



Clark County Planning Commission
 Dick Deleissegues, Chair
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 Ron Barca

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

**5:30 P.M. - Worksession
 Topic: Highway 99 Form-Based Standards – Colete Anderson**

**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 October 15, 2009
 - B. Approval of Minutes for August 20, 2009
 - C. Communications from the Public
- IV. PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:**
 - A. BI-ANNUAL CODE AMENDMENTS**

BI-ANNUAL CODE CHANGE INDEX – FALL 2009			
Item#	Title/Chapter/Section	Description	
Minor Policy Amendments			
Title 6, Application and Service Fees			
1	Table 6.110A.010	Simplify habitat and wetland conservation covenant fees	
Title 10, Vehicles and Traffic			
2	10.02.020 and create a new section 10.02.025	Authorize the Public Works director to designate “no parking” zones up to 250 feet	

Title 14, Buildings and Structures			
3		14.05.105.2	Limit the area of signs that are exempt from obtaining building permits to 48 square feet
Title 40, Unified Development Code			
4		40.260.100	Increase the allowed gross vehicle weight for business vehicles exempt from the home business provisions
5		40.350.020.F	Require subdivision traffic concurrency conditions to be fulfilled either prior to final plat, or prior to a certain “triggering” number of homes, instead of prior to occupancy of the first home
6		40.510.010.D.1, 40.520.020.G.1, and 40.520.030.G.1	Clarify that application fees are vested at the time of a fully complete application, not a counter complete application
7		40.510.020.A and 40.510.030.A	Eliminate free second pre-applications
8		40.520.040	Reduce Type II site plan review to a Type I review if sufficient required additional parking (up to 40 spaces) already exists on site
9		Table 40.510.050-1 and 40.570.080.C.3.k	Either: Require that archaeological pre-determinations (when required) are reviewed, not just received, by the State Department of Archaeology and Historic Preservation (DAHP) prior to an application being determined fully complete; OR, remove the requirement to submit archaeological pre-determinations to the county entirely
Code Interpretations and Minor Process Amendments			
Title 40, Unified Development Code			
10		Table 40.220.020-3	Clarify under what circumstances that setbacks less than 5 feet are allowed for single family detached dwellings in the multifamily zones
11		Table 40.310.010-2	Sign Table 40.310.010-2 to be consistent

			with the sign standards within the home business requirements
12		40.320.010.E.1	Eliminate landscaping requirement text that conflicts with the landscaping Table 40.320.010-1
13		40.340.010.B	Clarify how to calculate gross floor area for the purposes of parking requirements
Scrivener's Errors and Language Clarifications			
Title 6, Application and Service Fees			
14		6.100.010, 6.100.020 and 6.100.050	Add references to the Public Works Department in the fee code
Title 40, Unified Development Code			
15		Table 40.200.020-1	Remove obsolete references to "floodplain overlay district"
16		Table 40.210.010-1	Correct the reference to the type of process required to allow temporary dwellings
17		40.210.040.A.1	Clarify that Urban Reserve districts are not within the urban areas of the county
18		.230.070.B.2 and 40.350.030.A.8.b	Clarify that urban transportation standards apply to all conditional uses in Urban Holding zones
19		40.350.030	Clarify language in "block length" definition to state that only public roads can be used to satisfy transportation circulation requirements
20		40.250.010.D.1	Update reference to the State Aeronautics Division
21		40.260.060	Remove reference to repealed Infill provisions in the Mill Creek Overlay District
22		40.440.020.A and	Correct references to habitat and wetland

		40.450.040.G	conservation covenant changes
Amendments to Stormwater Code and Clark County Stormwater Manual			
Title 40, Unified Development Code			
23		40.385.010.C.1.b.	Remove reference to ag/habitat protection plans as a means of providing evidence that stormwater will not be discharged to the county's stormwater conveyance system
24		40.385.010.C.2.f	Remove a stormwater requirement exemption for Infill and redevelopment projects
25		40.385.020.A.6.b	Revise the redevelopment applicability valuation threshold to be equalent to NPDES permit requirements
26		40.385.040.A.3.a	Provide an exemption to the requirement that all stormwater plans need to be prepared by a licensed engineer
27		40.385.020.A.5.b	Establish minimum thresholds before stormwater minimum requirements 1-5 to projects under 5 percent impervious area in the rural area and remove critical area setbacks to apply minimum requirements 1-10
28		40.385.020.A.5.c	Establish a minimum 2,000 square foot threshold for minimum requirements 1-10 of the stormwater manual for projects over 5 percent impervious area in the rural area and remove the requirement to apply stormwater requirements to replaced impervious area
29		40.385.010.D	Revise definition of "stormwater manual" to reflect the date of new changes made to the stormwater manual

Clark County Stormwater Manual			
30a- 30e		Misc. sections	Make changes in the stormwater manual dictated by stormwater code changes in items 23-29

Contact: Jan Bazala (360) 397-2375, Ext. 4499
E-mail: jan.bazala@clark.wa.gov

B. Amend Vancouver-Clark Parks and Recreation Comprehensive Parks, Recreation, & Open Space Plan , Vancouver Walking & Bicycling Master Plan, Paths & Trails Element; Vancouver Municipal Code, Title 20 and the Clark County Code, Title 40 as follows:

The proposed amendments involve the routine update of the six-year capital facilities project list to reflect current needs and projections, priorities and potential opportunities for the revised six year period of 2009 through 2014. In addition, a series of comprehensive plan and development code text amendments are proposed to clarify and streamline the process for any future park impact fee updates as well as improve consistency between city and county park impact fee ordinances to facilitate the administration and management of a more seamless impact fee program.

A final component of the text amendments facilitate an optional trail re-alignment identified in the Vancouver Walking & Bicycling Master Plan (Paths & Trails Element) The amendment reflects an alternative route for a portion of the Central City Discovery Loop Trail through the proposed Riverwest Development to serve the new Fort Vancouver Regional Library relocation.

The proposed amendments are available upon request at Vancouver-Clark Parks & Recreation, 610 Esther Street, Vancouver, Washington.

Staff Contact: Monica Tubberville 360) 619-1153
E-mail: monica.tubberville@ci.vancouver.wa.us

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 **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 Wisser, 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.*

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: <http://www.clark.wa.gov>