



Meeting Notes

Friday, September 9, 2016

10:00 a.m. – 11:30 a.m.

City Staff: Erin Erdman – City of Battle Ground; Eric Eisemann – City of La Center; Sandra Town – City of Vancouver; Jeff Niten – City of Ridgefield.

County Staff: Oliver Orjiako, Gordy Euler, Jose Alvarez, Matt Hermen

Meeting Notes by: Gary Albrecht

Welcome & Introductions:

- ☐ Oliver welcomed everyone to the meeting.
- ☐ August meeting notes accepted. Oliver asked if there are any issues with Washington State Department of Ecology new wetland delineations. No issues were raised.

Discussion of 2016 Comp Plan appeals:

- ☐ Rural Industrial Land Bank appeal by Future Wise. Issues presented for review; (1) did the County miss the deadline to adopt the rural industrial land bank? (2) did the County comply with de-designating approximately 602.4 acres of agricultural lands of long-term commercial significance? (3) did the county fail to comply with the requirements for industrial land banks? Petition filed on June 20, 2016. Growth Management Hearings Board (GMHB) scheduled for October 21, 2016, location TBD. December 14, 2016 Final Decision and Order.
- ☐ Comprehensive Growth Management appealed by Future Wise and Clark County Citizen United CCCU. GMHB has authorized a consolidation of hearings causing a delay in hearing dates from November 2016 to tentatively scheduled for January 12, 2017, location TBD. February 21, 2017 Final Decision and Order.
 - Future Wise petition for review asserts twelve (12) questions ranging from – did the urban growth area expansions for Battle Ground, La Center, and Ridgefield violate state statute; to – does the annexation of land within an urban growth area expansion under appeal violate state law?
 - CCCU petition for review asserts that the updated Comprehensive Plan and implementing zoning maps and development regulations violate GMA's public participation requirements; violate the GMA's urban, resource, and rural land designation requirements, and fails to comply with the State Environmental Policy Act. They also assert the County's actions have sustained unlawful restrictions on the use of rural lands; erroneously relied on urban population projections to restrict rural growth projections; and improperly designated urban and resource lands.

Oliver noted that three cities have filed motions to defend the Comprehensive Plan. The County has not seen a rush in development pre-applications since plan adoption. TIF

implemented Impact Fees. Park Impact Fees are an issue with the BOCC. They are scheduled to discuss Park Impact Fees next week's work session.

Roundtable:

- Clark County: BOCC work sessions on Park Impact Fees on 9/13. If no resolution, current fee goes into effect 1/1/2017. Work session on the dockets scheduled with the BOCC on 10.5. Work session on VBLM presented by Bob Pool (noting new environmental layer) scheduled on 11/09. They will also discuss how to estimate the number of lots in the rural area. This Thursday, PC will discuss Impact Fee deferral.
- Vancouver: West Side Mobility adopted by Resolution that limits freight on NE 39th Street and limit speed limits on 4th Plain Blvd. Evergreen Corridor Management Plan underway. Waterfront development occurring. RFP for Complete Street Policy with adoption anticipated by April 2017. Staff updating LID code; scheduled for City Council adoption, October 2016. Costco area annexation in public process. Proposition #1 on the November ballot.
- Ridgefield: Comp Plan projects. Mixed Use overlay. Trying out horizontal Mixed Use concept from Adelaide, Australia. Office and light industrial uses in employment zone. CAO updates were done last night and approved by Council.
- Battle Ground: Budget work in progress. New Neighborhood Map strategic planning in process to consider four (4) identified neighborhoods. Scheduled presentations to PC and Council.
- La Center: Adopted code amendment packages. Parks plan delay occurring; will happen November 2016. Moratorium in place C2 & IL. Realignment of intersection under way. Tribe treatment plant underway. Casino expected to open mid-2017. Sub-area plan in place for junction; will use consultants. Sign code moratorium in C2 and IL zones. Working on code update. CREDC land for jobs program selected L. C. as an 80-acre site. Two (2) annexations at junction complete; includes 56 acres. 300 unit project moving forward; construction expected summer 2017.
- Ridgefield: Sign code updating. Design standards and optional M.U. overlay. PC recommended approval to Council. Lots of Single Family and commercial lands interest. Annexations completed for Pioneer North area completed last night.
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Old/New Business:

- None.

Action Item: submit agenda items.

Next Meeting: December 9, 2016, Camas.