

Implementation

The *Vancouver Comprehensive Plan 2003–2023* provides a vision for how Vancouver will grow and evolve over a 20-year period. It was produced with a wide range of community input. This chapter provides a roadmap for how the vision and policies of the comprehensive plan will be carried forward in City codes and standards, and through coordination with other agencies and groups.

Specifics

- ▶ Implementation through City codes and standards
- ▶ Coordination of the unincorporated Vancouver UGA
- ▶ Provisions for updating the comprehensive plan
- ▶ Community outreach
- ▶ Implementation policies

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Implementing and updating

The direction of the *Vancouver Comprehensive Plan 2003–2023* is intended to be implemented in City standards and actions in several ways. The policies and map designations of the plan are to be implemented in greater detail by related City development standards, particularly the zoning code and zoning map. Individual land use proposals, such as applications for housing subdivisions or commercial site plans, must then comply with the development standards.

City service plans for transportation, parks, sewer, water or others must also be consistent with the direction of the comprehensive plan. The plan is also intended to inform City construction or other activities related to land use or the environment. Lastly, the policies of the comprehensive plan are used to evaluate site-specific requests to change map designations and related development proposals.



The comprehensive plan is intended to cover a 20-year period through 2023 but will be reviewed and updated regularly during that timeframe. The City will monitor growth, development patterns and public programs and other indicators to determine how well plan goals and policies are being achieved. The frequency of future comprehensive plan updates is governed by state law and City of Vancouver policy. **Table 7-1** outlines the requirements for reviewing and

Table 7-1. Updating the comprehensive plan.

Type of change	Frequency	General criteria for change
Zoning code or zoning map changes, not directly involving a comprehensive plan change	As needed	<ul style="list-style-type: none"> • Consistency with comprehensive plan policies • Consistency with standards of Vancouver Municipal Code 20.268
Comprehensive plan specific map or text changes, including Subarea Plans	Once a year, with exceptions as allowed under law	<ul style="list-style-type: none"> • Consistency with comprehensive plan policies • Consistency with VMC 18.05
Comprehensive plan changes to the Capital Facilities Project List	Once a year, with exceptions under law	<ul style="list-style-type: none"> • Consistency with comprehensive plan policies • Consistency with VMC 18.05
Review and update of the overall comprehensive plan for GMA consistency	Every five to seven years	<ul style="list-style-type: none"> • Consistency with GMA and <i>Community Framework Plan</i> • Consistency with comprehensive plan policy direction
Review and update of growth forecasts and UGA boundaries	At least every ten years, in coordination with Clark County	<ul style="list-style-type: none"> • Consistency with GMA and <i>Community Framework Plan</i> • Consistency with countywide growth forecasts • Consistency with comprehensive plan policy direction



updating. More details are listed in the policies at the end of this chapter and in Section 18.05 of the Vancouver Municipal Code.

Coordination with other governments, particularly Clark County, is a key part of implementing the *Vancouver Comprehensive Plan 2003–2023*. Clark County will manage the unincorporated VUGA until it is annexed by Vancouver. Residents and businesses in those areas may continue to use City roads and other City services, influencing Vancouver’s economy and spending priorities. The Vancouver comprehensive plan establishes standards to ensure orderly urbanization, annexation, and delivery of urban services in the VUGA, in cooperation with Clark County. Coordination with other governments and service districts in the county and the metropolitan region will also be important in addressing regional transportation, public service, housing, economic and environmental concerns. Vancouver will strive to update and strengthen the *Community Framework Plan* (Appendix A) and other regional plans and agreements, and the relationships that support them.

The *Vancouver Comprehensive Plan 2003–2023* was developed with extensive help from

the community, and continued community involvement is perhaps the most important factor in a successful implementation of the plan. The City of Vancouver will continue to work with citizens, stakeholder groups, and other agencies as the comprehensive plan is implemented and updated in the future.

Implementation policies

The City of Vancouver adopts the following policies to guide Comprehensive Plan implementation over the next 20 years. These policies are consistent with and implement policies of the *Community Framework Plan*, adopted by Clark County and local jurisdictions, and planning policies under 36.70.A.020 of the Washington Growth Management Act (see Appendix A).

IM-1 Public participation

Provide for broad public participation in the development and implementation of the comprehensive plan and associated development regulations and programs.

IM-2 Education

Increase awareness and understanding of the city’s policies, land use planning, op-

erations, historic and cultural resources, infrastructure, economic development, environmental resources, and parks and open spaces.

IM-3 Incentive measures

Use education and incentive measures in addition to regulatory approaches where appropriate to ensure achievement of plan goals.

IM-4 Internal policy consistency

Update development regulations as necessary to implement the policy direction of the comprehensive plan.

IM-5 Plan monitoring

Develop measures for monitoring, and regularly review progress towards implementation of the *Vancouver Comprehensive Plan 2003–2023* policies.

IM-6 Funding implications

Use comprehensive plan policy direction to influence city budget and funding decisions.

IM-7 Vancouver urban area coordination

Work with Clark County to achieve each of the following measures for the City of Vancouver and UGA:

- (a) Increase consistency of City and County urban development standards, service provision standards, and permitting processes.
- (b) Increase consistency of City and County legislative review processes, including use of joint or combined Planning Commission review when possible.
- (c) Establish protocols for enhanced consultation between jurisdictions on development proposals, capital facility projects, and legislative changes that impact each other.
- (d) Where appropriate, use Urban Holding zoning or other implementation strategies to adequately plan for newly added UGA areas, and defer urbanization until annexation can occur.

IM-8 Future comprehensive plan updates

Periodically update the *Vancouver Comprehensive Plan 2003–2023* as follows:

- (a) Annually, or otherwise as allowed by law, consider proposed individual map designation and or policy changes.
- (b) Once every five to seven years, comprehensively review and as necessary update plan policies and map designations citywide consistent with GMA requirements, and coordinate with Clark County for similar review in the existing unincorporated Vancouver UGA.
- (c) No more than once every ten years, work with Clark County to adopt new long-term growth forecasts and associated potential changes to the UGA boundary and comprehensive plans.

IM-9 Urban reserve areas

Work with Clark County to ensure that lands immediately outside the Vancouver UGA that are appropriate for long-term future urbanization be maintained in large lot sizes and appropriate uses to ensure that the areas are able to develop efficiently and at urban densities and intensities when brought into the UGA.

IM-10 Future UGA expansions

Encourage urban-level development within the City of Vancouver by generally restricting VUGA expansions.

IM-11 Service coordination

Pursue interagency coordination in ways including but not limited to the following:

- (a) Participate in cooperative interagency infrastructure planning processes at the regional, bi-state, and state levels.
- (b) Support federal, state and local programs and policies that explore, maintain or expand the level of air, water, road, transit and rail transport service to and from the region.
- (c) Encourage coordination and where feasible consolidation of service pro-

viders in order to minimize duplication, coordinate facility siting, and maximize economies of scale.

IM-12 Interjurisdictional coordination

Work with local jurisdictions and service providers to achieve the following:

- (a) Establish clear regional policy expectations through the *Community Framework Plan*, and implement *Community Framework Plan* and *Countywide Planning Policies*.
- (b) Facilitate development patterns focusing urban growth first in areas characterized by existing urban development and services, second in undeveloped or unserved areas.
- (c) Achieve an equitable distribution of economic development and affordable housing among Clark County urban areas.

IM-13 Diversity

Consider demographic trends and impacts to all segments of the Vancouver Community for planning issues such as public outreach and communication, environmental justice, housing and economic policies.

For more information:

- The *Clark County Comprehensive Plan* contains policy guidance for the unincorporated VUGA. Contact Clark County Long Range Planning or visit the Clark County Web site (<http://www.co.clark.wa.us/longrangeplan/review/review-info.html>).
- The *Community Framework Plan* (Appendix A) adopted by Clark County, Vancouver, and local cities contains policy guidance for regional growth issues.
- The Washington Growth Management Act (RCW 36.70A) establishes the legal framework for local comprehensive plans. Visit the state Web site (www.leg.wa.gov/RCW/index.cfm?fuseaction=chapterdigest&chapter=36.70A).