

COMPREHENSIVE PLAN UPDATE

Clark County Planning Commission
Public Hearing
May 18, 2017



Comprehensive Plan Update

- ▣ Final Decision and Order
 - Issued March 23, 2017 by the GMHB
 - 25 issues decided
 - Clark County won on 18 issues
 - 30-day appeal period (April 24)
- ▣ 180-day compliance period (September 19)
- ▣ GMHB Compliance Hearing, November 7, 2017

Comprehensive Plan Update

▣ Non-compliance Issues

- UGA Expansions and the Buildable Lands Report
- Urban Reserve Overlay
- Ag Land De-designations (La Center and Ridgefield)
- Upzone Ag and Forest Land for More Density
- No 'Variety' of Rural Densities
- Procedural Errors in RILB Designation
- De-designation of 602 Ag Land (RILB) Acres

Comprehensive Plan Update

- ▣ What the County is Appealing
 - UGA Expansions and the Buildable Land Report
 - Ag Land De-designations (La Center and Ridgefield)
 - De-designation of 602 Ag Land (RILB) Acres

Comprehensive Plan Update

▣ What the County is Proposing for Compliance

- Changing AG-10 and FR-20 zoning back to AG-20 and FR-40; eliminate clustering option
- Changing R-10 zoning to R-20 zoning
- Amending the comp plan map to provide for three Rural designations (R-5, R-10, and R-20), each implemented by its own zone
- Urban Reserve Overlay: Leave as an overlay; eliminate the use list; change only with a comp plan update
- Establishing a maximum size for RILB as 700 acres
- Removing 17 parcels from the Battle Ground UGA

Comprehensive Plan Update

- ▣ Proposed changes will be to the comp plan map and text, and to CCC Title 40
- ▣ Changes highlighted in the staff report
- ▣ County adopted a moratorium April 25, 2017 on the acceptance of land division applications for resource and rural lands

Comprehensive Plan Update

▣ Next Steps

- Commerce review in progress
- Notice to Adopt 2007 EIS/2016 SEIS
- PC Public Hearing, May 18, 2017, 6:30 p.m.
- Council Work Session, June 7, 2017, 10:30 a.m.
- Council Public Hearing, June 20, 2017, 10:00 a.m.
 - Compliance Issues
 - Land Division Moratorium (from April 25)
- Effective date of June 30, 2017, if an ordinance adopted

Comprehensive Plan Update

- ▣ Additional Appeals
 - CCCU has appealed all 11 of their issues
- ▣ <https://www.clark.wa.gov/community-planning/comprehensive-growth-management-plan>
- ▣ QUESTIONS?