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CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

Planning Commission Recommendation

TO: County Council

FROM: Planning Commission Chair or Vice Chair, Steve Morasch or Ron Barca

PREPARED BY: Colete Anderson, Planner III

DATE: October 4, 2017

SUBJECT: CPZ2017-00004 Comprehensive Growth Management Plan 2015-2035
post- adoption plan corrections.

Planning Commission Recommendation

The Planning Commission voted 6 to 0 to forward a recommendation of APPROVAL to county council.

Background

The Comprehensive Growth Management Plan 2015-2035 text document was adopted on June 28, 2016. Since that update, a number of unintended inconsistencies and other scrivener's errors have been identified in the document. The proposed amendments serve as post-adoption corrections to the comprehensive plan text. Planning Commission is recommending the adoption of the proposed text corrections. Please note that none of these proposed text corrections address issues related to the appeals to the Growth Management Hearings Board or that Board's decision on March 23, 2017.

Summary of Proposed Actions

- Chapter 1 – Land Use:
 - a. Table 1.4 | Rural Lands Plan Designation to Zone Consistency Chart – under Rural Center (RC), add back Rural (R-5).
 - b. Table 1.5 | Resource Lands Plan Designation to Zone Consistency Chart – under the Comprehensive Plan, add Parks/Open Space (P/OS).
 - c. Table 1.6 | Urban Plan Designation to Zone Consistency Chart - under Urban High Density Residential (UH), replace “Residential (R40)” with “Residential (R-43)” and add the associated hyphens to R-30, OR-30, and OR-43).
- Chapter 3 – Rural and Natural Resources:

- a. Under Policy 3.6.7, replace “conversation” with “conservation”.
- Chapter 14 – Procedural Guideline:
 - a. Under Vancouver Urban Growth Area – replace text references to the Orchards area with Mill Creek, West Fairgrounds and East Fairgrounds. Staff inadvertently deleted the wrong areas when updating the urban holding section.
- Appendix B – Figures
 - a. Add Figure 34 – Community Framework Plan Map.

APPLICABLE CRITERIA, EVALUATION AND FINDINGS

CRITERIA FOR ALL MAP CHANGES

1. ***The proponent shall demonstrate that the proposed amendment is consistent with the Growth Management Act (GMA) and requirements, the countywide planning policies, the Community Framework Plan, Clark County 20-Year Comprehensive Plan, and other related plans.***

No map changes are proposed.

CRITERIA FOR COMPREHENSIVE PLAN POLICY OR TEXT CHANGES

The amendment shall meet all the requirements of and be consistent with the Growth Management Act (GMA) and other requirements, the countywide planning policies, the community framework plan, the comprehensive plan, local comprehensive plans, applicable capital facilities plans and official population growth forecasts.

Findings: The proposed amendments are post-adoption corrections and are consistent with the GMA Goals, community framework plan, comprehensive plan and applicable capital facilities plans.

- Chapters 1 and 3 – staff inadvertently deleted text approved in the December 2014, 20-year Comprehensive Growth Management Plan or omitted text associated with an approved Plan Map.
- Chapter 14 – while updating the procedural section, the incorrect area descriptions were inadvertently deleted. The Plan Map and associated Zoning Map are correct.
- Appendix B - staff failed to include the 1993 Community Framework Plan Map.

The corrections make no significant changes in plan policies.

RECOMMENDATION SUMMARY

The following table lists the applicable criteria and summarizes the findings of the staff report by the Planning Commission for CPZ2017-00004.

COMPLIANCE WITH APPLICABLE CRITERIA	Criteria Met?	
	Staff Report	Planning Commission Findings
Criteria for All Map Changes		
A. Consistency with GMA & Countywide Policies	Yes	Yes
B. Conformance with Location Criteria	N/A	N/A
C. Site Suitability and Lack of Appropriately Designated Alternative Sites	N/A	N/A
D. Amendment Responds to Substantial Change in Conditions, Better Implements Policy, or Corrects Mapping Error	N/A	N/A
E. Adequacy/Timeliness of Public Facilities and Services	N/A	N/A
Recommendation:	Approval	Approval

Based upon the information and the findings presented in this report and in the supporting documents, Planning Commission voted 6 to 0 to forward a recommendation of **APPROVAL** to County Council.

Chapter 1 – Land Use, pages 31-32.

Table 1.4 | Rural Lands Plan Designation to Zone Consistency Chart

Comprehensive Plan	Zoning
Rural 5 (R-5) Rural 10 (R-10) Rural 20 (R-20)	Rural (R-5) Rural (R-10) Rural (R-20) Airport (A)
Rural Center (RC)	Rural Center (RC-1) Rural Center (RC-2.5) Rural (R-5)
Rural Commercial (CR)	Rural Commercial (CR-1) Rural Commercial (CR-2)
Rural Industrial (RI)	Heavy Industrial (IH) Airport (A)
Public Facility (PF)	Public Facility (PF) Airport (A)
Rural Industrial Land Bank (RILB)	Light Industrial (IL)

Table 1.5 | Resource Lands Plan Designation to Zone Consistency Chart

Comprehensive Plan	Zoning
Agriculture (AG)	Agriculture (AG-20)
Agri-Wildlife (AG/WL) Parks/Open Space (P/OS)	Agri-Wildlife (AG/WL)
Forest Tier II	Forest (FR-40)
Forest Tier I	Forest (FR-80)
Airport (A)	Airport (A)

Table 1.6 | Urban Plan Designations to Zone Consistency Chart

Comprehensive Plan	Zoning
Urban Low Density Residential (UL)	Single Family Residential (R1-5) Single Family Residential (R1-6) Single Family Residential (R1-7.5) Single Family Residential (R1-10) Single Family Residential (R1-20)
Urban Medium Density Residential (UM)	Residential (R-12) Residential (R-18) Residential (R-22) Office Residential (OR-15) Office Residential (OR-18) Office Residential (OR-22)
Urban High Density Residential (UH)	Residential (R-30) Residential (R-40) (R-43) Office Residential (OR-30) Office Residential (OR-43)
Mixed Use (MU)	Mixed Use (MX)
Commercial (C)	Neighborhood Commercial (NC) Community Commercial (CC) General Commercial (GC)
Industrial (I)	Business Park (BP) Light Industrial (IL) Railroad Industrial (IR) Airport (A)
Heavy Industrial (IH)	Heavy Industrial (IH) Airport (A)
Public Facility (PF)	Public Facility (PF) University (U) Airport (A)
Airport (A)	Airport (A) Heavy Industrial (IH)
Parks/Open Space (P/OS)	Parks/Open Space (P/OS) Parks/Wildlife Refuge (P/WL)
Bonneville Power Administration (BPA)	All zones

Chapter 3 – Rural and Natural Resources, page 95.

Mineral Lands

Goal: To protect and ensure appropriate use of gravel and mineral resources of the county and minimize conflict between surface mining and surrounding land uses.

3.6 Policies

3.6.7 Surface mining other than Columbia River dredging shall not occur within any 100-year floodplain except for projects with an approved Habitat **Conversation** **Conservation** Plan.

Vancouver Urban Growth Area

2) ~~**Orchards:** The Orchards area is bordered by the City of Vancouver municipal boundary by SR 500 on the south, NE 192nd Avenue to the east, NE 149th Street to the north, and NE St. James/NE 72nd Avenue to the west. The Orchards area is divided into unique urban holding subareas as shown on the Comprehensive Plan Map. The urban holding overlay designation may be removed pursuant to Clark County Code 40.560.010~~ **upon satisfaction of the following:**

1) Mill Creek: The area is bordered by NE 179th Street to the north, NE 50 Avenue to the east, NE 163rd Street to the south, and NE 34th Avenue to the west.

i) Determination that the completion of localized critical links and intersection improvements are reasonably funded as shown on the county 6 Year Transportation Improvement Plan or through a development agreement.

2) West Fairgrounds and East Fairgrounds: Determination that the completion of localized critical links and intersection improvements are reasonably funded as shown on the county 6 year Transportation Improvement Plan or through a development agreement.

Appendix B Figures, page 302.

Add Figure 34 – Community Framework Plan Map

Figure 1	Constrained Land
Figure 2	Fish and Wildlife Conservation
Figure 3	Wetland Inventory
Figure 4	Hydric Soils
Figure 5	Major Floodplains
Figure 6	Wellhead Protection Areas
Figure 7	Slopes
Figure 8	Landslide Hazard
Figure 9	Liquefaction Susceptibility
Figure 10	NEHRP Site Classes
Figure 11	Erosion Hazard
Figure 12	Battle Ground UGA Comprehensive Plan
Figure 13	Camas UGA Comprehensive Plan
Figure 14	La Center UGA Comprehensive Plan
Figure 15	Ridgefield UGA Comprehensive Plan
Figure 16	Vancouver UGA Comprehensive Plan
Figure 17	Washougal UGA Comprehensive Plan
Figure 18	Yacolt UGA Comprehensive Plan
Figure 19	Woodland UGA Comprehensive Plan
Figure 20	Transportation Needs Identification
Figure 21	Forest Site Index Classifications
Figure 22A	Land Capability Classification System
Figure 22B	Prime Farmlands
Figure 23	Mineral Resources
Figure 24A	Rural and Natural Resources
Figure 24B	Columbia River Gorge National Scenic Area
Figure 25	Comprehensive Parks and Open Space Plan
Figure 26	Water System Purveyors
Figure 27	Sewer Service Areas
Figure 28	Stormwater Service Areas
Figure 29	School Districts
Figure 30	Parks and Recreation Facility Service Areas
Figure 31	Law Enforcement Service Areas
Figure 32	Fire Districts
Figure 33	Transportation Service Areas
Figure 34	Community Framework Plan Map