

2025 Comprehensive Plan Update

- Overview of Planning under GMA
 - Public Participation Plan
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County Council Work Session

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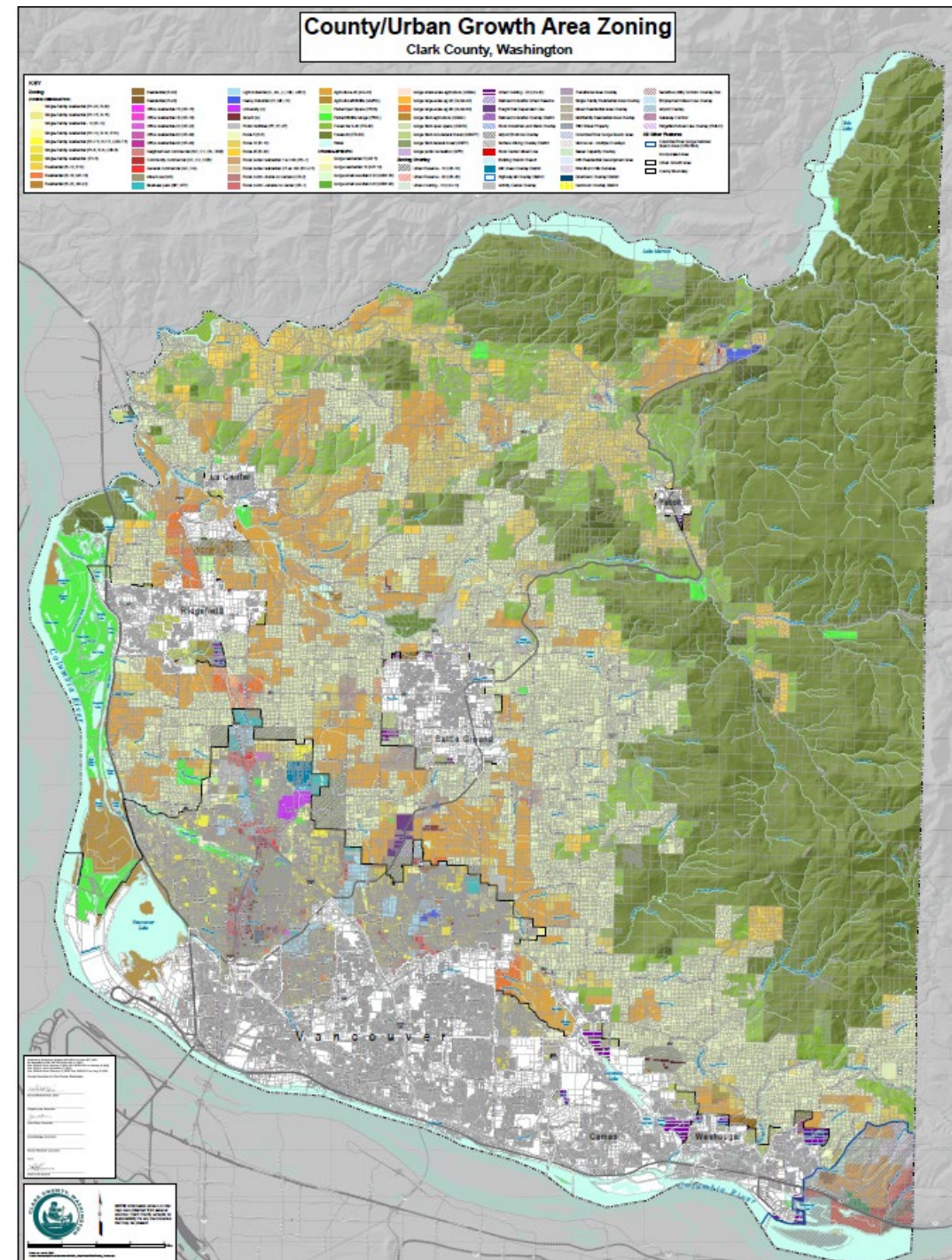
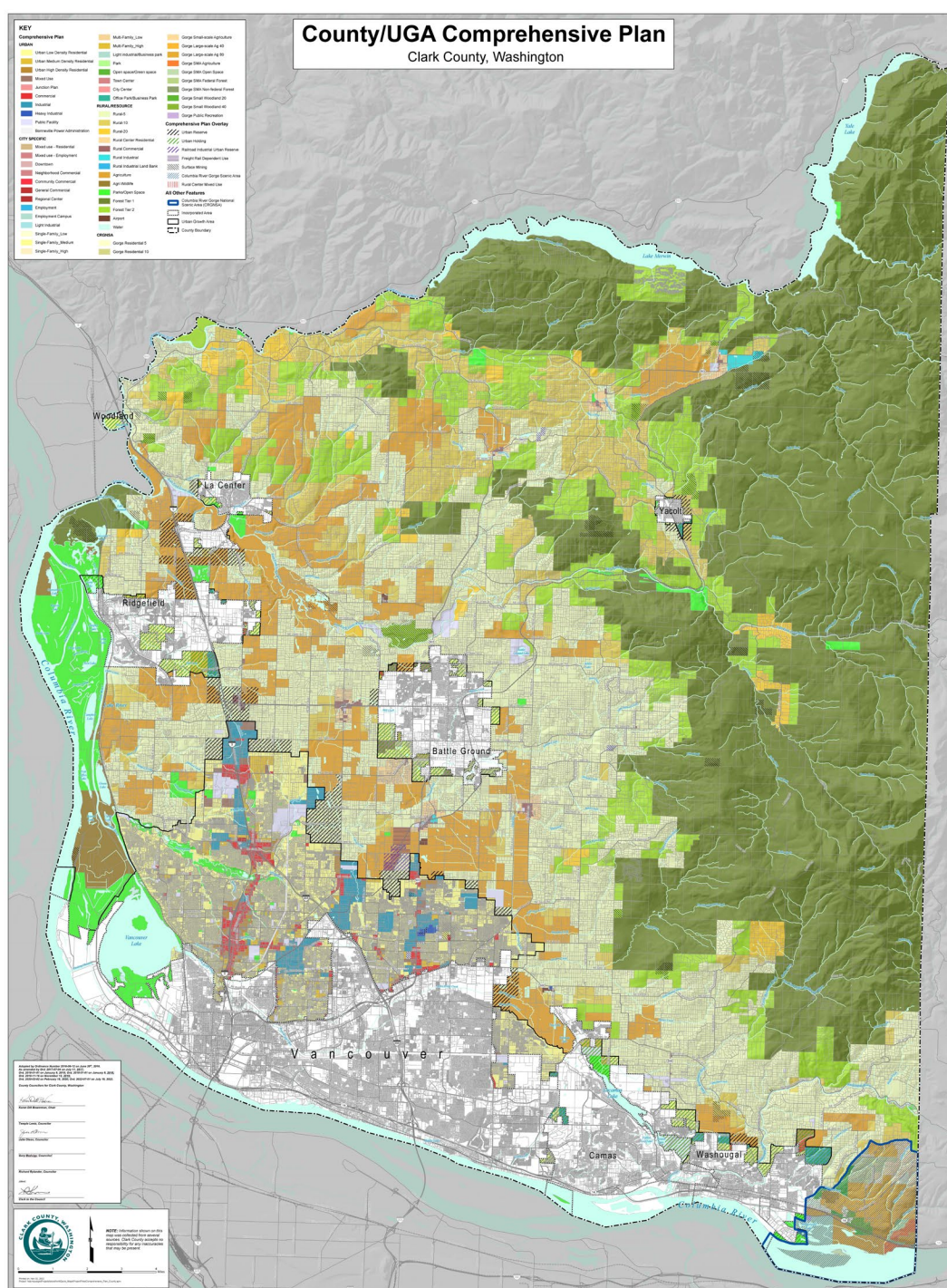
Feb. 22, 2023



Presentation overview

- Clark County's Comprehensive Plan
- Overview of planning in Clark County
- Public Participation Plan
- Preliminary timeline
- Anticipated next steps





The Comprehensive Plan

- Originally adopted in 1994 and last updated in 2016
- Plan is a long-range policy guide to manage growth and development over a 20-year period
- Growth Management Act ([RCW 36.70A.130](#)) requires jurisdictions to periodically review and update, if necessary, their Plan and development regulations to bring them up to date with:
 - Changes to state law,
 - Land use changes, if any,
 - Population and employment growth projections, and
 - Housing projections



Comprehensive Plan Elements

- Land Use
- Housing
- Capital Facilities
- Utilities
- Rural (for counties)
- Transportation
- Economic Development
- Parks and Recreation
- Shoreline
- Annexation
- Optional elements (schools, historic, community design)



20
YEAR

Comprehensive Growth
Management Plan
2015-2035



- 1994 (1994-2014) First Comprehensive Growth Management Plan – GMA
- 2004 Update (2004-2024)
- 2007 Update (2004-2024)
- 2016 Update (2015-2035)
- 2025 Update (2025-2045) RCW 36.70A.130(5)(b)



The 2025 Update

- Every county and city in the state is required to review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of the Growth Management Act ([RCW 36.70A.130\(1\)](#)).
- **Clark County's next update due by [RCW 36.70A.130\(5\)\(b\)](#): June 30, 2025**



2024	2025	2026	2027
Due December 31 st	Due June 30 th	Due June 30 th	Due June 30 th

★ Starred counties are partially planning under the Growth Management Act

Public Participation Plan



Public Participation and the Comprehensive Plan

<p>GMA Goals (RCW 36.70A.020)</p> <ul style="list-style-type: none">• Concentrated urban growth• Sprawl reduction• Regional transportation• Affordable housing	<ul style="list-style-type: none">• Economic development• Property rights• Permit processing• Natural resource industries• Open space and recreation• Environmental protection	<ul style="list-style-type: none">• Early and continuous public participation• Public facilities and services• Historic preservation• Shoreline management (RCW 36.70A.480)
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Public Participation Plan

- Purpose is to:
 - Identify the scope of the proposed update,
 - Identify when legislative action is expected, and
 - Identify how the public can participate or comment



Public Participation Plan

Goals

1. Accessible participation
2. Inclusive participation
3. Meaningful participation
4. Transparency and accountability



Public Participation Plan

Community Partners and Interested Parties

- Property owners, residents, renters
- Community groups, service organizations
- People living with disabilities
- Immigrants and refugees
- BIPOC-led organizations
- Local governments
- Regional tribal governments
- County advisory boards and commissions
- Neighborhood associations
- State agencies
- Development community
- Economic community
- Environmental community
- Housing agencies
- Faith-based communities
- Transportation agencies
- Utility providers
- Private property rights groups
- Public safety
- Clark County departments/divisions
- School districts
- Media
- Food banks
- Youth
- Veterans



Public Participation Plan

Outreach Tools:

- Project webpage
- Social media
- Other media
- News releases
- Email notifications
- Legal notices

Engagement Tools:

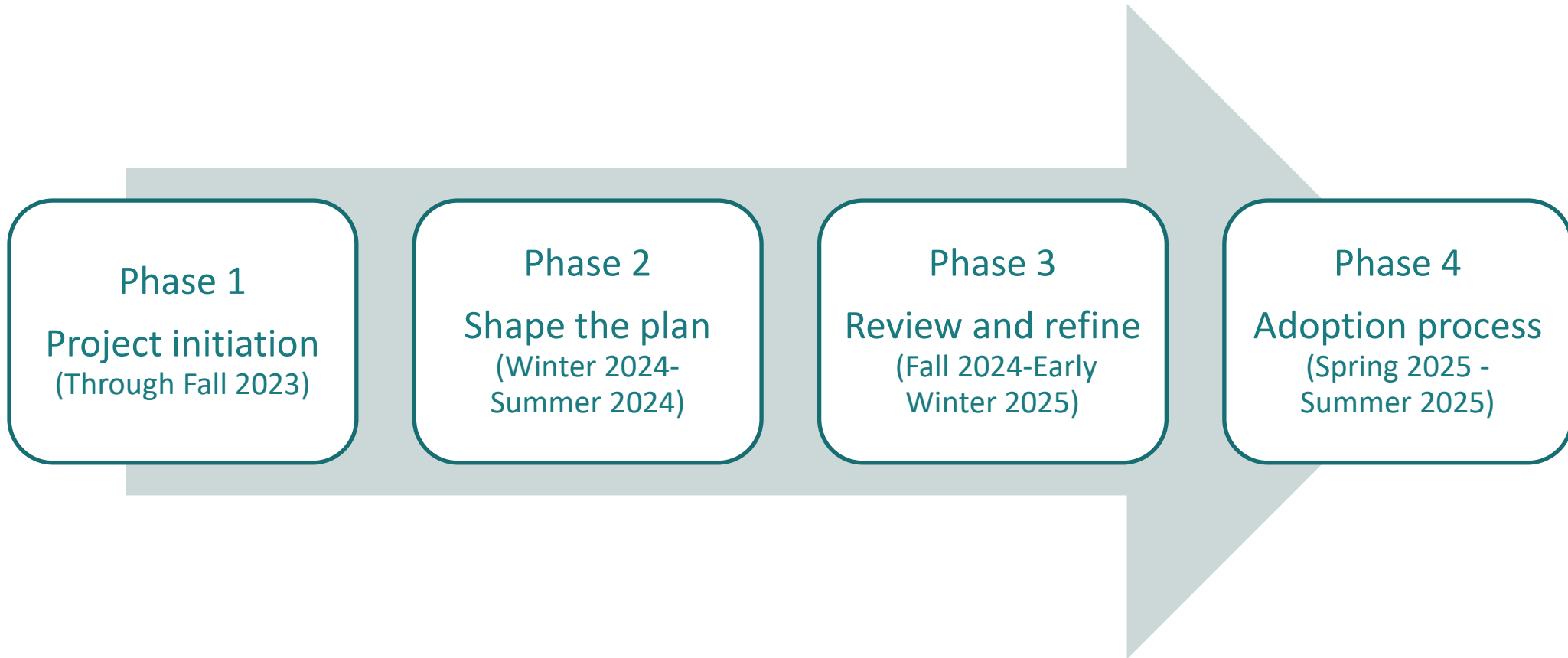
- Public meetings and open houses
- Community group presentations
- Surveys
- Public comments
- Planning Commission meetings
- County Council meetings
- City, County, Tribe Technical Coordinating Committee
- Technical advisory groups
- Mapping/GIS
- Television and online videocasts
- Issue papers/informational documents



Preliminary Timeline



Scope of Work



Phase 1: Project initiation (January 2023-Summer 2023)

- Objectives for phase 1:
 - Raise awareness and provide info about the Plan and engagement process
 - Establish preliminary scope of work and PPP
 - Research issues, state law, planning requirements
 - Coordinate with cities, town, tribe, public agencies on population, housing, and employment projections
 - Coordinate with cities, town, and tribe on countywide planning policies



Phase 1: Project initiation (January 2023-Summer 2023)

Date	Milestone	Engagement opportunities
Winter 2023	Public Participation Plan and Scope of Work	<ul style="list-style-type: none">• Public comment period• Planning Commission work session• Council work session and hearing
Spring 2023	County Population Projection	<ul style="list-style-type: none">• Planning Commission work session• Council work session and hearing
Summer 2023	County Employment Projection	<ul style="list-style-type: none">• Planning Commission work session• Council work session and hearing
Fall 2023	Countywide Planning Policies and Population Allocation to each urban area (adoption of updated policies, if needed)	<ul style="list-style-type: none">• Planning Commission work Session and hearing• Council work session and hearing

Phase 2: Shape the plan (Fall 2023-Summer 2024)

- Objectives for phase 2:
 - Collect individual property owner proposals for comprehensive plan amendments
 - Provide info to public on scope of anticipated environmental impact statement (EIS) – seek input on growth strategy alternatives, impacts and mitigations
 - Seek out input on proposed new and revised policies
 - Continued coordination with cities, town, tribe, and federal, state, and local public agencies



Phase 2: Shape the plan (Fall 2023-Summer 2024)

Date	Milestone	Engagement opportunities
Fall 2023	Hire environmental analysis consultant for environmental analysis	<ul style="list-style-type: none"> County Council hearing
Fall 2023	Property owner submittal for comprehensive land use changes	<ul style="list-style-type: none"> Proposal submittal period
Fall 2023- Winter 2024	Environmental Impact Scoping (the scope is the range and types of issues to be studied for the Environmental Impact Statement (EIS))	<ul style="list-style-type: none"> Open houses/public meetings Public comment period Planning Commission work session County Council work session
Spring 2024	Review and selection of Growth Alternatives for Draft Environmental Impact Statement (DEIS)	<ul style="list-style-type: none"> Open houses/public meetings Public comment period Planning Commission work session County Council work session and hearing
Spring-Fall 2024	Input on County Comprehensive Plan text and policies and Title 40 revisions, if needed	<ul style="list-style-type: none"> Public comment period



Phase 3: Review and refine (Fall 2024-Winter 2025)

- Objectives for phase 3:
 - Draft Environmental Impact Statement (EIS)
 - Draft Comprehensive Plan document with updated info
 - Selection of preferred alternative
 - Analysis of preferred alternative through update of Urban and Rural Capacity Estimates, Capital Facilities Plan, Capital Facilities Financial Plan, and Transportation Analyses
 - Preferred Alternative studied in the Final Environmental Impact Statement



Phase 3: Review and refine (Fall 2024-Winter 2025)

Date	Milestone	Engagement opportunities
Fall 2024	Draft Environmental Impact Statement Review	<ul style="list-style-type: none"> Public comment period Planning Commission work sessions and hearings County Council work sessions and hearings
Fall 2024	Selection of Preferred Alternative	<ul style="list-style-type: none"> County Council hearing
Fall 2024 - Winter 2025	Preferred Alternative Analysis work: Update Urban and Rural Capacity Estimates, Capital Facilities Plan, Capital Financial Facilities Plan, Transportation Analysis, and Arterial Atlas based on Preferred Alternative	<ul style="list-style-type: none"> Planning Commission work session County Council work session and hearing
Winter 2025	Issue Final Environmental Impact Statement	<ul style="list-style-type: none"> Public comment period Planning Commission work sessions
Winter 2025	Public Review of Comprehensive Plan Update Materials (Plan text, Title 40, Capital Facilities Plan, Capital Facilities Financial Plan)	<ul style="list-style-type: none"> Open houses/public meetings Public comment period Planning Commission work sessions



Phase 4: Adoption process (Spring 2025-June 2025)

- Objectives for phase 4:
 - Submittal of Plan to Washington State Department of Commerce for 60-day review
 - Review and recommendation of the Plan by the Planning Commission
 - Review and adoption of the Plan by County Council on or before June 30, 2025



Phase 4: Adoption process (Spring 2025-June 2025)

Date	Milestone	Engagement opportunities
Spring 2025	Washington Department of Commerce 60-day review submittal	<ul style="list-style-type: none">• N/A
Spring 2025	Planning Commission work sessions/hearings	<ul style="list-style-type: none">• Planning Commission work sessions and hearings
Spring 2025	County Council work sessions (review Planning Commission recommendations)	<ul style="list-style-type: none">• County Council work sessions
June 2025	Final Adoption of Plan <u>on or before June 30, 2025</u>	<ul style="list-style-type: none">• County Council hearing

Roles and Responsibilities of Decision Makers

County Manager	Prepare and present to the Planning Commission the comprehensive plan update and then presents the Planning Commission's recommendations on these matters to the County Council.
Planning Commission	Appointed by the County Council, the Planning Commission serves as an advisory board on matters related to physical development of land in the unincorporated area. The role of the Planning Commission is primarily legislative because its members review policy proposals and land use changes and provide recommendations to the County Council.
County Council	Elected to four-year terms, members of the Clark County Council hold legislative authority for Clark County. Related to the comprehensive plan update, the council is the ultimate decision maker and responsible for adopting the Comprehensive Plan and related development regulations.
City/Town Councils	Each city and town in Clark County is responsible for creating its own comprehensive plan, policies, and development regulations. The county and the cities' comprehensive plans must be coordinated and consistent with one another. The cities, town, and county work in partnership to collaborate on the update of each comprehensive plan consistent with the requirements and general procedures for designating Urban Growth Areas per WAC 365-196-610.



Public Comments on PPP

1. Are there any specific organizations/groups that Community Planning staff should engage with as community partners/interested parties?
2. Given the limited resources of local governments, what other tools or approaches, not currently listed in the draft Public Participation Plan, should the county consider for communicating and engaging with the public?

Staff is reviewing all comments and making revisions for the final draft of the Public Participation Plan for the March 21 hearing.



Clark County's anticipated next steps for 2023



Thank you!

Comments and questions

Project webpage: www.clark.wa.gov/2025-update

