

Exhibit 6 Comprehensive Plan Text Amendments

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6 **Land Use Element, page 31**

7 **Interpretation of the 20-Year Plan Map**

8 The 20-Year Plan Map identifies a number of different designations which are described below. The
 9 plan designations have been chosen are consistent with the location criteria described. Future
 10 amendments to the 20-Year Plan map must be made in a manner, which is consistent with these
 11 general descriptions (Tables 1.4, 1.5 and 1.6).

12 **Comprehensive Plan Map:** Establishes land use designations for all land in Clark County. It
 13 shows the long-term vision of how and where the county will change over the next 20 years to
 14 accommodate expected population growth.

15 **Zoning Map:** Shows how land can be used and what can be built on any given property today.
 16 Zones are more specific than comprehensive plan designations and come with a set of rules
 17 described in the county’s Unified Development Code Title 40.
 18

19 **Table 1.4 | Rural Lands Plan Designation to Zone Consistency Chart**

Comprehensive Plan	Zoning
Rural 5 (R-5)	Rural (R-5)
Rural 10 (R-10)	Rural (R-10)
Rural 20 (R-20)	Rural (R-20)
	Airport (A)
Rural Center (RC)	Rural Center (RC-1)
	Rural Center (RC-2.5)
	Rural (R-5)
Rural Commercial (CR)	Rural Commercial (CR-1)
	Rural Commercial (CR-2)
Rural Industrial (RI)	Heavy Industrial (IH)
	Airport (A)
Public Facility (PF)	Public Facility (PF)
	Airport (A)
Rural Industrial Land Bank (RILB)	Light Industrial (LI)

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1 **Land Use Element, page(s) 36-37**

2 **Rural Lands**

3 The Rural (R-5, R-10,R-20) designations are intended to provide lands for residential living in the
4 rural area. Natural resource activities such as farming and forestry are allowed and encouraged to
5 occur as small scale activities in conjunction with the residential uses in the area. These areas are
6 subject to normal and accepted forestry and farming practices. The Rural 5, 10 and 20
7 comprehensive plan designations are implemented with corresponding Rural 5, 10 and 20 base
8 zones. A Rural 10 designation is applied within the rural area to prevent premature subdivision of
9 future urban areas where the lands are adjacent to designated Urban Reserves, where the
10 predominant size is equal or greater than 10 acres, to act as a buffer to Natural Resource lands or
11 to protect environmentally critical areas consistent with applicable county ordinance and related
12 regulations. This allows for efficient urban development when land is added to the urban growth
13 areas. A Rural 20 designation applies to rural areas where the lands act as a buffer to Natural
14 Resource designated lands, are used for small scale forest or farm production or contain
15 significant environmentally constrained areas as defined by applicable county code and related
16 regulations.
17

18 **Rural Center (RC)**

19 The rural center residential zones are to provide lands for residential living in the Rural Centers at
20 densities consistent with the comprehensive plan. These districts are only permitted in the
21 designated Rural Centers and are implemented with the RC-1 and RC-2.5 base zones.

22 **Rural Commercial (CR)**

23 This commercial district is located in rural areas outside of urban growth boundaries in existing
24 commercial areas and within designated Rural Centers. These areas are generally located at
25 convenient locations at minor or major arterial crossroads and sized to accommodate the rural
26 population. Rural commercial areas are not intended to serve the general traveling public in rural
27 areas located between urban population centers. Rural commercial areas within designated Rural
28 Centers are implemented with the CR-2 base zone. Existing commercial areas outside of these
29 Rural Centers are implemented with the CR-1 base zone. All new rural commercial applications
30 shall address the criteria for new commercial areas through a market and land use analysis.

31 **Rural Industrial (RI)**

32 This industrial designation is to provide for industrial uses in the rural area that are primarily
33 dependent on the natural resources derived from the rural area. The Heavy Industrial base zone
34 implements this designation.
35

36 **Rural Industrial Land Bank (RILB)**

37 A rural industrial land bank is a master planned location for major industrial developments
38 established consistent with RCW 36.70A.367. The minimum size of the land bank is 100 acres.

39 "Major industrial development" means a master planned location suitable for manufacturing or
40 industrial businesses that: (i) Requires a parcel of land so large that no suitable parcels are available
41 within an urban growth area; (ii) is a natural resource-based industry requiring a location near
42 agricultural land, forest land, or mineral resource land upon which it is dependent; or (iii) requires a
43 location with characteristics such as proximity to transportation facilities or related industries such

1 that there is no suitable location in an urban growth area. The major industrial development may
2 not be for the purpose of retail commercial development or multitenant office parks.

3 "Industrial land bank" means up to two master planned locations, each consisting of a parcel or
4 parcels of contiguous land, sufficiently large so as not to be readily available within the urban
5 growth area of a city, or otherwise meeting the criteria in "major industrial development" above
6 and is suitable for manufacturing, industrial, or commercial businesses and designated by Clark
7 County through the comprehensive planning process specifically for major industrial use.
8

9 *****

10 Rural and Natural Resource Element, page 98

11
12 **Goals and Policies**
13 **County 20-Year Plan Policies**

14 Rural Industrial Land Bank
15

16 **GOAL: Support the creation of a rural industrial land bank consistent with the growth**
17 **management act to provide a master planned location for living wage jobs and**
18 **industries supporting rural communities in an environmentally sensitive manner.**
19

20 **3.8 Policies**

21 3.8.1. Designate a rural industrial land bank that is compatible with surrounding land
22 uses and that creates long term value for both the community and the industrial
23 users. The maximum size of industrial land bank sites shall be 700 acres.

24 3.8.2 Develop rural major industrial developments within the designated rural industrial
25 land bank that promotes sustainable development by minimizing our
26 environmental impacts, protecting natural resources and reducing waste.

27 3.8.3 Anticipate changing market and industrial needs and maintain the flexibility
28 required for a variety of light industrial uses within the rural industrial land bank.

29 3.8.4 Ensure rural major industrial development within the rural industrial land bank
30 respects and preserves critical areas functions and values and develops a
31 stormwater solution that mimics the natural hydrology of the site while
32 developing buffers both internally and externally. Incorporate low impact
33 development strategies.

34 3.8.5 Ensure infrastructure requirements are met to maximize the land value.
35 Coordinate infrastructure analysis and planning with public and private agencies
36 so that their long term planning can anticipate the future light industrial
37 development within the rural industrial land bank.

38 3.8.6 Develop a roadway and site infrastructure backbone within the rural industrial land
39 bank that allows for phased development based on the market needs.
40 Accommodate rail access.

41 3.8.7 Promote a level of predictability for future light industrial developers and the
42 County through the flexibility of standards and consolidated reviews.
43

1 Freight Rail Dependent Uses
2

3 **Goal: Support freight rail dependent uses where the use is dependent on and makes use of the**
4 **short line railroad, as defined by the Surface Transportation Board.**

5 ~~3.9~~ **3.8 Policies**
6

7 ~~3.9.1~~ **3.8.1** Support freight rail dependent uses in rural lands, as well as agriculture,
8 forest and mineral resource lands, where the use is dependent on and makes
9 use of the short line railroad within the county.

10 ~~3.9.2~~ **3.8.2** Freight rail dependent uses will be allowed on parcels with a freight rail
11 dependent use overlay, where such uses minimize impacts on adjacent rural and
12 resource uses.

13 ~~3.9.3~~ **3.8.3** Freight rail dependent uses means buildings and other infrastructure that
14 are used in the fabrication, processing, storage, and transport of goods where
15 the use is dependent on and makes use of an adjacent short line railroad. Such
16 facilities are both urban and rural development. Clark County may include
17 development of freight rail dependent uses on land adjacent to a short line
18 railroad in the transportation element of this plan. The County may also modify
19 development regulations to include development of freight rail dependent
20 uses that do not require urban governmental services in rural lands.
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