

**NINE STEP PLANNER
BOARD OF COUNTY COUNCILORS WORK SESSIONS**

This form needs to be reviewed and approved by the board before a work session is scheduled.

REQUESTED BY: *Marty Snell, Community Development*

1. **TOPIC:** **Biannual code amendments**

2. **WORK SESSION:** Presenters:

Jan Bazala, and Marty Snell or Susan Ellinger from Community Development; possibly Ali Safayi from Public Works, and Gary Albrecht from Community Planning

3. **TIME FRAME:**

LENGTH OF TIME NEEDED: 1 hr

DESIRED DATE: May 11, 9-10 am

SCHEDULED DATE OF WORK SESSION: _____

4. **TIMING CONSIDERATIONS:** *These code changes have been delayed a long time. The amendments will have gone to the Planning Commission by 4/21/16*

5. **DESIRED RESULTS:** *Approve approximately 29 assorted development code amendments consisting of scrivener's errors, code reference updates, clarifications, and minor policy changes/additions*

6. **IMPACTS (COMMUNITY/FINANCIAL/STAFF/OTHER):** *Many items are scrivener-type maintenance items with no impacts. Some will have implications on land use processes and development requirements. The Development and Engineering Advisory Board (DEAB) has reviewed and "approved" the proposed changes. Some "relaxing" of development requirements, while providing a benefit to some, may have minor impacts on abutting neighbors.*

7. **POLICY IMPLICATIONS:** *Some changes to development regulations will occur. Main policy items include:*

- *raising the allowable fence height on property lines to 7' without a building permit;*
- *clarifying regulations regarding retaining walls and fence heights, and increasing opportunities for taller walls and fences within building setbacks;*
- *prohibiting wrecking yards as an allowed use in the Business Park zone;*
- *limiting amendments to the Shorelines Master Plan to once a year;*
- *eliminate the need for SEPA review for "Shorelines Exemptions" in flood plains; and*
- *require cell towers to obtain a conditional use permit in Highway 99 Activity Centers, consistent with other non-Highway 99 areas*

8. **ISSUES TO BE CONSIDERED:** *Staff envisions the main issues as follows:*

Regarding increased fence heights: Taller (7' vs the existing limit of 6') fences will be allowed on property lines. The International Residential Building code already allows 7' fences-Clark County would follow suit;

Increasing opportunities for retaining walls and fences in setbacks could result in minor increases of shading on abutting properties;

Dis-allowing wrecking yards in Employment zones will remove a use that is currently allowed, although staff is not aware of any in that zone; if there are such yards in the BP zone, they would become "legally non-conforming";

Requiring conditional use permits and public hearings for cell tower applications in Activity Centers will remove a unique CUP exemption for cell towers. It seems unlikely to staff that this exemption was intended to stimulate development in the Highway 99.

9. **RECOMMENDED ACTION:** *Staff will use this opportunity to brief the Board on biannual code amendments prior to the BOCC hearing in late May.*

- May 24

APPROVED FOR SCHEDULING:

Signature of requestor:

Jan Bayl

DATE: 4/13/16