



Clark County Planning Commission

Steve Morasch, Chair
Ron Barca, Vice Chair
Bill Wright
Eileen Quiring
Karl Johnson
John Blom
Richard Bender

**CLARK COUNTY PLANNING COMMISSION
THURSDAY, APRIL 21, 2016**

**5:30 P.M. – WORKSESSION
Topic: Comp Plan Update**

6:30 P.M. - PUBLIC HEARING

**BOCC HEARING ROOM, 6TH 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 April 21, 2016
- B. Approval of Minutes for February 18, 2016
- C. Communications from the Public

IV. PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:

A. SUBJECT: OPEN SPACE & TIMBERLAND APPLICATIONS

Planning Commission will consider staff recommendations for approval or denial of Timberland or Open Space Applications for Current Use Assessment pursuant to Chapter 84.34 of the RCW. The criteria for Open Space or Timberland was established by Resolution No. 1977-10-32, adopted November 7, 1977 and Ordinance No. 1982-02-65 adopted March 17, 1982, and Ordinance No. 1996-02-30, adopted February 27, 1996.

Staff Contact: Jim Vandling, 397-2121, Ext. 4714

E-Mail: jim.vandling@clark.wa.gov

B. BIENNIAL CODE AMENDMENTS

BI-ANNUAL CODE CHANGE ITEMS – SPRING 2016			
No.		Title/Chapter/Section	Description
Scrivener’s Errors			
1		Table 40.350.030-3, Road standards	Correct footnote referring to minimum centerline radii
2		Table 40.210.010-1-Resource zones use table	Fix table to state that heliports are a Conditional use in the FR-40 zone
3		40.540.020.B.4.e, Land Divisions	Correct reference to binding site plan requirements
4		40.570.090.E.5, Non-applicable SEPA exemptions	Fix loophole which currently allows utility lines between 8 and 12 inches to be exempt from SEPA in critical areas, while requiring SEPA review for lines less than 8 inches
5		Appendix A, page 20, Mixed Use Design Standards	Correct reference to garage standards
Reference Updates			
6		Chapter 5.45, Adult Entertainment Enterprises-	Update “Department of Public Services” references to “Community Development”
7		Chapter 10.08A, Vehicle Load Limits	Update “Department of Public Services” references to “Community Development”
8		32.04.045, Enforcement Code	Update “Department of Public Services” reference to “Community Development”
9		40.570.080.C.3.c, SEPA and County Decisions-	Update references to sewer regulations
10		40.350.030.B.4.b.(1)(c), Road Standards	Update subsection regarding the number of lots that can obtain access from a shared driveway
11		40.500.010, Summary of Procedures and Processes	Update 5 year deadline reference to 7 years for extensions of final plat phases
12		40.520.020.D.8, Uses Subject to Review and Approval	Remove specific references to Special Use standards in the Review and Approval criteria section
13		40.540.120, Alteration and Vacation of Final	Update approval timeline between preliminary and final approval for plat alterations from 5 to 7 years

		Plats alterations	
14		Appendix F, Highway 99 Overlay standards Section 7.5.2	Update reference to townhouse standards
15		Appendix F, Highway 99 Overlay standards Section 9.3.2 Trail Implementation	Clarify that Level II addition and remodel projects are not subject to trail requirements
Clarifications			
16		40.100.070, Corner Lot Definition	Clarify corner lot street side setback requirements
17		Tables 40.210.020-3, 40.210.030-3, 40.210.040-3, and 40.230.070-3	Clarify that fire regulations may require side and rear setbacks greater than 10 or 20 feet
18		40.260.055, Coffee and Food Stands	Clarify that small coffee and food stands are exempt from traffic impact fees
19		40.350.030.B.4.d	Clarify that road taper specifications are not included in the County's standard plans
20		Table 40.510.050-1, application submittal requirements	Clarify that proof of submittal to DAHP includes a DAHP response of receipt of an archaeological pre-determination
21		40.520.030.I, Conditional Uses	Clarify the process to expand conditional uses
22		Appendix F, Highway 99 Overlay standards Section 7.4.4	Clarify that garden apartments are subject to multifamily design requirements
Minor Policy Items			
23		14.06.105.2, Clark County Residential Code	Adopt the International Residential Code standard to allow fences up to seven feet high without building permits
24		Table 40.230.085-1, Employment Districts Use Table	Prohibit wrecking yards and tire wholesalers in the Business Park zone
25		40.320.010.F, Landscaping Standards	Amend fence height and setback requirements for retaining walls and fences
26		Table 40.350.030-1,	Add C-2b ("Urban Collector with Bike

		Rural Urban Classification table	Lanes”) classification to the Rural to Urban Classification Conversion Table
27		40.560.010, Plan Amendment Procedures	Limit amendments to the Shorelines Master Program to once a year
28		40.570.090.D.1.b, SEPA Critical Areas	Eliminate SEPA review requirement for Shoreline Exemptions that are located within Flood Hazard Areas
29		Section 4.2, Highway 99 Overlay Standards	Process wireless communication facilities as Conditional Uses in the Highway 99 Overlay area

Staff Contact: Jan Bazala, 397-2375, Ext. 4499
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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 Sonja Wiser, Administrative Assistant to the Clark County Planning Commission at (360) 397-2375, ext. 4558, or e-mail Sonja.wiser@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 Sonja.wiser@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.*

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.

Web Page at: <https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>