

Item	Summary of Change	Comprehensive Plan/Code/Map Location	Location in Associated Exhibits	
<b>Comprehensive Plan</b>				
1	Introductory/background text	The proposed changes to the introductory/background text of the Shoreline Management chapter of the Comprehensive Plan would revise the introductory text and correct a scrivener's error.	Ch. 13 of Comprehensive Plan	Exhibit 2, p. 1
2	Addition of shoreline map	The shoreline map is not currently included in the Comprehensive Plan. <i>Appendix B – Figures</i> is the name of the appendix which includes maps adopted as part of the Comprehensive Plan.  For completeness and improved access to finding the shoreline map, it is being proposed that the shoreline map is added to the Comprehensive Plan map set.	Appendix B of Comprehensive Plan	Exhibit 3, p. 1 and Exhibit 6, p. 1
3	Update Appendix H	Clark County Legislative History of the Comprehensive Plan is summarized in Appendix H of the Comprehensive Plan. Adoption of the above changes to the comprehensive plan will need to be added to the legislative history of the comprehensive plan through inclusion of the ordinance number, adoption date, and the nature of the amendments.	Appendix H of Comprehensive Plan	Exhibit 4, p. 2
<b>Clark County Code</b>				
4	Critical areas	The Shoreline Master Program regulates critical areas within shoreline jurisdiction. The Shoreline Management Act requires that the SMP protect critical areas within shoreline at least as well as they are protected outside of shoreline jurisdiction. The county's SMP is structured so that it incorporates the county critical areas code through reference. In order for the current critical areas code to be incorporated into the SMP, amendments are needed to reference the current ordinance.  Critical areas ordinances were compared to the ordinances listed in the current SMP. Ordinances that are proposed to be added to the SMP are those that were either previously missing, or have recently been adopted and need to be incorporated. The most recent ordinance date has also been added if missing.  Critical areas ordinances were compared to the ordinances listed in the current SMP. Ordinances that are proposed to be added to the SMP are those that were either previously missing, or have recently been adopted and need to be incorporated. The most recent ordinance date has also been added if missing.	CCC 40.460.530(B) and (C)	Exhibit 5, pp. 29-30
5	Floating homes and on-water residences	Clark County Code is unclear about some aspects of floating homes and on-water residences, such as whether or not these residences are allowed to move locations.  A clarification is proposed to confirm that legally established on-water residences are a conforming use, consistent with state law. Code language is also being proposed to clarify how to address floating homes and on-water residences that may be relocated.	CCC 40.460.250(B)(7) and 40.460.630(K)(11) and (12)	Exhibit 5, p. 13 and pp. 63-64
6	Freshwater docks	The Shoreline Management Act includes a dollar threshold for freshwater docks. If the construction of such a dock does not exceed the cost threshold, then it may be considered exempt from needing a Shoreline Substantial Development Permit. In 2014, the Legislature raised these cost thresholds, and required the Office of Financial Management (OFM) to adjust the cost threshold for inflation every five years, starting in 2018. OFM adopted the first adjustment to these thresholds effective November 4, 2018.  The proposed amendment incorporates the updated dollar threshold amount and adds references to the OFM for the current value.	CCC 40.460.230(B)(8)	Exhibit 5, p. 10

7	Public boat ramps	<p>The Recreational Uses code section as currently written does not allow most structures in a floodway, but some structures such as boat ramps need to be located within a floodway.</p> <p>The proposed amendment would add clarifying language in the recreational uses section to allow boat ramps within a floodway.</p>	CCC 40.460.630(J)(5)	Exhibit 5, p. 62
8	Shift in ordinary high water mark due to restoration	<p>In 2009, the Legislature created new “relief” procedures for instances in which a shoreline restoration project within an urban growth area creates a shift in the Ordinary High Water Mark. Clark County updated its SMP code to include this relief, however, staff implementing the SMP have raised questions about how to implement the relief procedures and that it would be helpful if the code were more clear on this topic.</p> <p>This proposed amendment would revise existing code language to better reference the state statute which explains the criteria and procedures that need to be followed for this circumstance in more detail than Clark County Code.</p>	CCC 40.460.220(A)(3) and 40.460.510(K)	Exhibit 5, p. 8 and p. 27
<b>Maps</b>				
9	Carty Lake	<p>The Shoreline Management Act guidelines require that SMPs include a list and a map of streams and lakes that are in shoreline jurisdiction. Carty Lake was mistakenly left out of the Clark County SMP during the 2012 SMP update. It was later added to the list of lakes in the SMP in Clark County Code 40.460.210(B), however, it has not yet been added to the shoreline map.</p> <p>The proposed amendment to add Carty Lake to the shoreline map would keep the map current and improve consistency between the shoreline map and Clark County Code.</p>	Shoreline map	Exhibit 6 Exhibit 7, map B1 and C1 Exhibit 8
10	Revised flood maps – Washougal, Little Washougal, Columbia	<p>Within the unincorporated county, new Federal Emergency Management Agency (FEMA) Insurance Rate Maps went into effect in January, 2018 for the Washougal River, Little Washougal River and tributary, and the Columbia River from the City of Washougal east to Skamania County.</p> <p>Since the 100-year floodplain is one of the criteria for determining shoreline jurisdiction, this map amendment would update the shoreline boundary in areas where the 100-year floodplain has changed and resulted in a shift in the shoreline jurisdiction.</p>	Shoreline map	Exhibit 6 Exhibit 7, map D2 and D3 Exhibit 8
11	Revised floodplain near Lacamas Lake	<p>In the process of reviewing the shoreline jurisdiction for the above map changes, staff noticed a portion of the 100-year floodplain that was missing from the shoreline jurisdiction near Lacamas Lake.</p> <p>Since the 100-year floodplain is one of the criteria for determining shoreline jurisdiction, this map amendment would update the shoreline boundary along a portion of Lacamas Lake.</p>	Shoreline map	Exhibit 6 Exhibit 7, map D2 and D3 Exhibit 8

12	Wetlands near Shanghai Creek	<p>Associated wetlands are one of the criteria for determining shoreline jurisdiction. There is an area of wetlands near Shanghai Creek, which county and Ecology staff have confirmed are not actually considered associated wetlands. This was based on multiple site visits to the area for various development projects. Since on the ground shoreline boundary mapping overrides what is on the shoreline map, there have been a handful of projects in this area that did not receive any kind of shoreline permit or exemption because it was determined those projects were not actually within shoreline jurisdiction.</p> <p>Based on this information, and in order to keep the shoreline map as current as possible, this amendment would remove the portion of wetlands near Shanghai Creek that are not considered associated wetlands and are not considered within shoreline jurisdiction.</p> <p>If removed from the shoreline map, these wetlands would be protected by the county wetland protection code instead of the shoreline master program.</p>	Shoreline map	Exhibit 6 Exhibit 7, map D2 and D3 Exhibit 8
13	Updated Dept. of Natural Resources Water Feature Layer	<p>The streams and lakes shown on the shoreline designation map are based on Department of Natural Resources (DNR) water features. A Clark County constituent notified the county about Mill Pond being recognized by the Department of Natural Resources as a waterbody since the 2012 Shoreline Master Program update. In order to keep the county shoreline designation map current, the current DNR water feature data will be used to show waterbodies and waterbody labels on shoreline maps.</p>	Shoreline map	Exhibit 6 Exhibit 7, all maps Exhibit 8
14	Plas Newydd LLC Map Updates	<p>Plas Newydd LLC owns property near the confluence of the Columbia and Lewis rivers. The company is currently working on becoming certified as a conservation and wetland mitigation bank by the State Department of Ecology. In the process of planning for this project, the organization has conducted detailed mapping work of its property. The data the organization has collected has been reviewed by Clark County and Department of Ecology staff. Adjustments to the shoreline map designations and boundaries are proposed based on the additional detailed data provided, to more accurately indicate the shoreline designations and boundaries.</p> <p>Incorporation of the additional data into the shoreline designation map does not revise critical areas maps adopted or maintained under the Growth Management Act or replace site specific determinations of the extent of the Shoreline Management Area and boundaries between mapped shoreline designations for future permit or statement of exemption applications. Field verified site specific conditions will be used for any future application pursuant to Clark County Code 40.460.440(D)(4).</p>	Shoreline map	Exhibit 6 Exhibit 7, map B1 and C1 Exhibit 8