

COMPREHENSIVE PLAN UPDATE

Board of County Councilors
Public Hearing
June 20, 2017



Comprehensive Plan Update

- ▣ Final Decision and Order
 - GMHB issued March 23, 2017
 - 25 issues decided
 - Clark County prevailed on 18 issues
- ▣ 180-day compliance period, Sept. 19, 2017
- ▣ GMHB compliance hearing, Nov. 7, 2017

Comprehensive Plan Update

▣ Non-compliance issues

- Need for UGA expansions in Battle Ground, Ridgefield and La Center
- Ag land de-designations, Ridgefield and La Center
- De-designation of 602 ag land acres for RILB
- No maximum size for RILB designation
- Urban Reserve Overlay uses
- No “variety” of rural densities
- Up-zone ag and forest lands, AG-20 to AG-10; FR-40 to FR-20

Comprehensive Plan Update

- ▣ What county is appealing
 - Need for UGA expansions in Ridgefield, La Center
 - Ag land de-designations, Ridgefield and La Center
 - De-designation of 602 ag land acres for RILB

Comprehensive Plan Update

- ▣ What county is proposing for compliance
 - Change AG-10 and FR-20 zoning back to AG-20 and FR-40; eliminate clustering option; change newly zoned R-10 lands back to R-20
 - Amend comp plan map to provide three rural designations (R-5, R-10 and R-20), each implemented by its own zone
 - Urban Reserve Overlay: Leave as an overlay; eliminate use list; change only with comp plan update
 - Establish 700 acres as maximum of RILB
 - Remove 17 parcels from Battle Ground UGA

Comprehensive Plan Update

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

Comprehensive Plan Update

▣ Process

- Commerce review in progress
- Notice to adopt 2007 EIS/2016 SEIS May 5, 2017
- Council Work Session, June 7, 2017, 10:30 a.m.
- Council Public Hearing, June 20, 2017, 10 a.m.
 - Compliance issues
 - Limited moratorium from April 25
- Effective date of June 30, 2017, if ordinance adopted

Comprehensive Plan Update

▣ Planning Commission

- Work Session, May 4, 2017; Public Hearing, May 18, 2017

Compliance proposal	Planning Commission vote
Change AG-10 and FR-20 zoning back to AG-20 and FR-40; eliminate clustering option	6-0 to recommend council approval
Change R-10 zoning back to R-20 zoning	6-0 to recommend council approval
Amend comp plan to provide three rural designations (R-5, R-10, R-20), each implemented by its own zone	6-0 to recommend council approval
Leave urban reserve (UR) overlay as an overlay; eliminate use list; allow changes to UR only during a comp plan update	6-0 to recommend council approval
Establish 700-acre maximum for rural industrial land bank	6-0 to recommend council approval
Remove 17 parcels from Battle Ground urban growth area	6-0 to recommend council approval
Add UR overlay to 17 parcels removed from Battle Ground UGA	4-2 to recommend council approval

Comprehensive Plan Update

- ▣ Information on compliance issues and schedule at:

<https://www.clark.wa.gov/community-planning/comprehensive-growth-management-plan>

- ▣ Questions?

- ▣ Thank you.