



Clark County Planning Commission

Steve Morasch, Chair
Ron Barca, Vice Chair
Bill Wright
Karl Johnson
Richard Bender
Matt Swindell
Robin Grimwade

CLARK COUNTY PLANNING COMMISSION THURSDAY, MAY 18, 2017

6:30 P.M. - PUBLIC HEARING

BOCC HEARING ROOM, 6TH FLOOR
PUBLIC SERVICES BUILDING
1300 FRANKLIN STREET
VANCOUVER, WA

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL & INTRODUCTION OF GUESTS
- III. GENERAL & NEW BUSINESS
 - A. Approval of Agenda for May 18, 2017
 - B. Approval of Minutes of April 20, 2017
 - C. Communications from the Public
- IV. PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:
 - A. Proposed Changes to Planning Commission Rules of Procedure Including Adding an Opening Statement:

Description: The hearing item before the Planning Commission (PC) is to consider changes to the PC's Rules of Procedure and providing for an Opening Statement.

The purpose of the Opening Statement is to give an overview to observers of the hearing as to how it will proceed, how meeting attendees can testify, and also give Planning Commissioners the opportunity to declare any potential conflicts of interest.

Staff Contact: Laurie Lebowsky (360) 397-2280, Ext. 4544

Email: laurie.lebowsky@clark.wa.gov

B. 2017 Annual Plan Amendments amending the 20-Year Growth Management Comprehensive Plan Map and Zone Map:

CPZ2017-00004 Text Amendments: A proposal to amend the comprehensive plan text to correct scrivener's errors as follows: Chapter 1 Table 1.4 Rural Lands Plan Designation to Zone Consistency Chart add "R-5" zoning back under Rural Center Comprehensive Plan designation, Land Use, Table 1.5 Resource Lands Plan Designation Chart, under the Comprehensive Plan add Parks/Open Space (P/OS); Table 1.6 Urban Plan Designation to Zone Consistency Chart replace "R40" with "R43"; Chapter 3 Policies 3.6.7 replace "Conversation" with "Conservation"; Chapter 14 Procedural Guidelines, Vancouver Urban Growth Area, replace text references to the Orchards area with West Fairgrounds, East Fairgrounds, and Mill Creek; Appendix B, add figure 34 Community Framework Plan Map.

CPZ2017-00006 Rural Center: A proposal to amend the text of Comprehensive Plan Chapter 3 and Clark County Code Section 40.560.010(l)(2)(a) to reflect a procedural change in the creation of a new rural center or a boundary expansion of an existing rural center.

Staff Contact: Colete Anderson (360) 397-2280, Ext. 4516

Email: colete.anderson@clark.wa.gov

C. 2016 Comprehensive Growth Management Plan Update Remand:

Clark County completed the update of its comprehensive plan to meet the Growth Management Act (GMA) deadline of June 30, 2016. The plan was appealed to the Growth Management Hearings Board (GMHB) and a hearing on the issues was held February 8, 2017. The GMHB ruled on March 23, 2017 that certain portions of the 2016 plan update had not complied with certain requirements of GMA. The following proposals will be considered by the Planning Commission as responses to the GMHB ruling:

- Changes to the comprehensive plan map.
 1. Changing the zoning of AG-10 and FR-20 parcels back to AG-20 and FR-40, respectively, as they were before the update;
 2. Changing certain R-10 parcels back to R-20, as they were before the update;
 3. Amending the map to provide for three different Rural designations, as there were before the update: R-20, R-10, and R-5;
 4. Changing the urban reserve (UR) overlay back to an urban reserve district, as it was before the update; and
 5. Removing 17 parcels from the Battle Ground urban growth area, as it was before the update.

- Changes to the comprehensive plan policies and text.
 1. Reflecting the proposed map changes above in the comp plan text; and
 2. Adding an upper limit to the rural industrial land bank sites sizes.
- Changes to Clark County Code Title 40, the county's unified development code.
 1. Reflecting the proposed map and text changes above in CCC Title 40.

Staff Contact: Oliver Orjiako (360) 397-2280, Ext. 4112

Gordy Euler (360) 397-2280, Ext. 4968

Email: oliver.orjiako@clark.wa.gov
gordon.euler@clark.wa.gov

Plan adoption materials can be found at:

<https://www.clark.wa.gov/community-planning/plan-adoption>

V. OLD BUSINESS

VI. NEW BUSINESS

VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

VIII. ADJOURNMENT

STAFF REPORT AND RECOMMENDATIONS:

Staff recommendations to the Planning Commission will be available 14 days prior to the hearing date listed above. Staff reports and other information can be accessed on the following web page at: <https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>

Or, contact Sonja Wiser, Program Assistant at (360) 397-2375, ext. 4558, or e-mail Sonja.wiser@clark.wa.gov

SUBMISSION OF WRITTEN TESTIMONY:

If you bring written testimony to read at the hearing, the Planning Commission would request submission of at least ten copies for the record (seven copies for Planning Commission and three copies for staff).

E-MAIL TESTIMONY:

PLEASE NOTE: *All e-mails need to be received no later than **48 hours prior** to the hearing and need to include full name, address, city, zip code, and phone number to be included as parties of record. Testimony can be e-mailed to the above-listed planners or to **Sonja.wiser@clark.wa.gov***

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

*The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Relay** (800) 833-6384 or 711; **E-mail** ADA@clark.wa.gov.*

HEARING COVERAGE:

Coverage of this evening's hearing may be cable cast live on Clark/Vancouver television channel 23 or 21, on cable television systems. For replay dates and times, please check your local television guide or www.cvtv.org.

Web Page at: <https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>