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CLARK COUNTY  
WASHINGTON

## CLARK COUNTY COMMUNITY PLANNING

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### MEMORANDUM

**TO:** Board of County Commissioners

**FROM:** Dick Deleissegues, Vice Chair, Clark County Planning Commission

**DATE:** June 19, 2007

**SUBJECT:** Recommendations - Comprehensive Growth Management Plan Update

#### **Background and Status of Planning Commission Recommendations**

The Planning Commission held joint hearings with the Board of Clark County Commissioner on June 5, 6, and 7 to receive public testimony on the Comprehensive Growth Management Plan Update. Deliberations by the Planning Commission have extended over four meetings in June. The Planning Commission has taken the following actions on the Comprehensive Plan update:

1. Recommended changes to the draft Comprehensive Plan text amendments, including the Capital Facilities Plans.
2. Recommended changes to the draft Title 40 code language.

#### **Recommended Changes to Comprehensive Plan Text**

The purpose of this report is to provide the Board a summary of the changes recommended by the Planning Commission for its consideration.

- Introduction: Staff updated the Community Involvement Process to reflect outreach efforts;
- Community Framework Plan: Accept staff recommended changes;
- Chapter 1 – Land Use Element. Staff updated the 2004 - 2024 population growth projection to 584,310 with a 2% growth rate as reflected in the 2007 Plan Update;
- Chapter 2 – Housing Element. Staff updated the 2024 population growth projection of 584,310 or new additional 73,376 households as reflected in the 2007 Plan update;
- Chapter 3 – Rural and Natural Resource. Staff updated new rural population growth forecasts of 19,263 based on the 2007 Plan update;
- Chapter 4 – Environmental Element. Staff updated this chapter to reflect changes made to the “critical areas” ordinances;
- Chapter 5 – Transportation Element. Staff prepared a revised transportation chapter that highlights existing facilities, future conditions, and policies for various modes of transportation. It also includes a financial analysis for county transportation projects

and identifies the challenges in constructing roads to keep pace with development (“concurrency”);

- Chapter 6 – Capital Facilities and Utilities Element. Staff updated with focus on 6-year capital facility and financing summaries;
- Chapter 7 – Park, Recreation and Open Space Element. Accept as drafted with the recent update of the parks and open space capital facilities plan;
- Chapter 8 – Historic, Archaeological and Cultural Preservation Element. No changes;
- Chapter 9 – Economic Development Element. The Planning Commission recommends approval as proposed, with exception of draft county-wide planning policy 9.1.11 section “c” which the Planning Commission suggests should read as follows:
  - c. Consider rezoning of employment lands to commercial, office campus, or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs, and (b) the proposed designation is more suitable than the current designation given the land’s site-specific characteristics, and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation.
- Chapter 10 – Schools. The Planning Commission recommends approval as proposed. The Planning Commission had concern on policy 10.1.4 and 10.1.5 relative to tracking required to implement the policies;
- Chapter 11 – Community Design Element. No changes. The Planning Commission recommends approval;
- Chapter 12 – Annexation: Staff revised the chapter. The Planning Commission had discussion on annexation and forwarded on for approval; and,
- Chapter 13 – Procedural Guidelines. The Planning Commission recommends on a 5-0 vote that the PC re-evaluate the urban holding/phasing and timing issues to explore other tools for implementation of future urban development in newly added areas to UGA’s.

### **Recommended Changes to the County Code (Title 40)**

Attached (Book 2) for your review and consideration are several code changes in support of the proposed Clark County Comprehensive Growth Management Plan 2004-2024.

1. **Definitions, 40.100.070** – The Planning Commission recommends approval of a definition of “market” and “transportation” analysis in the context of proposals requiring such study.
2. **Commercial, Mixed Use and Employment Districts 40.230.010** – The Planning Commission recommends approval as proposed which provides for updates to the purpose and definitions section. Further, the Planning Commission recommends that the strike-out sections of the Mixed Use District be moved to the Plan Text where appropriate and more time is needed in proposed changes to 40.230.030 – Employment Districts.

3. **Urban Holding Districts 40.230.070** – The Planning Commission recommends approval of the proposed change to delete UH-5 (5 acre minimum) zone in the Gorge Scenic Area as it is no longer applicable.
4. **Interchange Area Overlay District 40.250.050** – The Planning Commission forwarded the suggested changes as recommended by staff.
5. **Transportation and Circulation 40.350** – The Planning Commission forwarded the suggested changes as recommended by staff.
6. **Plan Amendment Procedures 40.560.010** – The Planning Commission recommends that the Board restore the threshold triggers and 5 year minimum for moving the urban growth area boundary.