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**CLARK COUNTY**  
WASHINGTON

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

**CLARK COUNTY PLANNING COMMISSION  
THURSDAY, JANUARY 15, 2009**

**5:30 p.m. – WORKSESSION  
Item: Mill Creek Subarea Plan – Michael Mabrey**

**6:30 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 January 15, 2009
- B. Approval of Minutes for October 30 & November 20, 2008
- C. Communications from the Public

**IV. PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:**

<b>BI-ANNUAL CODE CHANGE INDEX – FALL 2008</b>			
<b>No.</b>	<b>Title/Chapter/Section</b>	<b>Description</b>	
<b>Board-directed Amendments</b>			
<b>Title 2, Administration and Personnel—Hearings Examiner System</b>			
1	2.5.1.120, 40.510.030.D.4.b, and Table 6.110A.010	Add criteria for when continuances or open records should be allowed	
<b>Title 40, Unified Development Code</b>			
2	40. 550.010	Create a new class of road modification for	

			those circumstances where code-required improvements will clearly lack nexus or will be disproportional to the scale of the development.
<b>Minor Policy Amendments</b>			
<b>Title 14, Building and Structures</b>			
3		14.06.105.2	Codify circumstances under which structures of 120 square feet or less do require building permits
<b>Title 40, Unified Development Code</b>			
4		40.200.040.B and 40.220.020.C	Eliminate the area of private streets from density calculations in the multifamily zones
5		40.250.020	Clarify the responsible official's capacity to establish hours other than from 6 am to 8 pm. for mining operations. Reformat language regarding plan approval processes. Increase notification radius requirement to ½ mile
6		40.350.030.B.4.e	Remove requirement to apply county intersection standards to driveways accessing state highways
7		40.350.030.B.9.b(2)	Reduce the required diameter of temporary cul-de-sac bulbs from 90 feet to 80 feet
8		40.450.040.D.2 and 40.440.020.A.3	Allow offsite wetland and habitat mitigation sites to be selected from a County-approved list of sites
9		40.510.030.E.3.c &d	Exempt plat alterations and Shorelines Management permits from sign posting requirements
<b>Code Interpretations and Minor Process Amendments</b>			
<b>Title 40, Unified Development Code</b>			
10		Table 40.350.030-4	Clarify intersection curb radii provisions for alleys and infill streets
11		40.350.030.B.4.b(1)(b)	Clarify minimum driveway spacing to intersections on corner lots

12		40.200.070	Clarify limits to the number of garden sheds that are allowed within side or rear setbacks, and that HVAC units are among the utilities allowed in setbacks
13		40.570.080.C.3.k	When applicable, require archaeological pre-determinations to be reviewed by the state prior to deeming an application counter complete
14		40.350.030.B.8	Clarify sight distance requirements by reformatting section. State that landscaping may not interfere with sight distance
15		40.350.030.C.2.d	Reduce sheet margin requirements for construction plans
16		40.410.040	Eliminate outdated reference to library of CARA best management practices
17		40.520.010.F	Clarify that the approval of Public Interest Exceptions to legalize lots may require public improvements and engineering plans to be submitted and approved, along with associated fees
18		40.260.140.D	Update mobile home park sidewalk requirements to meet ADA standards
19		40.410.010	Clarify that the CARA map does not take precedence if actual conditions observed on the ground determine that a site is in a critical aquifer recharge area
20		40.510.030.E.3	Clarify standards for land use notice signs
<b>Gorge Commission Amendments</b>			
21		Section 40.240.040	Add a definition of “animal unit”, 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”
22		40.240.205	Establish criteria for setting a maximum

			number of horses at horse boarding facilities in the Gorge Scenic Area
<b>Scrivener's Errors and Language Clarifications</b>			
<b>Title 6, Application and Service Fees</b>			
23		Tables 6.110A.010 and 6.110A.015	Create a separate fee table for Community Planning
<b>Title 14, Buildings and Structures</b>			
24		14.05.1608.1	Correct roof snow load in county building code
<b>Title 40, Unified Development Code</b>			
25		40.260.250.E.2.d	Correct mis-reference to WDF&W special habitat areas
26		Table 40.350.030-5	Clarify that public streets in rural centers require walkways on both sides of the street.
27		40.520.020	Include a reference to mobile home parks as a use requiring Type II Review and Approval.
28		40.240.150	Correct a conflict between Gorge variance criteria and regular county variance criteria
29		40.420.010.B, 40.510.020, and 40.510.030	Insert text in flood codes to clarify that conditions of development may be imposed in flood hazard areas
30		40.220.010.C	Remove conflicting language to clarify that density calculations are only necessary for Infill and Planned Unit Developments in the R-1 zones. Add footnote that clarifies that Tier II Infill has its own existing density standards

**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**

*The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Voice** (360) 397-2000; **Relay** (800) 833-6384; **E-mail** [ADA@clark.wa.gov](mailto: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](http://www.cvtv.org)*

Web Page at: <http://www.clark.wa.gov>