CLARK COUNTY WASHINGTON
proud past. promising future

# EIS SCOPING INPUT FORM

August 2014

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Gretchen Stanke (Friends of Clark County)

Address: 308 NE 124th Ave, Vancouver, WA 98684

Open house location: Vancouver Community Library, Aug 19

Comment:

1) There should be more alternatives - I suggest you look at reduction of urban growth areas in some cases - what would be the implications? (I know such an alternative would not be adopted, but it should be looked at.)

2) An alternative that promotes working open spaces.

Elements that should be looked at:

1) water, clean & abundant; 2) stormwater & stormwater pollution; 3) wetlands - even small ones help deal with stormwater; 4) wildlife & fish; 5) natural areas, in general; 6) wildfires & the urban-wildland interface; 7) hazardous areas including steep slopes & floodways; 8) agriculture & ag & forest soils; 9) transportation including walking (over)

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: gstanke@pacifier.com

***Other ways to comment:***

- *Submit a comment on the web:*
  *www.clark.wa.gov/planning/2016update/comments*
- *Submit a comment in writing:*
  *Comprehensive Plan EIS Scoping*
  *Community Planning*
  *P.O. Box 9810*
  *Vancouver, WA 98666*

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biking, & Public Transport. 9) Public services such as sewer, water, electricity; 10) diversity of housing types including sufficient housing for low & middle income people, families, & the elderly

Next 20 Years – STARTING NOW

East Clark County – Vancouver, Camas, Washougal

1. New 192nd Ave. Bridge – Will do what I-205 Bridge has done for growth in East Clark County. Jobs, Jobs, Jobs – East of 192nd Ave. and North Clark County. – Business, Housing, & Retail.

Put Light Rail on I-205 as it was built for Light Rail, north to Vancouver Mall. Also East & West along NE 18th St Power Lines from Downtown Washougal to Downtown Vancouver.

Bring Portland workers & jobs to Clark County.

2. Thousands of homes both sides of Lacamas Lake. Thousands of Jobs – Technology, Manufacturing, & retail along Lake Rd. & North of Lacamas Lake & out into Brush Prairie and Hockinson.

3. Without 192nd Ave Bridge – Growth East will slow & access to Portland will become a Gridlock & limit growth & Jobs due to excess car traffic on Both existing 2 Bridges. We need to support & HELP get this bridge built in the 5 years as in 5 years traffic will already be growing rapidly.

4. With all Companies locating in East Clark County, they will need Housing, Shopping, entertainment, & Roads and Infrastructure. If this is provided more companies will come . In addition to Companies already here & coming soon. So our Kids will have Jobs here. Not in Portland or Seattle.

5. With 125,560 residents and 91,200 Jobs coming, How will they all fit across 2 existing bridges already near capacity, without an East County Bridge at 192nd Ave? THIS IS COMING by or before year 2035. Stop fighting & do your jobs of Planning & Growing Forward.

ADAM KLUKA

AKLUKA@BHHSNW.COM

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August 2014

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Name: Susan Rasmussen for Clark County Citizens United, Inc

Address: La Center

Open house location: Camas

Comment:

- The county needs to be brought into compliance with the findings of fact and conclusions of law: Case # 96-2-00080-2
- No legal criteria was used to re-designate agri-forest lands. The agri-forest lands never have been discussed in an EIS - 36,000 acres.
- The EIS was absent the analysis of changes to the pattern of rural development, this was clearly erroneous." per Judge Poyfair
- County's rural development regulations were inconsistent with the GMA. The county's resource development regulations were inconsistent with the GMA. The county's resource development regulations are inconsistent with the GMA." per Judge Poyfair

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: "It was erroneous for the county to give little regard for the realities of existing rural development" per Judge Poyfair

"The county needs to be brought into compliance. The zoning needs to properly and accurately reflect what is actually on the ground regarding parcelization."

Susan Rasmussen

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## McCall, Marilee

**From:** NoReply@Clark.Wa.Gov
**Sent:** Saturday, August 23, 2014 1:35 PM
**To:** Cnty 2016 Comp Plan
**Subject:** 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No:

Subject: Agriculral resource lands

Comments:
I feel strongly, that land that can be used to grow food for people in this area must be preserved! Transportation is expensive-this makes food grown nearby an important part of keeping the population healthy. KEEP Local community gardens; community supported agriculture land; and private garden spaces! Family gardens provide food for individual

Submitted by:
Sylvia Fish

Email: sylviamermaid@msn.com

Address:
21210 NW 31st Ave
Ridgefield, Washington

## McCall, Marilee

**From:** NoReply@Clark.Wa.Gov
**Sent:** Saturday, August 23, 2014 6:47 AM
**To:** Cnty 2016 Comp Plan
**Subject:** 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No:

Subject: Agriculture

Comments:
The plan should address preservation of agricultural resource lands to provide local sources of wholesome food and provide ground water recharge and wildlife habitat. Land available for a range of farm sizes is needed. Agricultural resource land in the western half of the county should be prioritized because of it soil quality and water availability. Small to medium owner operated farms could provide a significant source of quality employment. Opportunity for comment is inadequate.

Submitted by:
James Hunter

Email: huntersgreens@spiritone.com

Address:
15716 N.E. 112th Avenue
,

## McCall, Marilee

**From:** NoReply@Clark.Wa.Gov
**Sent:** Saturday, August 23, 2014 3:52 PM
**To:** Cnty 2016 Comp Plan
**Subject:** 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No: CSA Farms

Subject: Agricultural Land

Comments:
We receive produce weekly from a Certified Sustainable Farmer in Battle Ground, and think it is important to allow this activity. It provides healthy, local food and jobs.

Submitted by:
Carolee and Gil Ornelas

Email: carolee.ornelas@gmail.com

Address:
18115 se 18th St.
Vancouver, WA.

## McCall, Marilee

**From:** NoReply@Clark.Wa.Gov
**Sent:** Saturday, August 23, 2014 10:20 AM
**To:** Cnty 2016 Comp Plan
**Subject:** 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No:

Subject: Farm Land Preservation

Comments:
The plan should address preservation of agricultural resource lands to provide local sources of healthy food and provide ground water recharge and wildlife habitat. Each week I depend on the nourishing produce grown by these small to medium farmers in Vancouver. Land available for a range of farm sizes is needed. Farm land in the western half of the county should be prioritized due to its soil quality and water availability. Small to medium owner operated farms also provide jobs.

Submitted by:
Kim Zentner

Email: kimzen13@live.com

Address:

Vancouver, Wa

## McCall, Marilee

**From:** NoReply@Clark.Wa.Gov
**Sent:** Monday, August 25, 2014 7:15 PM
**To:** Cnty 2016 Comp Plan
**Subject:** 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No:

Subject: Save Farm Land

Comments:
The plan should address preservation of agricultural resource lands to provide local sources of wholesome food and provide ground water recharge and wildlife habitat. Land available for a range of farm sizes is needed. Agricultural resource land in the western half of the county should be prioritized because of it soil quality and water availability. Small to medium owner operated farms could provide a significant source of quality employment. Opportunity for comment is inadequate.

Submitted by:
Sarah Collmer

Email: sicollmer@gmail.com

Address:
704 W 20th St.
Vancouver, Washington

## McCall, Marilee

**From:** NoReply@Clark.Wa.Gov
**Sent:** Tuesday, August 26, 2014 4:50 PM
**To:** Cnty 2016 Comp Plan
**Subject:** 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No:

Subject: agriculture

Comments:
I am a farmer. As you update the growth plan, please reserve large areas for agriculture. Development has destroyed some of the best farmland in the world, paving over rich deep alluvial topsoil. When soil is strong, less (if any) chemicals are needed. The flatlands have the best soil for row crops, not the hills where the soil is more suited to orchards. Once built over, it is lost to farming. Many people realize our area needs to produce its own food.Please preserve Clark County's great soil.

Submitted by:
Jacqueline Freeman

Email: j88@sisna.com

Address:
20309 NE 242nd Ave
Battle Ground, Washington

## McCall, Marilee

**From:** NoReply@Clark.Wa.Gov
**Sent:** Tuesday, August 26, 2014 8:21 AM
**To:** Cnty 2016 Comp Plan
**Subject:** 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No:

Subject: Preserve farmland

Comments:
I'm not well versed in the decisions that go into planning for an entire community's growth. However, I do very much value the agricultural heritage of the region. I'm a member for a local CSA and find access to fresh, local food important. I want to make my wishes know to preserve farmland under both the "agricultural resource lands" designation and the "current use taxation program". Thank you.

Submitted by:
Misty Murphy

Email: misty@castlemurphy.com

Address:

,

## McCall, Marilee

**From:** NoReply@Clark.Wa.Gov
**Sent:** Tuesday, August 26, 2014 9:02 PM
**To:** Cnty 2016 Comp Plan
**Subject:** 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No:

Subject: Agriculture

Comments:
Please considerthe importance of agriculture or small ag parcels, habitat conservation and open space within developed/developing areas.

Submitted by:
Kristine White

Email: gaiafaith@yahoo.com

Address:
21906 NE 227th Ave
BATTLE GROUND, WASHINGTON

RECEIVED AUG 27 2014
RIDGEFIELD

# EIS SCOPING INPUT FORM

August 2014

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Amy Blankenship

Address: 19100 A NE 50 Mane Vanc WA 98686

Open house location: Ridgefield

Comment:

Our family is currently in the UGB area with an 20 acre overlay. We are zoned for multi family and are very happy about that. Yet the overlay holds us back from removing any acerage and hold us back from potential value of worth. The overlay needs to be removed and placed else where. Our family has been herding out for 17+ years.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address:

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RIDGEFIELD

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August 2014

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Mike Bomar

Address: 2314 S Wind River Way Ridgefield 98642

Open house location: Ridgefield

Comment:

Parks: We Need a connected park system, Ridgefield Port to Vancouver lake.

Land Focus on preserving industrial lands and create focused public investment areas and/or industrial lands bank.

Food Consider incentives to ~~preserve~~ conserve and promote viable Agricultural land use / activities

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address:

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8/28/2014
BATTLE GROUND

CLARK COUNTY WASHINGTON
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Name: Nancy Koski

Address: PO Box 287 Brush Prairie, 98606

Open house location: Battle Ground

Comment:

The Ag land needs to go to A-10 or 5 over Ag-20 as large farms can no longer get the inputs necessary for their continuing use as a farm. Most of us are becoming older + the young farmers can ~~[illegible]~~ usually have time + money for a smaller farmstead.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address:

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Name: CAROL LEVANEN - Clark County Citizen United

Address: P. O. Box 2188

Open house location: Ridgefield

Comment:

(1) rural land zoning and designations need to be revisited in the 2016 update

(2) resource land zoning and designations need to be revisited in the 2016 update

(3) existing rural parcels need to recognized and zoned according

(4) resource maps need corrected

(5) rural maps need to be corrected

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address:

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Name: Susan Rasmussen

Address: 30301 NE Chanty Rd. La Center

Open house location: Ridgefield

Comment:

— Resource + rural lands have been neglected in past updates.
— Need to revisit rural + resource lands
— No meta data attached to county's land use plan maps -
— No definition of "prime ag." and prime forest soils. How does the county define these?
— No soils maps attached to landuse maps in meta data "created by planning staff, aerial photograph, assessor's data" is not sufficient

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: sprazz@tds.net

***Other ways to comment:***

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  *www.clark.wa.gov/planning/2016update/comments*
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Name: Susan Rasmussen

Address:

Open house location: Ridgefield

Comment:

- need more public mtgs, out in the rural & resource lands
- Hockinson
- Fa Center
- Amboy
- Yacolt
- Dollars Corner

Would you like to be added to our notification list? If so, please print your ' ' below:

E-mail address:

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# EIS SCOPING INPUT FORM

August 2014

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: SYDNEY REISBICK

Address: PO BOX 339, RIDGEFIELD, WA 98642

Open house location: RIDGEFIELD

Comment:

See Attached

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address:

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My Personal List: Sydney Reisbick, PO Box339, Ridgefield, WA

Scoping: Please consider the following in the EIS for the 2016 GMP.

Water, Adequate and Clean for the long-term: Is storm water controlled, cleaned and stored in "recharge areas" that return water to aquifers? Is emphasis on keeping natural wetlands rather than engineered ones?

Limiting factors:
Does the plan have a way of stopping/delaying development if:
There is no water on the land?
There is not sustainable water on the land?
Water use by the whole county is not sustainable?

A "smart growth view" of infrastructure delivered for least cost to taxpayers: An overview of the spider web of Clark County infrastructure for the future.
Do alternatives foster an efficient web of larger pipes, wires, cables and roads between dense cities? Is the much smaller infrastructure within the green areas minimal (efficiently organized)?

Road functionality. Do they plan for upgrades with congestion? When congestion on the arterials reaches failure, then traffic avoids those intersections and comes through the collectors. When collectors fail, then traffic comes through the neighborhoods endangering children, pets and increasing stress from noise and need for vigilance.

Do they foster development of infrastructure to attract family wage jobs? A job in Clark County can mean someone does not have to go over any bridge.

Codes fostering working agriculture and forestry: Do they plan to reserve the best lands for the above? Consider the burgeoning markets for safe and digestible food (heritage and NGO). Our scattered farmlands are less endangered by genetically altered pollen than many others. Prices on safe food will increase with time relative to mass-market food. Farming is and may increase as a significant addition to family income.

Habitat, both wetland and upland. Do they foster places for wildlife and native plants, in general as well as for endangered species? Houses and businesses near green spaces are worth more than those without. Human health, both mental and physical, is better when there is access to natural areas. Do they leave large "unbuilt" places (native plant and animal places) at full "buildout"?

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Parks and Trails. Do they foster development of neighborhood parks within ½ mile of all homes? Parks help children understand natural laws and expend energy. Are the parks and greenspaces linked by trails and/or bike lanes?

Transportation diversity: private and public. Does it plan for autos, active transport (bike lanes, sidewalks and paths for walking) and various forms of public transport?

Density in cities. Multi-unit housing for young and old. Does it prepare for the eminent "baby boomer" wave?

Mixed use zones. Does it plan for senior housing complexes near hospitals, stores and transportation?

Energy: Do they rewards energy efficiency and off grid energy production?

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Name: David Shroyer

Address: 17712 NW 41st Ave

Open house location: Ridgefield 08/27/2014

Comment:

I would like to see a network of walking/biking trails developed around the county. Tying into parks would be especially nice.

Rural roads are not conducive to walking or riding because they lack shoulders and cars travel too fast and too close.

My family and I cannot go anywhere comfortably from our house without using a car. I would like to commute by bike to Battle Ground, and let my children ride to school.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address:

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Name: Jeff Vigue

Address: 55 S 11th ct Ridgefield 98642

Open house location: Ridgefield

Comment:

It is my sincere hope that all parties are included and listened to when adopting the future plan. I prefer Option 3 - Cities as I believe in local govt. control. I feel its important to include trails, parks, farms in the conversation.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: jvigue4@comcast.net

***Other ways to comment:***

- *Submit a comment on the web:*
  *www.clark.wa.gov/planning/2016update/comments*
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Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Barbara Wright

Address: 2901 S Cornett Dr. Ridgefield WA 98642

Open house location: Ridgefield

Comment:

- Please coordinate a parks and trail system county wide.
- Preserve green space with urban development
- Thank you for trying to plan for future development.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address:_____

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## McCall, Marilee

**From:** SCOTT <cramers11@msn.com>
**Sent:** Thursday, August 28, 2014 9:47 AM
**To:** Cnty 2016 Comp Plan
**Subject:** Urban Growth Buandry Review

To whom it may concern,

My apologies, but I'm unable to make your public meeting.

For the record:

I strongly support and would respectfully ask that my property be taken into the urban growth boundary. The property is currently zoned R-10 in urban reserve and is very close to the current boundary. I know it will be sometime (years) before it is reviewed again. Bottom-line: I'm getting on in the years and would like to leave each of my children (4) a piece of land, which, per your planning department, I'm unable to do unless it falls into the boundary. Thank you very much for your consideration. If you have questions I can be reached at the number below.

Sincerely,

Scott W. Cramer
360-574-5899

Property location:

6217 NE Salmon Creek Street
Vancouver, Washington 98685

8/28/2014
BATTLE GROUND

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# EIS SCOPING INPUT FORM

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Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: MARK GAWECKI

Address: 17706 NE HOMESTEAD DRIVE, BRUSH PRAIRIE, WA 98606

Open house location: BATTLE GROUND.

Comment:

SINCE THE POPULATION GROWTH DID NOT MEET EXPECTATIONS, WHY NOT REDUCE THE URBAN GROWTH BOUNDARY AND PUT MORE LANDS INTO AGRICULTURAL USE.

PLEASE CONSIDER THE QUALITY OF LIFE WHEN MAKING DECISIONS TO CREATE JOBS. BUILDING MORE SHOPPING CENTERS MAY CREATE SOME TEMPORARY CONSTRUCTION JOBS AND LOW PAYING PERMANENT JOBS BUT COVERING THE COUNTY WITH ASPHALT DOESN'T DO ANYTHING FOR THOSE WHO LIVE HERE.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: msgawecki@comcast.net

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Name: Don Hardy

Address: 1111 Main St., Suite 300, Vancouver, WA 98660

Open house location: Battle Ground

Comment:

Please include an analysis of full 20-year buildout of the Fairgrounds and Salmon Creek Subareas and future zoning and zoning text amendments in the SEIS.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: don.hardy@abam.com

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8/28/2014
BATTLE GROUND
1/4

CITY OF LA CENTER

360.263.7665 • Fax 360.263.7666 • www.ci.lacenter.wa.us

419 E. Cedar Ave., Ste. A201 • La Center, WA 98629

**Department of Public Works**

July 10, 2014

Clark Board of County Commissioners
P.O. Box 9810
1300 Franklin Street
Vancouver, WA 98660-9810
Sent via email

*Re: Comprehensive Plan – 2016 Urban Growth Area Changes*

Dear Commissioners:

Recently, the La Center Planning Commission approved multiple motions to evaluate the following UGA expansion and zoning amendments during the 2016 Comprehensive Plan Update process:

1. A small expansion of its UGA at the I-5/La Center Road Junction for employment purposes,
2. Potential up-zoning land in the downtown core from Residential Professional to Commercial to encourage additional employment opportunities, and
3. Zoning options to increase multi-family housing opportunities in or near the city center.

**UGA Expansion and City Zoning**

Clark County requested the cities to identify whether a city will propose changes to its Urban Growth Area (UGA) and Comprehensive Plan during the 2016 Comprehensive Plan Update.
As shown in the attached figure, the properties under consideration for UGA expansion are owner-endorsed and include:

| Assessor # | Owner (address) | Zoning | Gross Acres |
|---|---|---|---|
| 209746000 | 3B NW LLC, 7320 NE St. Johns Rd., Vancouver, WA 98665 | AG-20 (Ind. Reserve) | 12.45 Ac. |
| 209705000 | Fudge Estate, C/o Griffith Trust, PO Box 180, La Center, WA 98629 | AG-20 (Ind. Reserve) | 24.10 Ac. |
| 209748000 | Fudge Estate, C/o Griffith Trust, PO Box 180, La Center, WA 98629 | AG-20 (Ind. Reserve) | 20.00 Ac. |
| | | | 56.55 Ac. |

All three parcels abut the city limits and are currently zoned AG-20 with an Industrial Reserve Overlay. The City will evaluate the properties consistent with their 2007 Commercial Comprehensive Plan designation and with a C-2 zone. A commercial (C-2) zoning district at the

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La Center Junction is intended to serve a broader semi-regional population. The City, in conjunction with the property owners, will analyze the potential of the parcels for long-term commercial significance.

In 2007 the La Center Comprehensive Plan forecast a 2024 population of 9,827 persons and 4,065 total jobs which would be consistent with the County's 2035 Planning Assumption of 1.1 jobs per household. However, La Center lost a significant amount of employment lands as a result of a successful court challenge to the County's 2007 Comprehensive Plan and the jobs to housing balance in La Center is out of balance.

Currently, there are approximately 825 jobs in the La Center UGA. The County proposes to allocate 1,367 jobs to La Center based on current Vacant Buildable Lands (VBL) analysis. The resulting 2,192 total jobs are far below the 2007 projection of 4,065 total jobs in the La Center UGA. Consequently, to help address the shortfall, La Center will propose a small expansion of its UGA for employment purposes and will evaluate up-zoning land in the downtown core.

**Principles and Values**

The City applauds the Principles and Values statement before the Board of Clark County Commissioners (BOCC). Among those most relevant to the La Center's present request are:

- **Employment Lands:** Equalize land allocation and jobs/population ratio so that cities have equitable share of jobs – diverse job base
- **Other Land Use**: Respect cities' investment in capital facilities by not shrinking the 2007 urban growth boundaries
- **Mapping Implications**: La Center needs greater economic diversification opportunities and multi-family land use designations

**County-Wide Plan Policies (CWPP)**

We have reviewed the proposed amendments to the County-Wide Plan Policies and offer the following comments into the record:

- CWPP 1.1.18. As a consequence of the legal challenge to the 2007 County Comprehensive Plan, La Center lost a significant portion of its job creating UGA. There is no longer any need for a new bridge across the East Fork of the Lewis River. The City proposes that CWPP 1.1.18 should be deleted.
- CWPP. 1.1.19. In 2007, the BOCC was aware that the federal government may establish a tribal reservation within the La Center UGA. Consequently, the BOCC offered to make La Center whole by adding new employment lands into the City's UGA if the federal government established trust land near La Center. The possibility of establishing of trust land at the La Center I-5 Junction still exists. However, the proposed tribal reservation would not technically be created out of the La Center UGA; it would be created on lands currently designated as Industrial Reserve. Consequently, the City proposes to preserve the intent of CWPP 1.1.19 while clarifying the language of the existing policy as follows: "An additional 120 acres +/- of industrial land shall be added to the La Center Urban Area as an out-of-cycle subarea amendment if the United States government recognizes a new tribal

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reservation on land currently designated for Industrial Reserve near the La Center Urban Area."

We appreciate this opportunity to comment and look forward to working with you again.

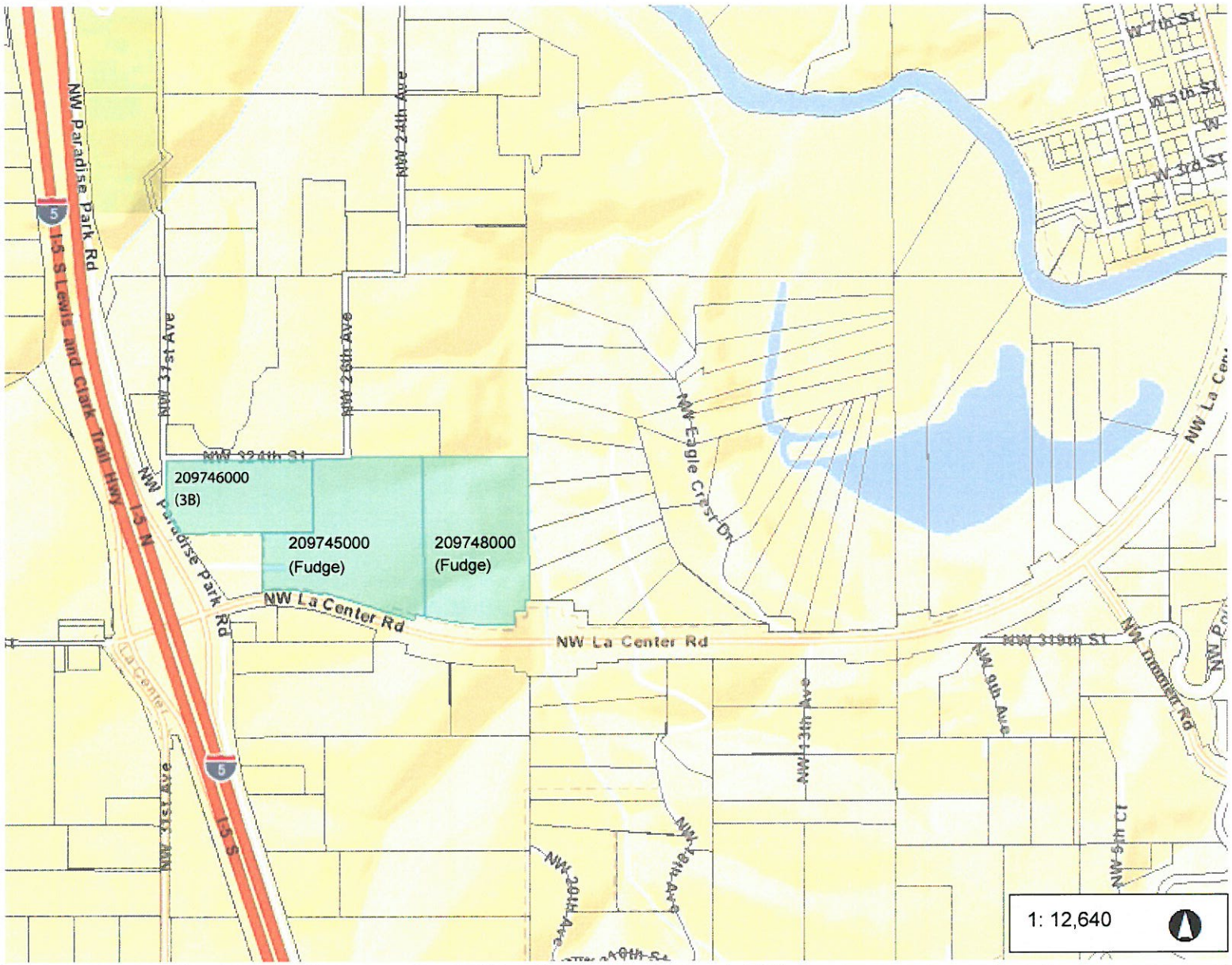
Sincerely,

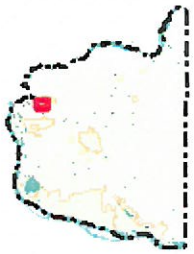
Jeff Sarvis

Jeff Sarvis,
La Center Public Works Director

Attachment
Copy: Mayor James Irish
Oliver Ojiako
Laurie Lebowsky

# 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 2,106.6 Feet

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

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this infromation.

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BATTLEGROUND

CLARK COUNTY WASHINGTON
proud past, promising future

# EIS SCOPING INPUT FORM

August 2014

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Gary Lawhead

Address: 21414 NW 67th Ave Ridgefield, WA 98642

Open house location: BG

Comment:

Strongly support reduction in AG minimum from 20 to 10

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address:

***Other ways to comment:***

- *Submit a comment on the web:*
  *www.clark.wa.gov/planning/2016update/comments*
- *Submit a comment in writing:*
  *Comprehensive Plan EIS Scoping*
  *Community Planning*
  *P.O. Box 9810*
  *Vancouver, WA 98666*

***Comments are due September 1, 2014.***

*Thank you for taking the time to participate in the EIS scoping.*
*We appreciate your input and will use it to ensure that the SEIS contains issues of importance to our community.*

**McCall, Marilee**

**From:** Tweet <tweetfamily@comcast.net>
**Sent:** Friday, August 29, 2014 3:33 PM
**To:** Cnty 2016 Comp Plan
**Subject:** Comprehensive growth management plan update
**Attachments:** 201104MTPPopEmploy.pdf

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The growth rates being used to plan for transportation in Clark County appear to be unrealistic, leading to costly planning errors
and promoting "high capacity" transit in spite of low capacity usage of the transit system over the last 2 decades.Please adjust the growth rates to better reflect the actual conditions in Clark County. Regional Transportation Plans will better serve businesses and residents if they are more accurate.

Margaret Tweet

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**From:** "Tweet, margaret" <tweetfamily@comcast.net>
**To:** "Lookingbill, Dean" <dean.lookingbill@rtc.wa.gov>

**Sent:** Thursday, October 4, 2012 11:04:21 AM
**Subject:** Fwd: 2011 Metro. Transportation Plan Update: 2035 population and employment forecast memorandum dated March 29, 2011

Dear Mr. Lookingbill.
At the March 2011 RTC meeting, there was discussion about adjusting the population and and employment rates used to predict future transportation demand, as per the attached document.

Questions: what is the population growth rate used for the following, the DEIS? FEIS? the 2030 plan? the 2035 Plan?
What is the jobs ratio used for the DEIS? FEIS? the 2030 Plan or the 2035 Plan.

The light rail/BRT proposal appears based on the 2035 predictions. Is it?

Please clarify, was the DEIS/FEIS based on the 2030 plan?

The increased jobs to household ratio of 1.03 for the 2035 plan is considerably higher than the current rate of .82.

Why did you recommend using this higher jobs to household ratio?

Thank you for any clarification you can provide.

Margaret Tweet

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**From:** "Dean Lookingbill" <dean.lookingbill@rtc.wa.gov>
**To:** "Tweet" <tweetfamily@comcast.net>

**Cc:** "diane workman" <diane.workman@rtc.wa.gov>
**Sent:** Tuesday, June 12, 2012 9:45:45 AM
**Subject:** RE: 2011 Metro. Transportation Plan Update: 2035 population and employment forecast memorandum dated March 29, 2011

Ms. Tweet,

In response to your e-mail requests of 6/8/12 and 6/11/12 please note the following. Attached is the March 29, 2011 RTC Board memo on the 2035 population and employment forecast used for the 2035 Clark County Metropolitan Transportation Plan. There have been no updates to the to the plan or 2035 population and employment forecast since that time. The jobs to household ratio is stated in the memo.

Here is the web link to the OFM population projections, their methodology is explained on the web site. http://www.ofm.wa.gov/pop/gma/projections12/projections12.asp

Here are two web links to the Employment Security Department, their assumptions and methodology are explained on their web site. https://fortress.wa.gov/esd/employmentdata/reports-publications/industry-reports/employment-projections

https://fortress.wa.gov/esd/employmentdata/reports-publications/regional-reports/county-profiles/clark-county-profile

Dean Lookingbill

RTC Transportation Director

**Agenda Item VI**

## MEMORANDUM

**TO:** Southwest Washington Regional Transportation Council Board of Directors

**FROM:** Dean Lookingbill, Transportation Director

**DATE:** March 29, 2011

**SUBJECT:** **2011 Metropolitan Transportation Plan Update: 2035 Population and Employment Forecast**

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***AT A GLANCE – Action Requested***

*The RTC Board is being asked to take action on the adoption of the 2011 MTP 2035 population and employment forecast. The proposed 2035 forecast includes the feedback from the Board at their March 1, 2011 meeting, as well as a follow up review by the technical staff of RTC member jurisdictions. The forecast is consistent with the adopted 2007 GMA Plan, while extending the forecast year from 2024 to 2035. The 2035 population forecast of 641,800 is in between the OFM medium and high projection. The forecast also takes into account the current economic recession that has slowed growth in Clark County over the last several years. The 2035 employment projection of 256,200 is consistent with the adopted 2007 GMA Plan by maintaining a 1.03 jobs to household ratio. The 2035 employment forecast is less than the previous 2030 MTP employment forecast, however, the jobs to household ratio of 1.03 is considerably higher than the current ratio of .82 jobs to household.*

### INTRODUCTION

As the Board will recall, the long-range Metropolitan Transportation Plan (MTP) is a part of the required federal and state transportation planning process and represents the collective strategy for developing a regional transportation system to provide both mobility and accessibility for person trips and freight movement. The 2011 MTP update is needed in order to meet the federal requirements that Regional Transportation Plans must be updated at least every four years. The MTP must also address a 20-year planning horizon for the life of the Plan which requires RTC to adopt the year 2035 as the Plan's forecast year.

The 2035 population and employment forecast and its geographic allocation reflects and quantifies the adopted future land-use conditions for 2011 MTP Update. The forecast and allocation serve as major inputs to RTC's regional travel forecasting model that in turn produces a forecast of future travel demand. In developing the 2011 MTP update, travel demand model outputs will be used in conjunction with adopted MTP goals and policies, existing local and state transportation plans and updated financial information to assess future transportation needs and compare the performance of long-range planning strategies and options. Additionally, the model will support the project development processes for WSDOT, local jurisdictions and C-TRAN by providing a county-wide comprehensive, regional forecast of travel demand. The 2035 forecast year is consistent with the required 20-year planning horizon for the environmental impact

statements for roadway projects as well as transit projects like C-TRANs upcoming Alternatives Analysis for the proposed Fourth Plain Bus Rapid Transit project.

The purpose of this agenda item is to present the feedback that the RTC Board requested from the Regional Transportation Advisory Committee (RTAC) on the proposed 2035 forecast and to seek the adoption of the proposed county-wide 2035 population of 641,800 and employment forecast of 256,200 for use in the 2011 MTP Update.

## DEVELOPMENT PROCESS FOR THE 2011 MTP DEMOGRAPHIC FORECAST

During the development of a new 2035 population and employment forecast, RTC has collaborated extensively with the long-range planning staff of partner agencies in reviewing current population and employment forecasts produced by the State of Washington and considering region-wide econometric assumptions developed by Metro. RTC staff, local jurisdiction staff and RTAC have continued to use the following principles to guide the development of the proposed 2035 forecast.

- Maintain consistency with adopted Comprehensive Growth Management plans and current land use designations
- Incorporate official state population forecasts from the Office of Financial Management (OFM)
- Consider long-term industry employment projections from the Employment Security Department (ESD)
- Account for the impacts of the recent economic recession
- Consider region-wide econometric assumptions developed by Metro
- Use the adopted MTP 2030 forecast and allocation as the starting point

Following the feedback from the RTC Board at their March meeting, RTC staff met with the long-range planning staff from Clark County, the City of Vancouver and all of RTAC members to discuss the comments from the RTC Board and to review the previously RTAC recommended forecast. The following two sections provide a summary of RTAC member's responses to the Board comments and their recommended 2035 population and employment forecast.

## PROPOSSED 2035 POPULATION AND EMPLOYMENT FORECAST

RTC staff met with the local jurisdiction long-range planning staff on March 4th to discuss and review the previously RTAC recommended forecast and Board's comments. Their review of available population forecasts concluded that the current state OFM medium projection trend (see attached graph) provides the best predictive forecast for county-wide population and that using a population forecast that falls between the OFM medium and high projection trends will provide sufficient mitigation against the risk of under-planning, while maintaining consistency with the Comprehensive Growth Management Plan. It was also noted that the new population

forecast should account for the lower than expected growth that has occurred since the adoption of the comprehensive plan. They also concluded that a future job per household ratio of 1.03 sets an aggressive employment growth target that is consistent with the policy goals of the comprehensive plan and represents significant growth over the current job per household ratio of 0.82.

At the March 18th RTAC meeting, RTAC members agreed that a 2035 population of 641,800 and employment forecast of 256,200 is consistent with the adopted Comprehensive Growth Management Plan and presents little risk for under-planning for transportation needs. RTAC members stated that over-forecasting can dilute focus of planning efforts and cause the region to allocate scarce funds to transportation needs that may not materialize during the plan's timeframe. RTAC also expressed that the county will begin the process to update the Comprehensive Growth Management Plan in few years, providing the opportunity to comprehensively address growth in the county and not solely through the lens of transportation.

RTAC recommends the RTC Board adopt at 2035 population forecast of 641,800 because of the following:

- It falls between the OFM high and medium projections to minimize risk of under-planning, like the GMA forecast for 2024.
- It represents the growth trend of the GMA that has been adjusted to reflect lower than expected population growth as shown by the 2010 census.
- It maintains consistency with the adopted Comprehensive Growth Management Plan.

RTAC recommends the RTC Board adopt a 2035 employment forecast of 265,200 because of the following:

- It is consistent with Comprehensive Growth Management Plan policy to capture a greater share of regional employment growth in order to allow for increased opportunity to work and live within Clark County.
- Raising the county's current job to household ratio from 0.82 to 1.03 is an aggressive growth target that adds over 5,000 new jobs per year and doubles the county's 2010 employment.

Planning staff from Clark County and the City of Vancouver will be in attendance at the April RTC Board meeting to address questions and comments from the Board regarding RTAC's forecast recommendation.

## NEXT STEPS

Maintaining consistency with adopted comprehensive plans is one the main principles guiding RTC and RTAC members in the process of developing a 2035 forecast of population and employment for the MTP update. The RTAC forecast recommendation begins with the planning

policies of the Comprehensive Growth Management Plan; adds the most recent population projections from OFM; and accounts for the recent impacts to the county's growth using observed data from the 2010 Census.

Upon the adoption of a 2035 population and employment forecast by the RTC Board, RTC staff will continue to work closely with its member jurisdictions to generate an allocation of the forecast to the 665 transportation analysis zones (TAZs) that represent Clark County. The main focus of the growth allocation effort will be maintaining consistency with adopted comprehensive plans and current zoning. Towards that end, RTAC has recommended the following approach to allocate the 2035 population and employment forecast:

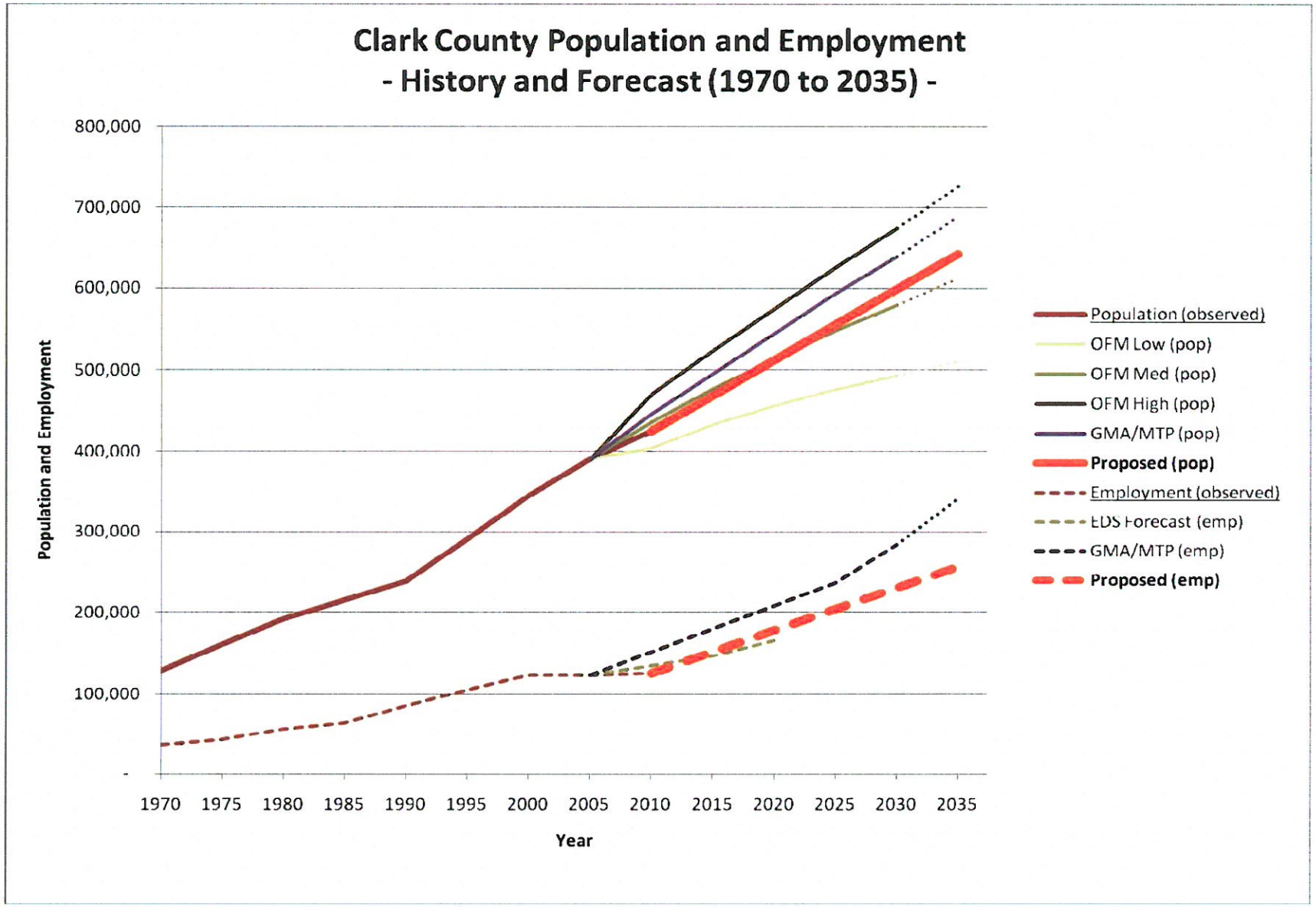
- Begin with the 2030 TAZ allocation for the 2007 MTP
- Remove households and employment from land that has been remanded from urban growth areas (UGAs) since the 2007 adoption of the Comprehensive Growth Management Plan
- Remove households and employment that were added to urban reserve areas when allocating 2024 to 2030 population and employment growth for the 2007 MTP
- Review and modify planning-level overrides to redevelopment areas within UGAs
- Allocate remaining households and employment within designated urban reserves

This approach will maintain consistency with adopted land-use plans while providing a demographic forecast and allocation that extends 11 years beyond the 2024 horizon year of Comprehensive Growth Management Plan.

## ACTION REQUESTED

The RTC Board is being requested to adopt a county-wide 2035 forecast of population and employment for the 2011 MTP. The proposed 2035 population forecast is 641,800 and the employment forecast is 256,200. The 2035 forecast will provide one of the major inputs to RTC's regional travel forecasting model which in turn provides the 2035 travel demand forecast. The output of the travel forecasting model will be used along with adopted MTP goals and policies, existing local and state transportation plans and new financial information to assess the future transportation needs to be recommended in the MTP.

Attachment


Clark County Population and Employment
- History and Forecast (1970 to 2035) -
800,000
700,000
600,000
500,000
400,000
300,000
200,000
100,000
-
Population and Employment
1970
1975
1980
1985
1990
1995
2000
2005
2010
2015
2020
2025
2030
2035
Year
Population (observed)
OFM Low (pop)
OFM Med (pop)
OFM High (pop)
GMA/MTP (pop)
Proposed (pop)
Employment (observed)
EDS Forecast (emp)
GMA/MTP (emp)
Proposed (emp)

## McCall, Marilee

**From:** Susan Setterberg <smsetterberg@yahoo.com>
**Sent:** Saturday, August 30, 2014 8:22 PM
**To:** Cnty 2016 Comp Plan
**Subject:** Comments on 2016 comp plan update

After attending the open house in Ridgefield on August 17th, I have the following comments on the update plan.

**Light Rail:** As a new resident of Clark County, I am surprised at the seeming lack of support for light rail; however, when I've talked to county residents about it, I get a different response in favor of some kind of light rail. Having lived on the outskirts of four major metropolitan areas during my work career of 31+ years, I have found public transportation in the form of a light rail in three of those four areas to be an excellent way for both speed and cost to get into a city for work and for entertainment. It is inconceivable to me that Clark County would not participate in a light rail project that would connect to the Portland metro area system and provide ease of movement within the county. Traffic coming in and out of Portland at commute times is almost unbearable now. What would it be like in five or ten more years? I've heard opponents blame Portland but I wonder if any of those folks have been in the traffic and counted the license plates creeping by. I have. Easily, 60% of the cars creeping through the I-5 corridor are from WA. So, take some responsibility, look to the future, and make a plan that includes light rail as a transportation alternative. It will never get cheaper; traffic will only get worse.

**Code Changes for Park lands**: I understand that a number of park lands created in residential areas after the fact are still designated as residential rather than being reclassified as parks. This change should happen to protect the parks so the neighborhoods will not lose their parks for which they have worked so hard when developers seek to turn them into residential or commercial use.

**Wildlife Habitat**: There needs to be greater consideration of habitat quality and variety for wildlife in Clark County. Having a plan for recreational parks and relying on the few refuges is not sufficient. Quality habitat needs to be diverse and large enough to ***sustain diverse wildlife*** populations. There have been numerous studies and reports on forest fragmentation and wildlife corridors which should be considered when designating open space intended for wildlife and connecting those areas. Putting a treed path or grass ditch behind a development and designating it a green belt does not mean it will adequately support birds and other animals. The needs of a variety of species native to the area need to be studied and considered. Rivers, creeks, meadows, farm land, forests, grasslands, wetlands, etc. can all be a part of making Clark County a wonderful place to live when they are full of wildlife.

Susan M. Setterberg
Ridgefield, WA
smsetterberg@yahoo.com

## McCall, Marilee

**From:** Karen Wood <kwood@pacifier.com>
**Sent:** Sunday, August 31, 2014 4:43 PM
**To:** Cnty 2016 Comp Plan
**Subject:** EIS Scoping Comments

At the August 19 open house, I was very interested in the local food production material. I would like to see conservation of food production land included in the scope of the 2016 Comprehensive Plan Update. With even national grocery store chains touting their "local" food, it is clear that more people appreciate locally grown food. I purchase most of my produce at Joe's Place Farm and New Seasons Market, and I would like to see more food produced locally in Clark County. Of the many benefits, it would be good for our local economy to have more of our food produced nearby. Since the urban growth boundaries are not likely to change, this update seems like a good opportunity to study ways to encourage local food production and include them in the update. I was happy to learn that the urban growth boundaries are not likely to change due to the recession and being made so large in the 2007 update. I'm also happy to see the county has chosen to use the medium population growth forecast and the high employment forecast to hopefully move Clark County away from being a bedroom community and relief valve for Portland metro area residential growth. Thank you for the opportunity to comment.

Karen Wood
14910 NE 46th St
Vancouver, WA 98682
kwood@pacifier.com

## McCall, Marilee

**From:** Euler, Gordon
**Sent:** Tuesday, September 02, 2014 7:59 AM
**To:** O'Donnell, Mary Beth
**Cc:** Orjiako, Oliver; McCall, Marilee
**Subject:** FW: 2016 Comprehensive Growth Management Plan

Mary Beth:

For the index.

Gordy

**From:** Lynn Carman [mailto:lynn.carman@comcast.net]
**Sent:** Monday, September 01, 2014 4:09 PM
**To:** Euler, Gordon
**Cc:** Cnty Board of Commissioners General Delivery
**Subject:** 2016 Comprehensive Growth Management Plan

Lynn Carman
11104 NW 33 Avenue
Felida, WA 98685
September 1, 2014

Board of Clark County Commissioners
1300 Franklin Street
Vancouver, WA 98666-5000

Honorable Clark County Commissioners:

RE: 2016 Clark County Comprehensive Growth Management Plan 2016

I will request that my comments be included in any current or developed 'Administrative Record' assigned or established for this project.

It is time that Clark County move away from the 'Status Quo' option and take a serious look at the density that has been deemed upon Cark County with the first go around of GMA in the 1990s. I can speak on the Felida area issues and the total destruction of the density deemed upon this area. All one needs to do is go back to the West Felida Plan area and see what a mess that area is in. The county deemed this area in the 1970s to no development when the first development came up off McCann Roadway. Then again DOE told the County that the density was an issue of concern but yet the County did nothing. The roadways are failing faster than anything with the density we see out there and with the development on the South end with Erickson's projects we are going to see this end fallow suit like McCann Roadway. The folks in Felida are doomed! The county needs to stop relying on main arterials and put in a grid system so that folks can safely get out of an area if there is a disaster. But again what can one say,
Clark County hasn't abided by what is in the best interest of its citizens for over 70 years not with the neglect and use of band aids instead of serious planning. So if we see this in the Felida area, what is it doing all over Clark County??? Development has ruled for all these years for what, to make us a bedroom community to Portland? You talk about adding jobs, but close that barn door. With jobs and more citizens, you have neglected the emergency services end of keeping the area residents safe. What does your oath read?? Again there are folks that have been screaming since the first go around of GMA.....you add more citizens, you need to make sure you add more emergency service folks to keep up with the demands. I was shocked to find out you only have 3 sheriff deputies for the night shift.....what message are you sending to the citizens?? Crime pays well here!

Then there is the issue of water quality, which is a joke. When you allow a development to move forward, it is engineered a certain way. The hearing examiner rules roof drains must go into dry wells and it's a joke when the homeowner then put in French drains without a permit process to make the bio pond over flow. Whom down there is taking stormwater seriously?? Then the County comes along with their own project and dumps

stormwater into a privately own experimental stormwater system.....this is totally against the law. Why isn't the County putting in a bio pond for this project, you
make developers jump through hoops but the County violates the clean water act?

I totally believe in karma and I hate to say this, I told you so in the first go around of GMA. It's failing the citizens of Clark County and it's become a joke....Clark County isn't planning for future generations. Sim City is failing us all. Start taking a proactive stance on growth and stop the density that we all see now before it's gets worse.

Sincerely,
Lynn Carman

## McCall, Marilee

**From:** NoReply@Clark.Wa.Gov
**Sent:** Monday, September 01, 2014 12:35 PM
**To:** Cnty 2016 Comp Plan
**Subject:** 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No:

Subject: local agriculture

Comments:
We live on 20 acres zoned ag. and would urge protection of agricultural land. The last questionnaire we received which offered the "choice" to develop "clusters" rather than restrict to 20 acre ag. zoning was a farce. Instead send the real question, offering the higher tax bill that comes with the open development season on our agricultural land. When our farm land is paved over and built upon, it's gone. We must have local ag. for food safety, air and water quality and for our grandkids.

Submitted by:
Dawn Doutrich

Email: majus@aracnet.com

Address:
6505 NE 209th st.
battle Ground, Washington

## McCall, Marilee

**From:** Brad Fresch <bradfresch@msn.com>
**Sent:** Monday, September 01, 2014 8:33 PM
**To:** Cnty 2016 Comp Plan
**Cc:** 'Dee Fresch '
**Subject:** 2016 Comprehensive Growth Management Plan - Battle Ground

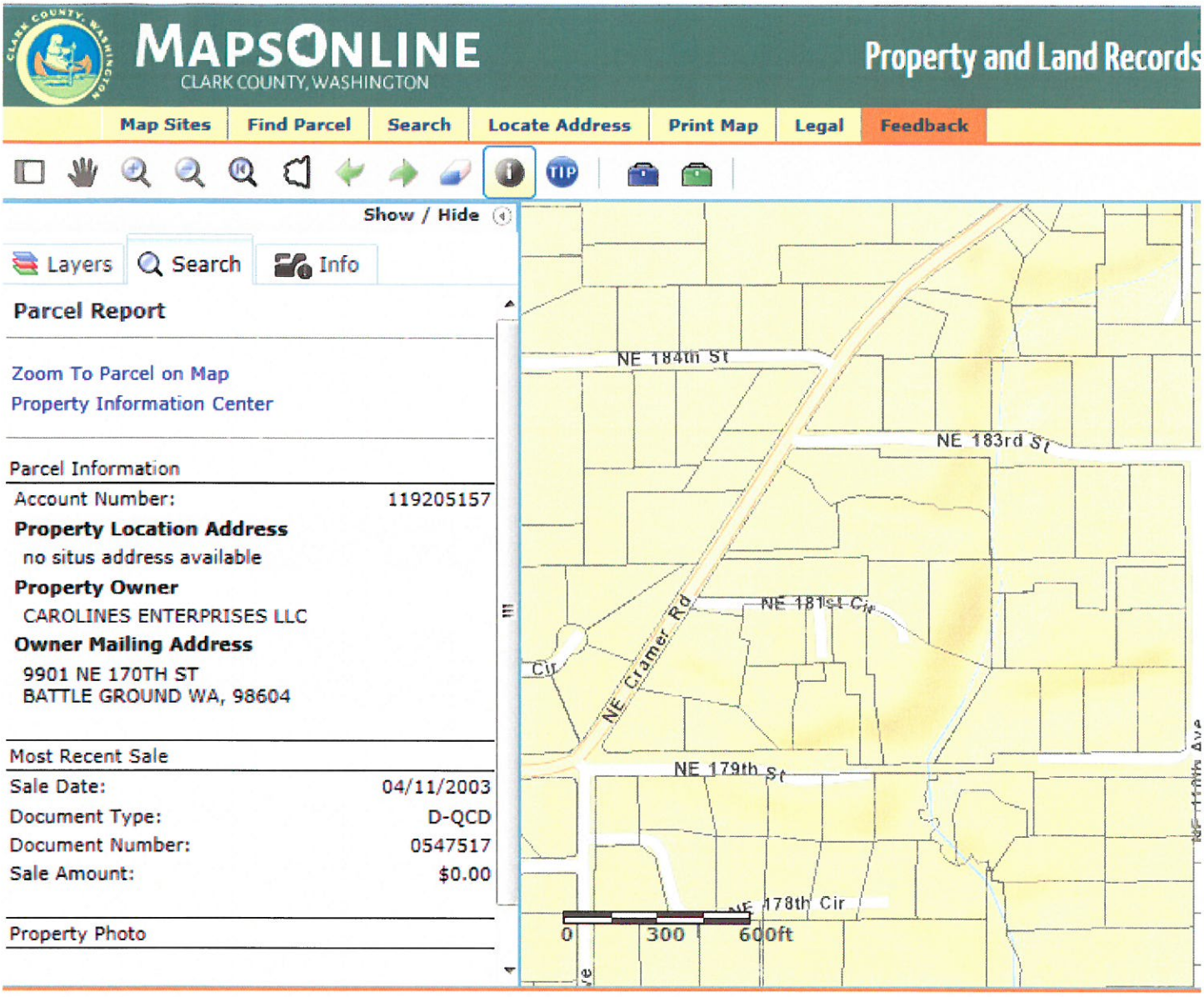
On August 27, our neighbor Leo Moon (11814 NE 177th Circle Battle Ground 98604 showed us a zoning map for the 2016 Battle Ground Comprehensive Growth Management (CGM) Plan. This map showed the 20 acre wetland parcel located directly to the North of my property at 11612 NE 177th Circle Battle Ground, Wa (account #119205157 owned by Carolines Enterprises LLC; it lists no property value) re-zoned as "industrial".

Please see the screen shot below which has the property referenced highlighted. As you can see in the map below, the referenced property is virtually surrounded by private residences in multiple subdivisions. There is no road that runs to it from any direction. I need to question the reasoning behind any such re-zoning, if true, this appears to be a classic example of "spot" zoning. There needs to be gradual zoning transition areas between residential and industrial, which if this zoning change is accurate, doesn't meet this requirement.

There's also a road proposed between NE 179th Street to the East located in Clark County, and SW 40th Street to the West. We need to question the reasoning behind this proposed road as well. There are approximately 35 affected properties that would be directly impacted by this proposed road. Many of these properties have come into existence since the 2006 CGM Plan. Part of the plan related to this road belongs to Clark County which includes the Meadow Glade area, as well as the Battle Ground Urban Growth area to the South and Battle Ground City property to the North.

I continue to question the logic behind this proposed road in the CGM. There are no properties or populated areas currently located directly to the East of Hwy 503. It appears that a better, more appropriate plan would be to widen the existing roads of NE Cramer Road and Ne 189th Street. There needs to be a buffer, with gradual transitions between any proposed new roads and existing properties. With the proposed design, no buffer or gradual transition exists. The area related to this road proposal has developed in what appears to be a much different manner than was envisioned in the 2006 CGM. It's all low density residential properties with several high end subdivisions. This road proposal needs to be eliminated from the 2016 Battle Ground, and Clark County CGM Plans.

I look forward to receiving a response to the concerns I raised.




Best Regards;

Brad Fresch

## McCall, Marilee

**From:** NoReply@Clark.Wa.Gov
**Sent:** Monday, September 01, 2014 11:51 AM
**To:** Cnty 2016 Comp Plan
**Subject:** 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No:

Subject: EIS August Meeting in BG

Comments:
Please consider shrinking the urban growth boundary for the city of Battle Ground. Put the land back in small farm agricultural use. Big box development projects only produce short term construction employment and low wage permanent jobs. Let's raise the standard for construction and increase job site inspections to insure higher quality construction. Waiving fees, permits, and inspections only encourages shoddy work. Thank you. Mark Gawecki

Submitted by:
Mark Gawecki

Email: msgawecki@comcast.net

Address:

,

## McCall, Marilee

**From:** NoReply@Clark.Wa.Gov
**Sent:** Monday, September 01, 2014 10:26 AM
**To:** Cnty 2016 Comp Plan
**Subject:** 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No:

Subject: EIS Scoping - Camas

Comments:
Concern= density + # of housing developments. Highly dense subdivisions= drain on schools, parks, open space,recreation, & roads. Athletic fields are far insufficient. CHS can't be added to again & a vote by staff & students = no 2nd high school. We are becoming a community of subdivision after subdivision & if not for Lacamas & Round Lakes, we would also be very generic & have no unique identity. Populations rise too quickly & as a result, quality of life in Camas suffers.

Submitted by:
Madeline Lyne

Email: lyne272@gmail.com

Address:
755 NW View Ridge St
Camas, Washington

## McCall, Marilee

**From:** Susan Setterberg <smsetterberg@yahoo.com>
**Sent:** Monday, September 01, 2014 8:08 AM
**To:** Cnty 2016 Comp Plan
**Subject:** Vancouver Audubon Society comments on 2016 comp plan update

As Vice-president of the Vancouver Audubon Society, I attended the Ridgefield Open House on the update of the 2016 Comprehensive Growth Management Plan.

Vancouver Audubon suggests that attention be paid to the needs of birds and other wildlife in our county to promote the quality of living in our communities. The plan should thoughtfully and thoroughly consider the needs for adequate habitat types, quality and size to sustain and attract native birds and other wildlife. Although wetlands often get attention due to state and federal mandates for protection; various uplands and other habitat types, including farmland, should be considered in depth relative to sustaining wildlife.

Many studies have been done on the effect of fragmenting habitats and they have exposed some serious concerns. In addition, there have been successes with creating wildlife corridors to allow safe movement of species between favored habitats. The plan would benefit from identification of native wildlife, including migrant species, and assuring habitat remains in adequate amounts to sustain these populations.

Susan Setterberg
Vice-President
Vancouver Audubon Society

## McCall, Marilee

**From:** Jude Wait <info@foodsystemcare.org>
**Sent:** Monday, September 01, 2014 10:01 PM
**To:** Oliver@foodsystemcare.org
**Cc:** Euler, Gordon; Jude Wait
**Subject:** [FWD: Comp Plan EIS scoping comments]
**Attachments:** Clark Co Comp Plan EIS scoping Food System CARE 1Sept 2014.pdf

-------- Original Message --------
Subject: Comp Plan EIS scoping comments
From: "Jude Wait" <info@foodsystemcare.org>
Date: Mon, September 01, 2014 4:43 pm
To: "Gordon" <Gordon.Euler@clark.wa.gov>

Gordy,

Comments attached.

Respectfully submitted,

Jude Wait
Food System CARE <info@foodsystemcare.org>

Food System CARE co-convened a task force to pursue immediate and long term food system strategies. Our goal is to facilitate greater support for sustainable food production agriculture and community resilience in Clark County's food system.

Clark County food system stakeholders are endeavoring to retain and increase local food production and sourcing in a region with significant food insecurity and development pressure (Clark_County_Food_System_Council, 2012; Public_Health, 2012). Initiatives to influence the Clark County Comprehensive Growth Management Plan update process motivated us to coalesce and activate now. Indeed the Food System Council has already submitted documents to the County (Clark_County_Food_System_Council, 2013), and we agree with their content and intent, including the handout from the Open House Scoping sessions (hereby additionally included as Scoping comments).

1. Public scoping comments are due on Labor Day 2014—after Scoping "Open House" meetings on August 20, 21, 28, 29 provided the pubic an opportunity to learn from County Planning staff about the issues and alternatives. The purpose is "to define issues related to the comprehensive plan update that will be addressed in the draft SEIS (Supplemental Environmental Impact Statement). **The comment period was way too short between information sessions and due date.**
2. We will interact with the Comp Plan Update process as it proceeds. For instance, we will provide input to the official record on the revised Comprehensive Plan and the revised (and/or Supplemental) EIS to be released by the County.
3. Given the changes in the system since 2007, we recommend the old documents be scrutinized for accuracy and applicability. How well were the impacts of the huge GMA expansion predicted? What has transpired since 2007? There is new information in reports produced since then, but they too are outdated now (Berk_Consulting, 2012; Gilroy, 2008; Globalwise_Inc, 2007; Meter, 2008; Moser, 2010). Furthermore, the actual impacts on the agri-food system, such as farm and home foreclosures, land sales, conversions to other uses, etc., should be investigated. What is really going on with Current Use taxation designations?
4. Within the County planning context, we support maintaining and enhancing the "long term commercial significance" of the agricultural sector as directed under the Growth Management Act. However, we suspect the County has fallen tragically short on their intent to meet the mandate. Farmland has been lost across the County, in part through conversion to other land uses, and incorporating viable farmland into the UGA without acknowledging the importance of ongoing urban and urban-interface agriculture. As the nature of agri-food system commerce has changed over recent decades—with an upsurge in local and direct marketing strategies, a greater variety of operational scales and diversified cropping, for examples—we would offer a broad inclusive definition of "commercial" and "significance."

5. Parcel sizes should be maximized for farming in rural and urban interface areas, along with more support for infrastructure revitalization. Preventing further fragmentation through agricultural districting is but one of many tools we recommend. Whole-system support for farmers would address the numerous barriers farmers have already identified, repeatedly. Solutions recommended by farmers and other stakeholders should be considered for implementation (Ag.Preservation_Committee, 2009; Rural_Lands_Task_Force, 2010), and evaluated as part of the Comp Plan and SEIS. This could mean an additional Alternative or an added set of issues to be presented and evaluated.
6. There is also a vibrant urban agriculture sector provisioning many families through the Food Bank, community gardens, Growing Groceries, Master Gardener mentors, school and church gardens, etc. The growth in this sector should be prominent in the Plan and impact analyses. Support and recognition are due. These are job and skill building sectors as well, along with improving food security and health, and reducing hunger and poverty.

We realize the need for independent food system initiatives as well, and many are underway. We intend to recognize them and fill some of the gaps to achieving greater collective impact and our vision for a more resilient region.

1. Acting as a network facilitation hub, our aim is to interconnect the wide array of food system stakeholders, including the voices underrepresented in public discourse—which is primary to the mission of Food System CARE.
2. We think the County and others should pool resources in order to support
    a. improved, upgraded and updated information on the agri-food sectors—which is needed to inform smarter long term planning
    b. increased public engagement through an independently facilitated process such as Wisdom Councils.

Thanks for your consideration of these comments. We are available to answer questions, provide clarification, and if given more time, streamline the comments.

For the task force,

Jude Wait

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Gilroy, A. (2008). Exploring the Clark County Food System: a food system assessment sponsored by Steps to a Healthier Clark County, Community Choices, and Clark County Public Health, for the Clark County Food System Council.

Globalwise_Inc. (2007). Analysis of the Agricultural Economic Trends and Conditions in Clark County, Washington.

Meter, K. (2008). Finding Food in Clark County (Presentation).

Moser, C. (2010). Clark County Equity Report. Vancouver: Washington State University.

Public_Health. (2012). Growing Healthier: Planning for a healthier Clark County.

Rural_Lands_Task_Force. (2010). Rural Lands Task Force Recommendations: Clark County Board of Commissioners.

## McCall, Marilee

**From:** Wait, Judith Ann <judith.wait@email.wsu.edu>
**Sent:** Monday, September 01, 2014 9:58 PM
**To:** Cnty 2016 Comp Plan
**Subject:** Scoping comments Comp Plan EIS
**Attachments:** Clark Co Comp Plan EIS scoping Jude Wait comments 1 sept 2014.pdf

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**From:** Wait, Judith Ann
**Sent:** Monday, September 1, 2014 4:44 PM
**To:** Euler, Gordon
**Subject:** Scoping comments Comp Plan EIS

Gordy,

Happy Labor Day.

Attached are my comments. Thanks for accepting them via email.

Respectfully,

Jude Wait

I am submitting comments per the Scoping process for the SEIS on the Comprehensive Growth Management Plan for Clark County. First, the comment period is way too short given the one working day between the last Open House and the deadline which falls on Labor Day.

While my comments should not be seen as representing the views of anyone but me, they may indeed be agreeable to other residents, food system stakeholders, farmers, and other planning process participants such as a newly formed food system task force. I am a food system researcher focused on the resilience of food farming for regional food security. I have reviewed documents pertinent to Clark County, nearby Counties in Oregon and Washington, and literature (both gray and peer-reviewed) addressing food and farming systems issues across North America and internationally.

While Clark County is understudied, its current policy-makers are notoriously perceived as pro-development in a County with rampant sprawl and a lack of support for farmers. This perception and other forces probably further the degradation of commercially viable agricultural production. I suggest the County strive to use the Comp Plan update and EIS processes to remedy the situation in reality. First, the current condition needs to be reanalyzed using current information, starting with the reports released since 2007, and by conducting additional research and analyses. I have joined a task force that will further these goals, as such a process should not be led by one consultant hired by the County. (Please see also the comments from Food System CARE.) Nor can the County be solely in charge of public engagement. The County should instead focus on doing its job per the intent of the GMA and environmental mandates, including more adequate outreach and timeframes for public input. The County can partner with independent citizen task forces might not be trusted to take the lead.

As a COMPREHENSIVE Growth Management plan, the plan should incorporate and reference other documents and information. Given new information, evaluation of the last seven years, and a more concerted effort to assess agricultural protection, the EIS as well should cover water quality and quantity, fish and wildlife, Legacy Lands (Environmental_Services_Dept, 2014), parks and recreation, ecosystem and resource conservation, watershed management plans, public health, Smart Growth.

The EIS should address *cumulative impacts* of rapid urbanization given past actions (implemented, leading to direct and consequential impacts) and proposed actions.

The impacts of the last Plan update can now be reanalyzed with hindsight to what has transpired with respect to jobs, land use, economic development, business viability, and other issues. Current data should be obtained, ground-truthed and analyzed. Results could drive the updated plan and environmental analyses.

For Clark County's comprehensive plan and EIS, the following topics should be added or expanded to help address the food system within the comprehensive plan: "Land Use Element • Agriculture and urban agriculture • Community gardening • Healthy food access Transportation

Element • Healthy food access and distribution Housing Element • Healthy housing Economic Development Element • Local food distribution and sales • Procurement Human Development Element • Community food security • Food assistance programs • Emergency planning • Coordination of joint planning and services Environment Element • Environmental impacts of the food system" (Puget_Sound_Regional_Council, 2012).

Also, recommendations for policy and action priorities, as well as the kinds of data informing policy and agri-food system strategies (modeled after Fisher & Roberts, 2011) should be considered for implementation in the Comp Plan, a food system element perhaps, and the applicable environmental analyses (jobs, health, economics, food waste and the environment, environmental protection, Parks & Recreation, transportation, public safety, emergency response, etc..). Once a baseline of data is established, policies in place (and those of the past), future actions include monitoring progress over time. Evaluation criteria should address farm preservation and agri-food system resilience. The County should consider indicators found in State and municipal publications (Fisher & Roberts, 2011; Office_of_Farmland_Preservation, 2009).

Furthermore, please fully consider the economic and environmental values of agriculture [http://be.futurewise.org/p/salsa/web/blog/public/?blog_entry_KEY=7013 as well social infrastructure. Clark County should PLAN to rank high on the County Scorecards applied to Puget Sound Counties (Canty, Martinsons, & Kumar, 2012) and conduct fund a foodshed study (such as in Hoopenboom, Sloane, & Canty, 2012).

The County should do something to mitigate the admitted impacts such as "The incremental loss of farmland impacts the continued viability of farming, making it more difficult to sustain the role this sector plays within the life of Clark County. It also impacts the other values that are associated with farm land, including open space and scenic values" (Final EIS for the Comprehensive Growth Management Plans of Clark County… 2007). Furthermore, consider more fully the impacts on habitat, ground water recharge, impervious surfaces, watershed changes such as increased flood potential, etc.

What does it mean that "Land proposed for conversion to urban uses consists of agricultural districts (about 4,600 acres), urban reserve (about 3,000 acres), and rural residential (about 4,000 acres). About 3,200 acres would be industrial, commercial, or employment center lands" (FEIS 2007)? Are there agricultural districts? Agriculture should be considered an 'employment' center, along with associated businesses and infrastructure.

What has the County done towards "rural land mitigation could include: County designations of a larger portion of the undeveloped rural lands with soils identified by SCS as prime agricultural and forest lands as resource lands, regardless of lot size; Incentives (e.g., transfer or purchase of development rights) and strict development regulations to discourage construction of residences on subdivided resource lands; [and] Adopt "No net loss" policies for rural designations" (FIES 2007, page 72/123)?

Please consider agricultural land preservation and economic development as being on the same side, in contrast to the FEIS language "Balance goals e.g. economic development versus agricultural land preservation" (page 15/123). How can the assessment of agricultural lands have been completed "prior to plan adoption" but not be assessed in the FEIS? Were individual farms asked about their viability?

How was "the incremental loss of farmland impacts the continued viability of farming, making it more difficult to sustain the role this sector plays within the life of Clark County. It also impacts the other values that are associated with farm land, including open space and scenic values" analyzed, and were the impacts mitigated (FEIS page 40/123)?

Please include urban agriculture in the Parks & Recreation and Open Space network plans. UA provides multiple benefits generally falling within 'quality of life' categories.

What kinds of input to Comp Plan do neighborhood associations have? Were they contacted?

How much land is in agricultural production and active farming? How much is left? How much is needed to ensure food security and long term commercial viability?

An agricultural and food production element is warranted, especially given the likelihood of a natural disaster such as earthquake or flood that disrupts the food distribution system. As well, climate change is impacting food production around the world, so the more self-sufficient a region, the more resilient. Diversification and multiple sources can also help build resilience.

Agriculture needs its own element or at least consider and highlight Ag issues in each element. Such as housing development, transportation, etc.

Water supply, quality, and access are key issues in the context of commercially viable agricultural production. As well, adequate supplies of clean water for domestic use, fish and wildlife, should be analyzed in the context of the EIS and Comp Plan. A monitoring plan should be added to the County's Coordinated Water System Plan (Clark_County_Water_Utility_Coordinating_Committee, 2011) which furthers the goal of compliance with the Non-point Source permit to Clark County from the Dept. of Ecology (Clark_County, 2012).

**<u>References (included as integral to Scoping comments).</u>**

Canty, D., Martinsons, A., & Kumar, A. (2012). Losing Ground: Farmland Protection in the Puget Sound Region: American_Farmland_Trust.

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Environmental_Services_Dept. (2014). Clark County Conservation Areas Acquisition Plan: Legacy Lands Program.

Fisher, A., & Roberts, S. (2011). Community Food Security Coalition Recommendations for Food Systems Policy in Seattle.

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Office_of_Farmland_Preservation. (2009). Washington State Farmland Preservation Indicators. In Washington_State_Conservation_Commission (Ed.).

Puget_Sound_Regional_Council. (2012). Integrating Food Policy in Comprehensive Planning: Strategies and Resources for the City of Seattle. Seattle.

## McCall, Marilee

**From:** NoReply@Clark.Wa.Gov
**Sent:** Tuesday, September 02, 2014 12:09 AM
**To:** Cnty 2016 Comp Plan
**Subject:** 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No:

Subject: Amboy Rural Center Zoning

Comments:
Has been a number of years...hat ever happened to the rezoning of rural center Amboy to one acre parcels ? Has been kicked around for 20 years to make the land more useful.

Submitted by:
Ken Maylone

Email: kdmaylone@aol.com

Address:

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