



**Clark County Planning Commission**  
Dick Deleissegues, Chair  
Steve Morasch, Vice Chair  
Jeff Wriston  
Milada Allen  
George Vartanian  
Jada Rupley  
Ron Barca

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**CLARK COUNTY PLANNING COMMISSION  
THURSDAY, NOVEMBER 19, 2009**

**5:30 P.M. - Worksession**

**Topic: 78<sup>TH</sup> Street Master Plan – Mark McCauley & Laura Pederson**

**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 November 19, 2009
  - B. Approval of Minutes for August 20, 2009 & October 15, 2009
  - C. Communications from the Public
- IV. PLANNING COMMISSION DELIBERATIONS – CONTINUED ITEM FROM JOINT PC/BOCC HEARING OF 11/16/09:**
  - A. AMENDMENTS TO THE ZONING MAP FOR THE HIGHWAY 99 SUB-AREA OVERLAY DISTRICT, UDC TITLE 40 CHAPTER 40.250 AND NEW TITLE 40 APPENDIX F REGARDING THE HIGHWAY 99 SUB-AREA PLAN OVERLAY FORM-BASED DESIGN STANDARDS.**

To consider the adoption of a new CCC Title 40 Appendix F, establishing form-based design standards to support the implementation of the 2008 adopted Highway 99 Sub-Area Plan. The Highway 99 Sub-Area is part of the Three Creeks Special Planning Area as designated by the 20-Year Comprehensive Plan 2004-2024. Within the Three Creeks Special Planning Area, Highway 99 is identified as an area targeted for potential public investment and the 20-Year Comprehensive Plan anticipated the adoption of the Highway 99 Sub-Area Plan.

There has been longstanding community interest in revitalizing this area. The Sub-Area Plan articulates a vision for approximately four-square miles and includes policies and implementation strategies to address future growth. The proposal reflects the goals and policies of the 2008 Highway 99 Sub-area Plan and community input from various public workshops. The entire proposal includes adoption of a new comprehensive plan map to include a Highway 99 Overlay District, an amendment to the implementing zoning map, and amendments and additions to UDC Title 40 related to the establishment of a Highway 99 Overlay District.

The draft Highway 99 Sub-Area Overlay District code changes and proposed Title 40 Appendix F are available on the county's web page at <http://www.clark.wa.gov/hwy99>.

**Staff Contact: Colete Anderson (360) 397-2280, Ext. 4516 or e-mail: [colete.anderson@clark.wa.gov](mailto:colete.anderson@clark.wa.gov)**

**B. AMENDMENTS TO THE CLARK COUNTY 20-YEAR COMPREHENSIVE GROWTH MANAGEMENT PLAN 2004-2024 MAP AND ZONING MAP TO REDESIGNATE CERTAIN PROPERTIES AS AGRICULTURAL AND TO REMOVE THEM FROM THE VANCOUVER, BATTLE GROUND, AND RIDGEFIELD URBAN GROWTH AREAS, RESPECTIVELY.**

- 1. Amend the comprehensive plan and zoning maps to redesignate the following properties now in the Vancouver Urban Growth Area as Agricultural (Ag-20), and to remove these properties from the urban growth area:** Properties with tax identification numbers 196656-000, 196925-000, 196926-000, 196930-000, 196954-000, 196983-000, 197036-000, 198072-000, 198075-000, 198076-000, 198080-000, 198082-000, 198083-000, 198084-000, 198086-000, 198087-000, 198101-000, 198111-000, 198112-000, 198113-000, 198114-000, and 300012-000. For purposes of Clark County's 2007 comprehensive plan update, these properties were known as Agriculture Viability Study Area VB. Certain of these properties are currently designated Light Industrial, and others are designated Railroad Industrial. All of these properties are within an Urban Holding Overlay District (UH).
- 2. Amend the comprehensive plan and zoning maps to redesignate the following properties now in the Battle Ground Urban Growth Area as Agricultural (Ag-20), and to remove these properties from the urban growth area:** Parcels with tax serial numbers 195244-000, 195271-000, 195275-000, 195283-000, and 195287-000. For purposes of Clark County's 2007 comprehensive plan update, these properties were known as Agriculture Viability Study Area BC. These properties are currently designated Employment Center, and are within an Urban Holding Overlay District (UH).

3. **Amend the comprehensive plan and zoning maps to redesignate the following properties now in the Ridgefield Urban Growth Area as Agricultural (AG-20), and to remove these properties from the urban growth area:** Parcels with tax serial numbers 216473-000, 216491-000, 216672-000, 216706-000, and 216714-000. For purposes of Clark County's 2007 comprehensive plan update, these properties were a portion of the area known as Agriculture Viability Study Area RB-2. These properties are currently designated Urban Low Density Residential, and are within an Urban Holding Overlay District (UH).

**Staff Contact: Oliver Orjiako (360) 397-2280, Ext. 4898 or e-mail: [commplanning@clark.wa.gov](mailto:commplanning@clark.wa.gov)**

- C. **AMENDMENTS TO THE CLARK COUNTY 20-YEAR COMPREHENSIVE GROWTH MANAGEMENT PLAN 2004-2024 MAP AND ZONING MAP TO REDESIGNATE CERTAIN PROPERTIES AS RURAL (R-5) AND TO REMOVE THEM FROM THE VANCOUVER URBAN GROWTH AREA.**

**Amend the comprehensive plan and zoning maps to redesignate as Rural (R-5) the following properties now in the Vancouver urban growth area, and which are generally located near the northern portions of the area known as study area VB, and to remove these properties from the urban growth area:** Parcels with tax serial numbers 196924-000, 196934-000, 196935-000, 196937-000, 196938-000, 196939-000, 196940-000, 196941-000, 196942-000, 196949-000, 196953-000, 196953-005, 196959-000, 196969-000, 197010-000, 197014-000, 197015-000, 197016-000, 197017-000, 197018-000, 197018-005, 197018-010, 197032-000, 197033-000, 197035-000, 197043-000, and 197049-000. These properties are currently designated Light Industrial, and are within an Urban Holding Overlay District (UH).

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- D. **AMENDMENTS TO THE CLARK COUNTY 20-YEAR COMPREHENSIVE GROWTH MANAGEMENT PLAN 2004-2024 MAP AND ZONING MAP TO REDESIGNATE CERTAIN PROPERTIES FROM RURAL (R-5) TO AGRICULTURAL (AG-20).**

**Amend the comprehensive plan and zoning maps to redesignate the following properties as Agricultural (AG-20):** Parcels with tax serial numbers 180532-000, 180747-000, 180748-000, and 180834-000. These properties are currently designated Rural (R-5), and are located at 3504 NW 179<sup>th</sup> St, 2910 NW 179<sup>th</sup> St., 2614 NW 179<sup>th</sup> St., and 2528 NW 179<sup>th</sup> St., respectively, Ridgefield, WA.

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**E. AMENDMENT TO THE CLARK COUNTY DEVELOPMENT CODE TO DELETE A PORTION OF THE TEXT OF FOOTNOTE 9 TO TABLE 40.210.010-1.**

This proposal would delete from Footnote 9 to Table 40.210.010-1, Uses Table for Agriculture and Forest Zones, a provision that permits facilities that repair, maintain or refurbish or manufacture component parts for equipment utilized for resource-based industries.

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**Please refer to the following weblink for GMA Compliance Issues:**  
<http://www.clark.wa.gov/longrangeplan/review/index.html>

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

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

**VIII. ADJOURNMENT**

**STAFF REPORT AND RECOMMENDATIONS:**

Staff recommendations to Planning Commission will be available 14 days prior to the hearing date listed above. Contact Sonja Wiser (360) 379-2375, ext. 4105, Administrative Assistant to the Clark County Planning Commission, to receive the staff report for the meeting.

**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.*

**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>