



## Clark County Planning Commission

Steve Morasch, Chair  
Valerie Uskoski, Vice Chair  
Ron Barca  
Eileen Quiring  
Karl Johnson  
John Blom  
Richard Bender

### CLARK COUNTY PLANNING COMMISSION THURSDAY, NOVEMBER 20, 2014

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 20, 2014
- B. Approval of Minutes for October 16, 2014
- C. Communications from the Public

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

**A. TITLE 40 UPDATE: HABITAT CONSERVATION & WETLAND PROTECTION ORDINANCES**

The County is proposing to update portions of Title 40, the Habitat Conservation and Wetland Protection Ordinances. Clark County Department of Environmental Services proposes to update the wetland code to be consistent with the revised Washington State Wetland Rating System developed by the Washington Department of Ecology, and update remodeling, and replacement of existing structures.

**Contact:** Kevin Tyler (360)-397-2121, Ext. 4258  
**E-Mail:** kevin.tyler@clark.wa.gov

**B. AMENDMENTS TO PROVISIONS REGARDING MASTER PLANNING**

The Growth Management Act (RCW 36.70A.367) allows counties to establish up to two rural industrial land banks. The county received an application on February 2014 for a land bank site or sites along SR-503 north of NE 119<sup>th</sup> Street.

Clark County Code Section 40.520.070 contains provisions for master planning but does not include rural industrial land banks in the list of projects eligible to be master planned. County staff have proposed amended language in Section 40.520.070 and a new section (Section 40.520.075) that deals specifically with master planning for rural industrial land banks. In addition, staff propose minor changes to the code section (Section 40.560.010) dealing with changes in the comprehensive plan map relating to rural industrial development. More information can be found on the web at <http://www.clark.wa.gov/planning/landbank/index.html>

**Contact:** Gordy Euler (360) 397-2280, Ext. 4968  
**E-Mail:** gordon.euler@clark.wa.gov

**C. AMENDMENTS TO PROVISIONS REGARDING MINERAL RESOURCE LANDS**

As required by the Growth Management Act, and using updated information from the Washington Department of Natural Resources on the location of mineral resources in Clark County, the county in 2010 began a process to update comprehensive plan and development code provisions related to mineral resource lands and the location of surface mining overlays. To complete this work, the county needs to update 1) its designation of mineral resource lands; 2) the comprehensive plan policies related to mineral resources; and 3) the development regulations in the county's development code (Title 40). The Board agreed in principle in June 2014 on an updated map to designate mineral resource lands.

The Planning Commission reviewed comprehensive plan policies and development regulations and made a recommendation to the Board of County Commissioners in December 2013. One of the recommendations was for staff to develop a section on monitoring and enforcement, a new Section 40.250.020(F). That section, along with a recommendation to make extraction, sorting and stockpiling of minerals a conditional use, is the subject of this hearing. The previous Planning Commission recommendations, along with the latest staff proposal can be found on the web at <http://www.clark.wa.gov/planning/mining>

**Contact:** Gordy Euler (360) 397-2280, Ext. 4968  
**E-Mail:** [gordon.euler@clark.wa.gov](mailto:gordon.euler@clark.wa.gov)

**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. To receive the staff report for the meeting, contact Marilee McCall, Administrative Assistant to the Clark County Planning Commission at (360) 397-2375, ext. 4558, or e-mail [marilee.mccall@clark.wa.gov](mailto:marilee.mccall@clark.wa.gov).*

**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:**

***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. Testimony can be e-mailed to the above-listed planners or to [marilee.mccall@clark.wa.gov](mailto:marilee.mccall@clark.wa.gov).

**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. **Relay** (800) 833-6384 or 711; **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/planning/commission.html>