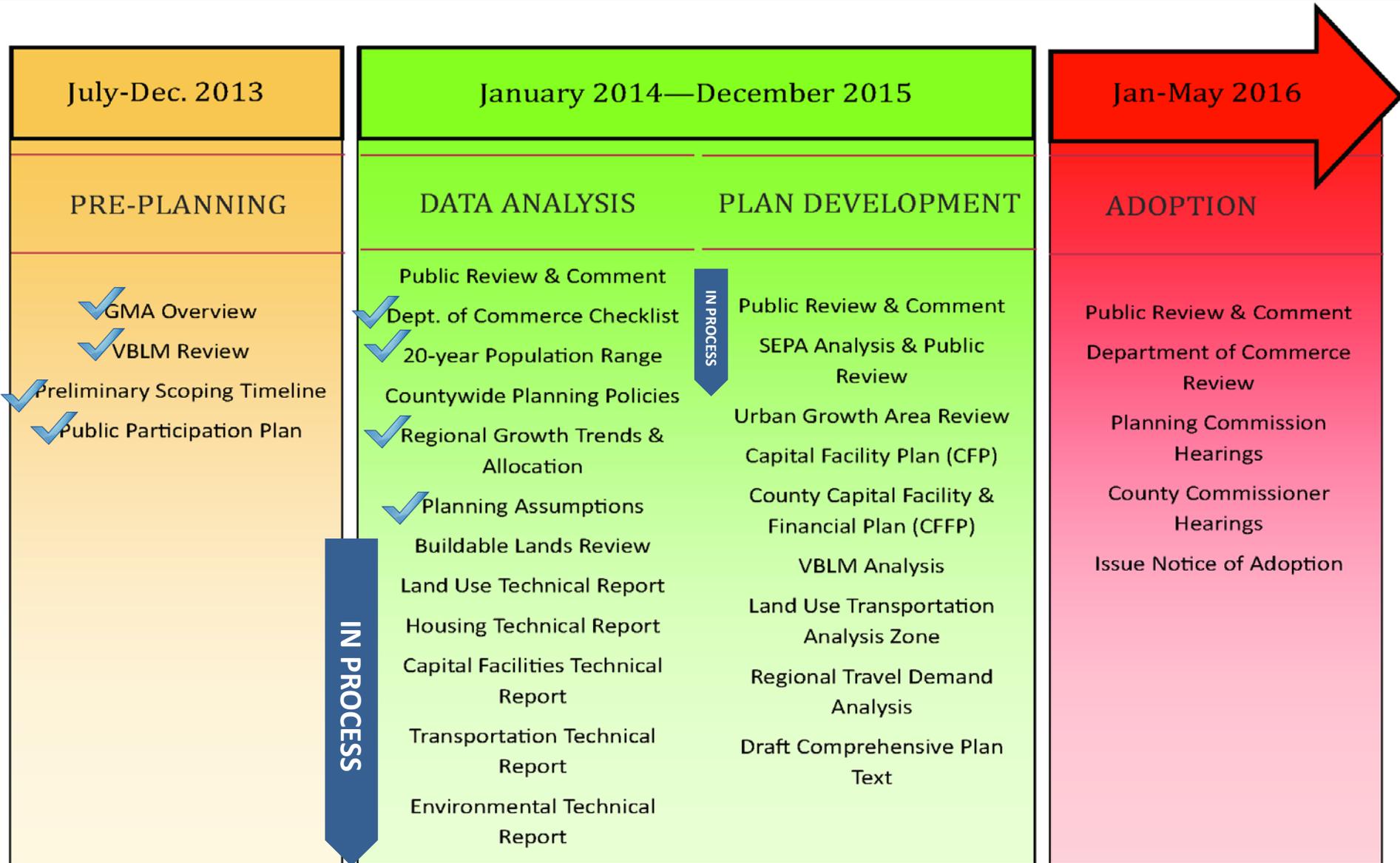
## 1. Purpose of the meeting

- a. Introduce the SEPA Process
- b. Answer questions about the comp plan update
- c. Comment

## 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  
threshold  
determination

Request for  
comments on  
scope

Development of  
alternatives

Scoping open  
house

Draft  
Environmental  
Impact Statement

Final  
Environmental  
Impact Statement

# 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

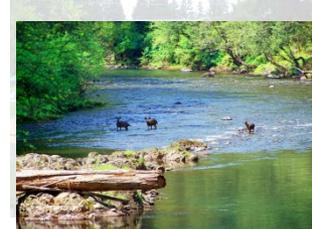
- Environmental Impact Statement (EIS) prepared for 2007 comprehensive plan update studied a large area (maximum study area on the handout map)
- Urban growth boundaries (UGBs) established with adoption of 2007 plan
- Challenges to 2007 plan resulted in current UGBs
- Growth Management Act (GMA) requires 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

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

# 2016 Comp Plan Update-SEPA Process

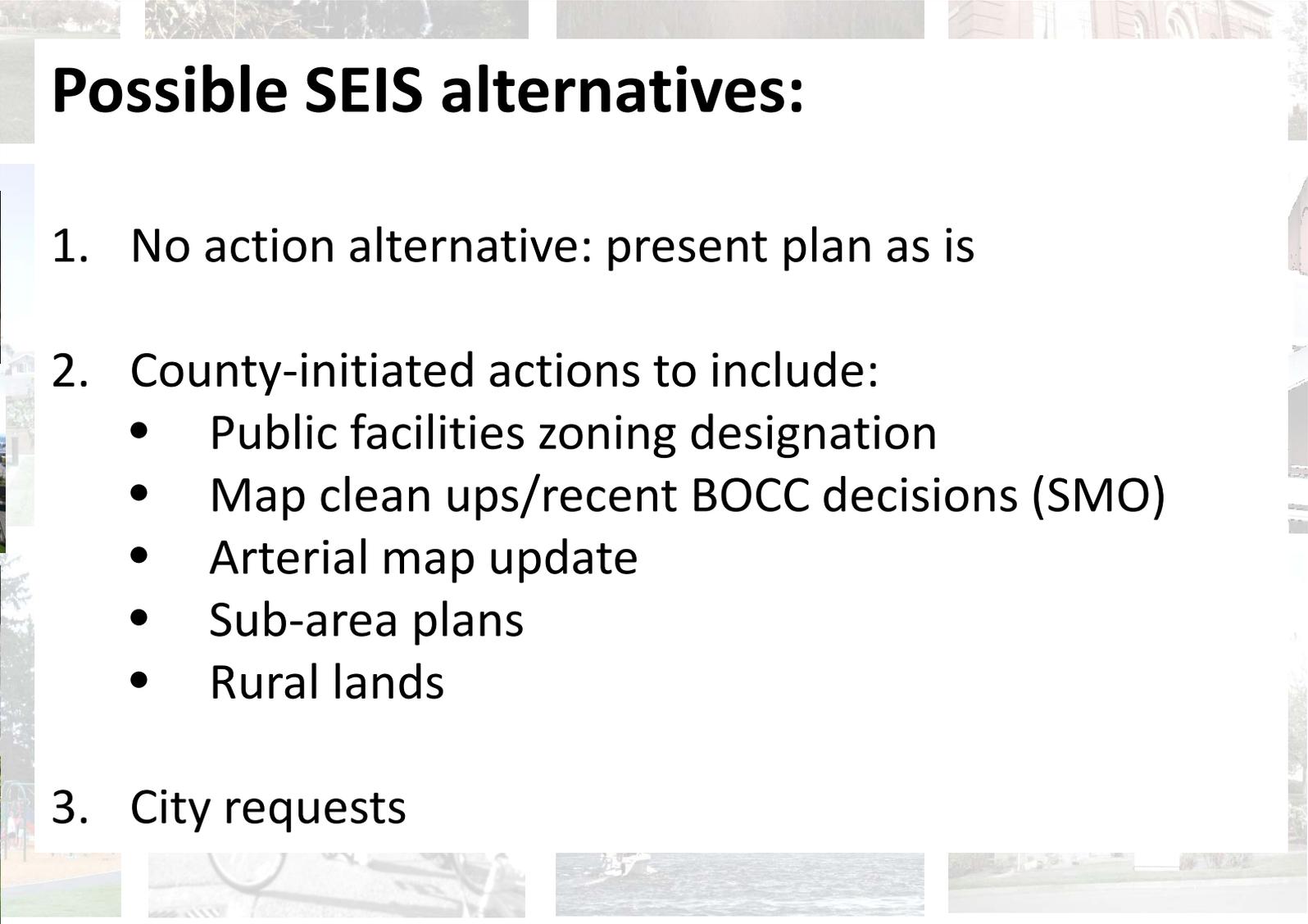
- Given the planning assumptions and the amount of vacant and buildable land, there appears to be enough land to accommodate the 20-year growth projection
- Preparing a Supplemental Environmental Impact Statement EIS (SEIS) based on 2007 EIS



# 2016 Comp Plan Update-SEPA Process

## Possible SEIS alternatives:

1. No action alternative: present plan as is
2. County-initiated actions to include:
  - Public facilities zoning designation
  - Map clean ups/recent BOCC decisions (SMO)
  - Arterial map update
  - Sub-area plans
  - Rural lands
3. City requests



# SEPA Process Schedule

## Scoping Open Houses

Aug. 19, Vancouver Library  
Aug. 20, Lacamas Lake Lodge  
Aug. 27, Ridgefield Community Center  
Aug. 28, Battle Ground Community Center

DSEIS Completion  
December 2014

Joint BOCC/PC Hearing  
January 2015

FSEIS completion  
April/May 2015

# Purpose of the Open House

Let us know what else should be considered in the environmental review process.

- **Information stations:**

- Current comprehensive plan
- Planning assumptions
- Environmental constraints/built environment
- Transportation system
- Parks

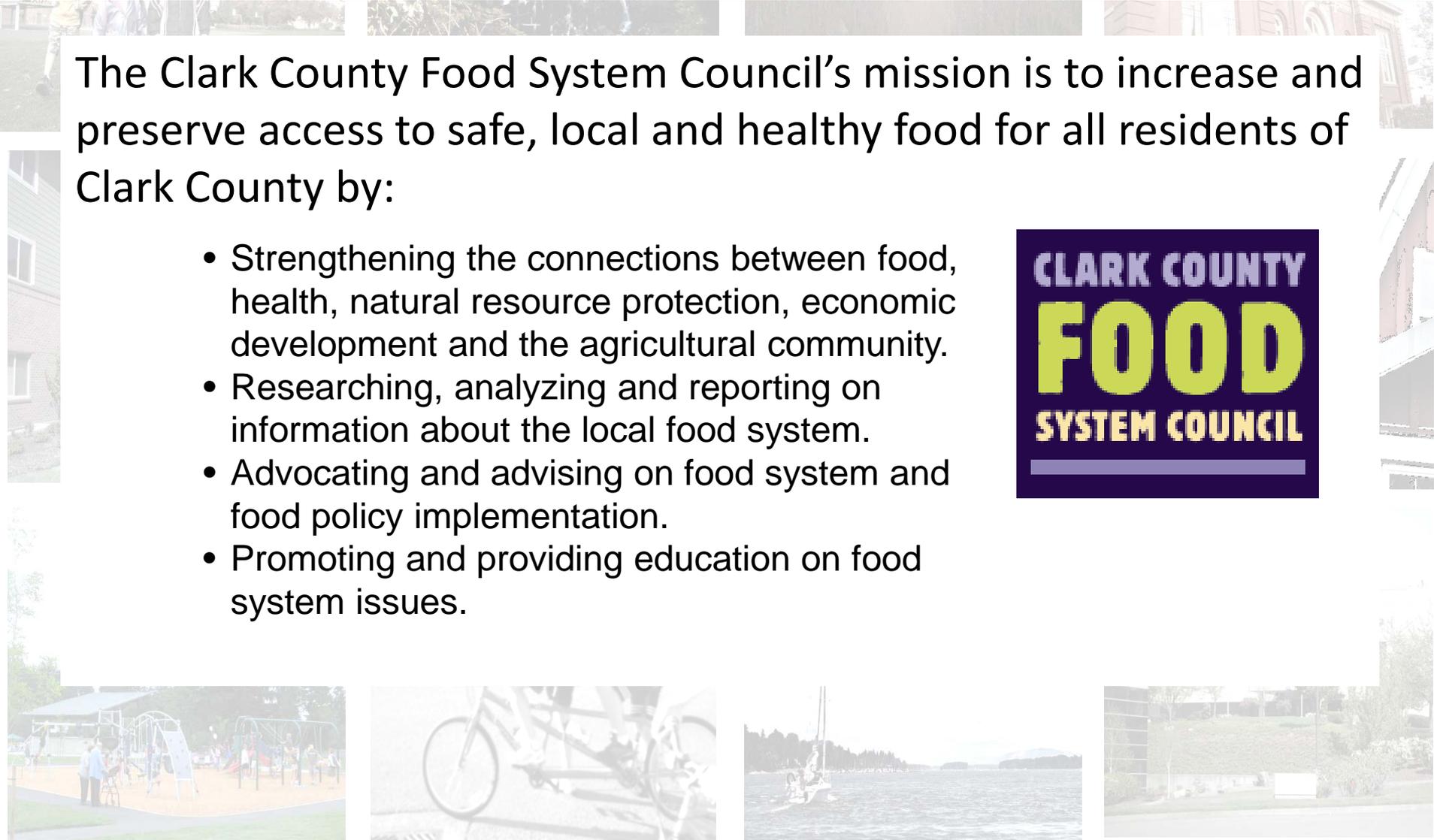
- **Staff available to answer questions**



# Food System Council

The Clark County Food System Council's mission is to increase and preserve access to safe, local and healthy food for all residents of Clark County by:

- Strengthening the connections between food, health, natural resource protection, economic development and the agricultural community.
- Researching, analyzing and reporting on information about the local food system.
- Advocating and advising on food system and food policy implementation.
- Promoting and providing education on food system issues.



# Ways to provide comments

- Fill out a comment sheet.
- Submit a comment on the web:
  - [www.clark.wa.gov/planning/2016update/comments](http://www.clark.wa.gov/planning/2016update/comments)
- Email a comment to [comp.plan@clark.wa.gov](mailto:comp.plan@clark.wa.gov)
- Submit a comment in writing:
  - Comprehensive Plan EIS Scoping  
Community Planning  
P.O. Box 9810  
Vancouver, WA 98666
- **Comments are due September 1, 2014.**

# Questions?



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