



*Please turn off cell phones, beepers and any other auditory devices while meeting is in session. Thank you.*

**CLARK COUNTY PLANNING COMMISSION  
THURSDAY, APRIL 17, 2008**

**5:30 P.M. – PC WORKSESSION  
Topic: Highway 99 Project Update  
Staff: Colete Anderson, Planner III**

**7:00 P.M. - PUBLIC HEARING  
BOCC HEARING ROOM, 6<sup>TH</sup> 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 April 17, 2008
  - B. Communications from the Public
- IV. PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:**
  - A. OPEN SPACE & TIMBERLAND APPLICATIONS**

The Planning Commission will consider staff recommendations for approval or denial of Timberland or Open Space Applications for Current Use Assessment pursuant to Chapter 84.34 of the RCW. The criteria for Open Space or Timberland was established by Resolution No. 1977-10-32, adopted November 7, 1977 and Ordinance No. 1982-02-65 adopted March 17, 1982, and Ordinance No. 1996-02-30, adopted February 27, 1996.

**Staff Contact: Jim Vandling, (360) 397-2375, Ext. 4714 or e-mail: [james.vandling@clark.wa.gov](mailto:james.vandling@clark.wa.gov)**

**B. BI-ANNUAL CODE AMENDMENTS**

<b>BI-ANNUAL CODE CHANGE INDEX – SPRING 2008</b>			
<b>Item</b>	<b>Title/Chapter/Section</b>	<b>Description</b>	
<b>Board-directed Amendments</b>			
<b>Title 2, Administration and Personnel</b>			
1	2.5.1.120 and 40.510.030.D.4.b	Establish criteria for when continuances should be granted	
<b>Title 10, Vehicles and Traffic</b>			
2	10.08	Allow more flexible permits for over load 5 axle limits	
<b>Title 40, Unified Development Code</b>			
3	40.540.010	Reformat chapter and require surveys for all boundary line adjustments	
<b>Minor Policy Amendments</b>			
<b>Title 10, Vehicles and Traffic</b>			
4	40.530.050	Create cross reference to boundary line adjustment requirements in item 3	
5	Table 10.06A	Reformat and refine overlength load table	
<b>Title 13, Public Works</b>			
6	13.30A.050	Raise the basis for applying clean water service charges from \$10,000 worth of improvements to \$20,000	
<b>Title 40, Unified Development Code</b>			
7	40.100.070 and 40.260.010.B	Refine the definition of “guesthouse” and codify restrictions on their use in the special use section	
8	40.100.070	Change how curved corner lot setbacks are determined	
9	40.260.100.G	Clarify the numbers of allowable customers for major rural home businesses	
10	40.340.010.A.8	Allow gravel driveways and parking areas for unoccupied utility facilities	
11	40.350.030.B	Rectify discrepancies between sidewalk requirements and available right of way in rural centers	
12	40.370.010.E.3	Clarify that sewer hookup requirements in rural centers with public sewer are the same as within the UGA	
13	40.440.020.A	Provide Type I, II and III processes for approval of removal or modifications to habitat conservation covenants	

14		40.450.040.G.1	Provide Type I, II and III processes for approval of removal or modifications to habitat conservation covenants
15		Table 6.110A.010-1	Add fees for Type I, II, and III conservation covenant changes
16		40.540.090.C	Require survey documents to show the distance between the curb and front lot line
<b>Code Interpretations and Minor Process Amendments</b>			
<b>Title 9, Public Peace, Safety and Morals</b>			
17		9.12.050	Clarify and update the application process and requirements for shooting ranges. Eliminate the requirement for licenses
<b>Title 40, Unified Development Code</b>			
18		40.200.070.B.3	Allow reduced setbacks to temporary turnaround easements in the multifamily zones, as is already allowed in the single family districts
19		40.260.110.B	Clarify that parcels consisting of 2.5 acres or less since 2002 can be boundary line adjusted and still qualify for infill
20		40.260.180	Clarify that state and federal approvals of residential care facilities are not required until after county preliminary approval
21		40.260.250.G.2.a	Require structural engineering letter with cell tower collocation applications instead of deferring the letter until building permit submittal
22		40.260.260	Add maintenance and encroachment easement requirements to zero lot line provisions
23		40.320.010.B	Eliminate the option in the landscaping provisions to use a 50% opaque fence to substitute for a 95% opaque shrub requirement
24		40.340.010.D	Clarify the thresholds for truck loading space requirements

25		40.510.030.D.6	Allow notices of decisions to be e-mailed to parties of record if they agree to the method
<b>Gorge Commission Amendments</b>			
26		Section 40.240.040	Clarify the definition of “horses, boarding of” to those that are either commercial or non-profit, and the correct a reference in the definition of “undertaking”
27		40.240.060	Clarify that signs are not subject to certain color and reflectivity standards
28		40.240.070	Refine allowable impacts to scenic resources as a result of emergency/disaster responses
29		40.240.120	Clarify that most signs are not exempt from Gorge review
30		40.240.170	Update reference to existing and continuing uses
31		40.240.300	Adjust reference to sign requirements in the Gorge
32		40.240.380	Correct a typo regarding increasing lot densities through boundary line adjustments
33		40.240.430	Allow removal of buildings in addition to the demolition of buildings on Ag lands
34		40.240.510	Allow removal of buildings in addition to the demolition of buildings on Forest lands
35		40.240.610	Allow removal of buildings in addition to the demolition of buildings on Open Space lands
36		40.240.800	Specify that additions that are larger than the original structure must use approved colors
37		40.240.810	Clarify that structures must meet scenic standards rather that more the more general term “visually subordinate”
38		40.240.820	Update reference to federal laws regarding the protection of cultural resource information in the General Management Area Cultural Resource Review Criteria
39		40.240.830	Update reference to federal laws regarding the protection of cultural resource information in the Special Management Area Cultural Resource Review Criteria

40		40.240.840	Increase the number of wetland criteria required to allow modifications to serviceable buildings
<b>Scrivener's Errors and Language Clarifications</b>			
<b>Title 2, Administration and Personnel</b>			
41		2.20.010	Change staff support for railroad advisory board from public works to Community Planning
<b>Title 14, Buildings and Structures</b>			
42		14.05.503.1	Update reference to a changed IBC section
<b>Title 15, Fire Prevention</b>			
43		15.12.9000	Eliminate outdated exemption for fire flow
44		15.12.915	Update reference to a changed IBC section
45		Table B105.2.9	Update reference to a changed IBC section
<b>Title 40, Unified Development Code</b>			
46		40.100.070	Clarify definition of "retirement housing facility"
47		40.200.080	Specify that only arterials included in the 20 year capital facilities plan shall require increased setbacks to accommodate future right of way.
48		40.260.110.1.2	Clarify that Tier II Infill developments must meet minimum density, as well as maximum density requirements.
49		40.260.160	Clarify how outdoor play area requirements for daycare uses are calculated.
50		Table 40.350.030-6	Eliminate outdated design specification for urban industrial roads
51		40.520.010.C.2	Remove an incorrect reference to Type II legal lot determinations
52		40.380.020	Correct an RCW mis-reference in the stormwater provisions
53		<b>40.560.010.J</b>	Correct a reference to the comp plan, and remove references to an outdated contingent zoning provision in the Comp plan amendment provisions

54		<b>40.560.020.G</b>	Remove outdated contingent zoning provision
55		40.230.070	Remove text regarding contingent zoning in the Urban Holding zone

**Contact: Jan Bazala (360) 397-2375, Ext. 4499 or e-mail at: [jan.bazala@clark.wa.gov](mailto:jan.bazala@clark.wa.gov)**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

**VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION**

**VIII. ADJOURNMENT**

**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:**

*Testimony can be e-mailed to the Community Planning Department at the following e-mail address: [sonja.wiser@clark.wa.gov](mailto:sonja.wiser@clark.wa.gov) **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.*

**FAXED TESTIMONY:**

*Testimony can be faxed to Community Planning at (360) **759-6278**, Attn: Sonja Wiser, Administrative Assistant. All correspondence should be faxed **no later than 48 hours prior** to the public hearing in order to give staff adequate time for xeroxing and distribution.*

**ACCOMMODATION OF PHYSICAL IMPAIRMENTS:**

*In order to accommodate persons with physical impairments, please notify Community Planning of any special physical or language accommodations you may need as far in advance of meeting date as possible. Assistive listening devices are available for the deaf, hard of hearing and general public use. To request these arrangements, please contact Sonja Wiser at 397-2375, Ext. 4105.*

**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](http://www.cvtv.org)*

Sw\AG 2008-04-17