

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Planning

DATE: January 9, 2018

REQUESTED ACTION:

Adopt an ordinance relating to land use; adopting amendments to the 20-year Comprehensive Growth Management Plan map and zoning map; arterial atlas map; comprehensive plan text and zoning ordinances of the Clark County 20-year Comprehensive Growth Management Plan.

Consent Hearing County Manager

BACKGROUND

Amendments to the comprehensive plan and zoning map are submitted for review and subject to review criteria in accordance with the state Growth Management Act, the countywide planning policies, the community framework plan, the goals and policies of the comprehensive plan, the Clark County Code, local city comprehensive plans, applicable capital facility plans, and growth indicators. During 18 duly advertised public hearings, on eight separate dates, the 2017 Annual Review and Docket requests were reviewed by the Clark County Planning Commission, which forwarded its recommendations to the Board. The cases reviewed were as follows: CPZ2017-00005 Shoreline Master Program; CPZ2017-00004 Post adoption corrections; CPZ2017-00006 Rural center policy , CPZ2017-00019 Wiard; CPZ2017-00020 Mill Plain Commercial; CPZ2017-00022 Riverview Asset Mgmt.; CPZ2017-00012 Wollam; CPZ2017-00008 Cueto; CPZ2017-00009 Wellner; CPZ2017-00010 Powell; CPZ2017-00011 Johnson/Dillard, CPZ2017-00021 Felida Village South; CPZ2017-00001 NE 72nd Ave/NE 119th St. Circulation; CPZ2017-00002 NE 107th St; CPZ2017-00003 Arterial Atlas text; CPZ2017-00018 Kerr Road; CPZ2017-00017 Public Facility Zone; CPZ2017-00027 Freight Rail Dependent Uses. The Board accepted testimony and conducted deliberations at 18 public hearings, on 5 separate dates, on this matter. The adopting ordinance incorporates the findings made by the Board at the public meetings.

Jose Alvarez, 4898

COUNCIL POLICY IMPLICATIONS

This action will amend the 20-year Comprehensive Growth Management Plan map and zoning map; arterial atlas map; comprehensive plan text and zoning ordinances of the Clark County 20-year Comprehensive Growth Management Plan.

ADMINISTRATIVE POLICY IMPLICATIONS

None

COMMUNITY OUTREACH

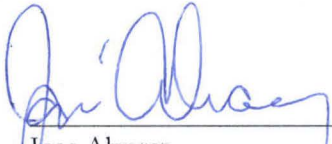
The Clark County Planning Commission held 18 public hearings, on 8 separate dates, to review the 2017 Annual Review and Dockets. The Board held 18 public hearings, on 5 separate dates, to accept testimony and deliberate on this matter.

BUDGET IMPLICATIONS

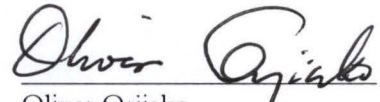
YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>




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APPROVED: 
 CLARK COUNTY, WASHINGTON
 BOARD OF COUNTY COUNCILORS

DATE: 1-9-18

SR# 15-18



APPROVED: _____
 Jim Rumpeltes, Interim County Manager

DATE: _____

ORDINANCE NO. 2018-01-01

An ordinance relating to land use; adopting amendments to the Clark County 20-year Comprehensive Growth Management Plan map; zoning map; arterial atlas map; comprehensive plan text and zoning ordinances.

WHEREAS, Clark County adopted a 20-Year Comprehensive Growth Management Plan through ordinances 1994-12-47 and 1994-12-53 on December 20, 1994 to meet the goals and requirements of Chapter 36.70A RCW (also known as the Growth Management Act "GMA"); and

WHEREAS, the 20-Year Comprehensive Growth Management Plan has been updated and amended numerous times since 1994, through periodic updates and through annual reviews, all pursuant to GMA; and

WHEREAS, pursuant to RCW 36.70A.130, Clark County adopted an updated 20-Year Comprehensive Growth Management Plan through ordinance 2016-06-12 on June 28, 2016; and

WHEREAS, the county needs to address certain requests for comprehensive plan and zoning changes to meet the goals and requirements of Chapter 36.70A RCW; and

WHEREAS, in 2016 the Washington Legislature adopted Engrossed Senate Bill (ESB) 5517 Freight Rail Dependent Uses that took effect in October 2017; and

WHEREAS, the Board of County Councilors (Board) held a duly noticed special public meeting on October 19, 2017 to adopt a public participation plan and appoint a Railroad Advisory Board Sub-committee to make recommendations on Freight Rail Dependent Uses map, policies, and standards; and

WHEREAS, Clark County Planning Department staff held a duly noticed open house and public meeting with the public interested in Freight Rail Dependent Uses at Prairie High School on November 8, 2017, to discuss policy and a phase I overlay map for implementation; and

WHEREAS, the Planning Commission held a duly noticed work session on November 2 to review the staff recommendation on Freight Rail Dependents Uses overlay map and plan text; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the Freight Rail Dependent Uses Overlay map and plan text on November 16, 2017 at which it adopted recommendations on these matters to the Board; and

WHEREAS, a SEPA notice with a determination of non-significance was issued on October 31, 2017; and

WHEREAS, the Board held a duly noticed work session on December 12, 2017 to review the Planning Commission recommendation on Freight Rail Dependents Uses overlay map and plan text; and

WHEREAS, the Board at a duly noticed public hearing on January 9, 2018 took public testimony from interested parties, considered all written and oral arguments and testimony and considered all of the comments presented to the Board, agreed in principle on the plan policies and where phase I of the Freight Rail Dependent Uses Overlay map should be applied; and

WHEREAS, certain property owners of, and parties with interests in, one or more below-described real properties have each requested a 20-Year Comprehensive Growth Management Plan Amendment and Zone Change or correction of mapping errors affecting their property; and

WHEREAS, the Clark County Planning Commission reviewed the applications, docket items, amendments and modifications of the plan text, arterial atlas amendments, at duly noticed Public Hearings on April 20, May 18, June 15, July 20, August 17, September 21, October 19, and November 16, 2017 and has forwarded its recommendations to the Board; and,

WHEREAS, the Board considered amendment cases CPZ2017-00005 Shoreline Master Program; CPZ2017-00004 Post adoption corrections; CPZ2017-00006 Rural center policy; CPZ2017-00019 Wiard; CPZ2017-00020 Mill Plain Commercial; CPZ2017-00022 Riverview Asset Mgmt.; CPZ2017-00012 Wollam; CPZ2017-00008 Cueto; CPZ2017-00009 Wellner; CPZ2017-00010 Powell; CPZ2017-00011 Johnson/Dillard, CPZ2017-00021 Felida Village South; CPZ2017-00001 NE 72nd Ave/NE 119th St. Circulation; CPZ2017-00002 NE 107th St; CPZ2017-00003 Arterial Atlas text; CPZ2017-00018 Kerr Road; CPZ2017-00017 Public Facility Zone; CPZ2017-00027 Freight Rail Dependent Uses at duly advertised public hearings on October 24, October 31, November 7, December 12, 2017 and January 9, 2018; and

WHEREAS, SEPA notices with a determinations of non-significance were issued on March 31, May 1, May 30, June 30, July 3, August 1, August 16, August 25 and October 31, 2017; and

WHEREAS, no comments were received on compliance with SEPA; and

WHEREAS, the Board took public testimony from interested parties, considered all the written and oral arguments and testimony, and considered all the comments presented to the Board; and

WHEREAS, the Board in reviewing all the proposed comprehensive plan changes considered the cumulative impacts of those changes, consistent with CCC Section 40.560.010 Plan Amendment Procedural Ordinance and Section 40.560.010(S), Cumulative impacts; and

WHEREAS, the Board also considered the staff reports and the recommendations of the Clark County Planning Commission; and

WHEREAS, the Board finds that the approved amendments to the 20-year Comprehensive Growth Management Plan Map and Zoning Map; Arterial Atlas Map; Comprehensive Plan text, Shoreline Master Program and zoning ordinance comply with all applicable requirements of the Growth Management Act, the 20-year Comprehensive Growth Plan, and the Clark County Code, and that they are in the best public interest; and

WHEREAS, the Board concluded at duly advertised public hearings and finds that adoption will further the public health, safety and welfare; now therefore,

BE IT ORDERED AND RESOLVED BY THE BOARD OF COUNTY COUNCILORS OF CLARK COUNTY, STATE OF WASHINGTON, as follows:

Section 1. Findings.

The findings and analysis contained in the Clark County Planning Commission's Memoranda dated May 23, August 24, August 25, October 4, October 13, October 20, October 24, October 31, November 16, November 28 and December 12, relating to the 2017 Comprehensive Plan and

Dockets Amendments are hereby adopted and incorporated herein by reference except where inconsistent with the following.

Section 2. Comprehensive Land Use Plan and Zoning Map Modifications.

1. In the matter of **Annual Review item number CPZ2017-00019 Wiard**. Amend the Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property, 3 acres in size, located at 11000 NE 117th Ave, from Mixed with MX zoning to Industrial with (IL) Light Industrial zoning as recommended by the Planning Commission and indicated on the attached map (Exhibit 1). The Council concluded that the Industrial (IL) zone better implements the Comprehensive Plan policies than Mixed Use (MX). Tax serial number 200105000; located in the NW ¼ of Section 34, Township 3N, Range 2E of the Willamette Meridian.

2. In the matter of **Annual Review item number CPZ2017-00020 Mill Plain Commercial**. Amend the Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property, 3 acres in size, located at 10008 NE 117th Ave, from Urban Low with R1-6 zoning to Commercial with Community Commercial (CC) zoning as recommended by the Planning Commission and indicated on the attached map (Exhibit 2). The Board concluded that the Commercial (CC) zone better implements the Comprehensive Plan policies than Urban Low (R1-6). Tax serial number 200124000; located in the SW ¼ of Section 34, Township 3N, Range 2E of the Willamette Meridian.

3. In the matter of **Annual Review item number CPZ2017-00022 Riverview Asset Management**. The Council **denied** a request to amend the plan from Industrial with Business Park zoning to Urban Low with R1-6 zoning on 80 acres. The Council concluded the current zoning better implements the Comprehensive plan policies than the Urban Low (R1-6) zoning. Tax Serial numbers 200326000, 200355000, and 200305000 located in the SE ¼ of Sec. 35, Township 3N, Range 2E of the Willamette Meridian.

Section 3. Docket Items/Clark County Initiated.

1. In the matter of **Docket item number CPZ2017-00004 Post adoption corrections** the Council approved the following amendments: Amend the comprehensive plan text to correct Scrivener's errors as follows: Chapter 1 Land Use, Table 1.4 Rural Lands Plan Designation to Zone Consistency Chart add "R-5" zoning back under Rural Center Comprehensive Plan designation; Table 1.5 Resource Lands Designation to Zone Consistency Chart add "Parks/Open Space(P/OS)" zoning back under Resource Lands; Table 1.6 Urban Plan Designation to Zone Consistency Chart replace "R40" with "R43"; Chapter 3 Policies 3.6.7 replace "Conversation" with "Conservation"; Chapter 14 Procedural Guideline: Urban Holding under Vancouver Urban Growth Area add text references to the Orchards area with Mill Creek, West Fairgrounds and East Fairgrounds; and Appendix B add Figure 34 –Community Framework Plan Map.(Exhibit 3)

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 (R-5)
Rural 10 (R-10)	Rural (R-10)
Rural 20 (R-20)	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.

Chapter 14 – Procedural Guidelines, page 268.

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-(J) 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.

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
<u>Figure 34</u>	<u>Community Framework Plan Map</u>

2. In the matter of **Docket item number CPZ2017-00006 Rural Center policy and code** the Council approved the following amendments: Amend the Comprehensive Plan text Chapter 3 Rural and Natural Resources Policy 3.3.6 and Clark County Code 40.560.010(1)(2)(a) to reflect a procedural change in the creation of a new rural center from an annual review to the docket process (See Section 5 below for code changes).

Chapter 3 – Rural and Natural Resources

Rural Centers

Goal: Maintain the character of the designated Rural Centers within the surrounding rural area.

3.3 Policies

3.3.6 Rural Center designation criteria are as follows:

- an area proposed as a Rural Center had to have existed as of July 1, 1990, identifiable by pre-existing small lot development patterns, natural features as boundaries and access to arterials;
- proponents of a new Rural Center shall submit to the county a petition signed by at least 60 percent of the property owners of the land within the boundaries of the proposed new Rural Center;
- ~~an new Rural Center or a boundary~~ expansion of an existing Rural Center shall be considered and evaluated by the county through the annual review process under CCC40.560 and pursuant to RCW36.70A.070(5)(d).
- a new Rural Center shall be considered and evaluated by the county through the docket process under CCC40.560 and pursuant to RCW36.70A.070(5)(d).

3. In the matter of **Docket item number CPZ2017-00012 Wollam** the Council approved the following amendments: Amend the Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property, 38 acres in size, located at NW 179th St and NW 11th Ave, from Urban Low with R1-20 zoning to Urban medium with R-12 zoning as recommended by the Planning Commission and indicated on the attached map (Exhibit 4). The Board concluded that the Urban Medium (R-12) zone better implements the Comprehensive Plan policies than Urban Low (R1-20). Tax serial number(s) 182164000; 182168000; 182170000; located in the NW ¼ of Section 15, Township 3N, Range 1E of the Willamette Meridian.
4. In the matter of **Docket item number CPZ2017-00008 Cueto** the Council approved the following amendments: A proposal to correct a mapping error by amending the urban growth area boundaries of Vancouver and Camas by approximately half an acre, and extend the Urban Low comprehensive plan designation and R1-20 zoning affecting the

following parcels: 177480958; 177496440; 177480940; 177480938; 177480960, 177480962 and 177480956 remove the Comprehensive Plan designation of Industrial from a portion of parcels: 177480958 and 177496440; and amend the Comprehensive Plan and zoning maps from Industrial with BP zoning to Urban Low with R1-20 zoning on parcel 177480962. The properties are located in the NW and SW ¼ of Section 32, Township 2N, Range 3E of the Willamette Meridian. (Exhibit 5)

5. In the matter of **Docket item number CPZ2017-00009 Wellner** the Council approved the following amendments: Amend the Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property, 38 acres in size, located at NW 179th St and NW 11th Ave, from Urban Low with R1-10 zoning to Urban medium with R-12 zoning as recommended by the Planning Commission and indicated on the attached map (Exhibit 6). The Board concluded that the Urban Medium (R-12) zone better implements the Comprehensive Plan policies than Urban Low (R1-10). Tax serial number(s) 181207000; located in the SW ¼ of Section 11, Township 3N, Range 1E of the Willamette Meridian
6. In the matter of **Docket item number CPZ2017-00010 Powell** the Council approved the following amendments: Amend the Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property, 2.27 acres in size, located at intersection of NE 78th St and NE St. Johns Rd, from Industrial with IL zoning to Commercial with General Commercial (GC) zoning as recommended by the Planning Commission and indicated on the attached map (Exhibit 7). The Council concluded that the Commercial (GC) zone better implements the Comprehensive Plan policies than Industrial (IL). Tax serial number(s) 144510000, 144293000, 144519000, and 99620005; located in the NE ¼ of Section 12 and SE ¼ of Section 1, Township 2N, Range 1E of the Willamette Meridian.
7. In the matter of **Docket item number CPZ2017-00011 Johnson/Dillard** the Council approved the following amendments: Amend the comprehensive plan and zoning maps (Exhibit 8) on six adjacent parcels from Commercial with Neighborhood Commercial (NC) zoning to Urban Residential (UM and UL). Four of the properties (986040236, 97755000, 97745000 and 97775000) are proposed to be changed from Commercial (NC) to Urban Medium Residential (R-18) and adding the Highway 99 Mixed Residential overlay. Two other properties (145119000 and 144935000) are proposed to be changed from Commercial (NC) to Urban Low Residential (R1-6) and adding the Highway 99 Single Family Overlay. The Board concluded that the Urban Medium (R-18) and Urban Low (R1-6) zone better implements the Comprehensive Plan policies than Commercial with NC zoning. The properties are located in NE ¼ of Section 2, Township 2N, Range 1E of the Willamette Meridian.
8. In the matter of **Docket item number CPZ2017-00021 Felida Village South** the Council approved the following amendments: To amend the comprehensive plan and zoning map for a property located at the southwest corner of NW 119th St and NW Lakeshore Dr. in Felida from Urban Low Residential with an R1-7.5 zone to a Commercial comprehensive plan designation with Neighborhood Commercial (NC) zoning on a site approximately ¾ of an acre, as recommended by the Planning Commission and indicated on the attached map (Exhibit 9). The Board concluded that the Commercial (NC) zone better implements the Comprehensive Plan policies than Urban Low (R1-7.5). Tax serial number(s) 188724000; and a portion of 986041215 located in the NE ¼ of Section 32, Township 3N, Range 1E of the Willamette Meridian.

9. In the matter of **Docket item number CPZ2017-00005 Shoreline Master Program** the Council approved the following amendments: 40.460.230 Exemptions from a Shoreline Substantial Development Permit, 40.460.620 Shoreline Use, Modification, and Standards Table, 40.460.630 Use-Specific Development Regulations, 40.460.710 Administrative Authority and Responsibility, 40.460.800 Definitions. (See Sec. 7-11 Amendatory pg.27, 30, 36, 50 and 53, respectively)

10. In the matter of **Docket item number CPZ2017-00017 Public Facility Zone** the Council approved the following amendments: Amend the Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for the following 60 properties, totaling 138 acres from Public Facility (PF) to Comp plan and zoning designation described below. The Council also approved amending 7 properties totaling 28 acres to PF as described below. The Board concluded that the proposed amendments better implements the plan and intent of the Public Facilities zone.(Exhibits 10-61)

PF to Commercial with C-3 zoning
1980940000

PF to Industrial with IL zoning
185464000; 198122000; 156238000; 155126000; 155118000; 144291000

PF to Parks/Open Space (P/OS) zoning
209483000; 175929000

PF to Rural Residential with R-10 zoning
192930000; 278212000

PF to Urban Low Residential with R1-10 zoning
187836000; 185766000

PF to Urban Low Residential with R1-20 zoning
181696000; 181765000; 181766000; 181767000; 181764000; 181768000; 181769000
181770000

PF to Urban Low Residential with R1-5 zoning
156957012; 200350000; 164502000

PF to Urban Low Residential with R1-6 zoning
118257308; 118257306; 159165000; 199289000; 185207000; 148464000; 189840000

PF to Urban Low Residential with R1-7.5 zoning
216472000; 216457000; 189054000; 189027000; 189189000; 146239000; 104356000

PF to Urban Medium Residential with R-18 zoning
144742000

PF to Urban Medium Residential with R-22 zoning
98131094

PF to Urban Medium Residential with R-30 zoning
189249000; 189386000; 148164000

PF to Rural Residential with R-5 zoning
140879000; 223961000; 232962000; 235666005; 226727000; 235378000; 120301000
121226000; 192906000; 204018000; 204041000; 197453000; 180593000; 226078000
236107000; 196286000

PF to Rural Center Residential with RC-2.5 zoning
274348000

Urban Low Residential with R1-10 zoning to PF
184828000

Urban Low Residential with R1-7.5 zoning to PF
986027187; 986027186; 189301000

Urban Medium Residential with R-22 zoning to PF
147697000

Parks/Open Space to PF
189756000; 189847000

11. In the matter of **Docket item number CPZ2017-00027 Freight Rail Dependent Use** the Council approved the following amendments: Amend the 20-year Comprehensive Growth Management Plan text, in order to implement ESB 5517, by adding the following language to the Land Use, Rural and Natural Resource, and Transportation Elements of the Comprehensive Plan and a Freight Rail Dependent Use Overlay would apply to the following parcels: (Exhibit 62)

198343000; 198328000; 198344000; 198378000 198332000; 198383000; 198329000;
198370000; 198331000; 198384000; 198336000; 198358000; 198308000; 198303000;
198325000; 198333000; 198323000; 198330000; 198369000; 198376000; 196656000;
198324000 and the portion of 198304000 west of the railroad tracks.

Land Use Element (p.39)

Freight Rail Dependent Uses Overlay

This designation is implemented with an overlay that identifies parcels where freight rail dependent uses adjacent to the short line railroad may be permitted.

Rural and Natural Resource Element (p.97)

Freight Rail Dependent Uses

Goal: Support freight rail dependent uses where the use is dependent on and makes use of the short line railroad, as defined by the Surface Transportation Board.

3.9 Policies

3.9.1: Support freight rail dependent uses in rural lands, as well as agriculture, forest and mineral resource lands, where the use is dependent on and makes use of the short line railroad within the county.

3.9.2: Freight rail dependent uses will be allowed on parcels with a freight rail dependent use overlay, where such uses minimize impacts on adjacent rural and resource uses.

3.9.3: Freight rail dependent uses means buildings and other infrastructure that are used in the fabrication, processing, storage, and transport of goods where the use is dependent on and makes use of an adjacent short line railroad. Such facilities are both urban and rural development. Clark County may include development of freight rail dependent uses on land adjacent to a short line railroad in the transportation element of this plan. The County may also modify development regulations to include development of freight rail dependent uses that do not require urban governmental services in rural lands.

Transportation Element (p.155)

Goal: Ensure mobility throughout the transportation system.

5.4 System Mobility Policies

5.4.1 The county arterial system shall be planned in general conformance with nationally-accepted arterial spacing standards.

5.4.2 Congestion performance standards shall be maintained by the appropriate jurisdictions on major freight mobility corridors and in the vicinity of major intermodal facilities to ensure the economic vitality of the region.

5.4.3 Transportation System Management strategies should be analyzed and employed before adding a general purpose lane to any regional roadway.

5.4.4 County roadways and intersections shall be designed when practical to achieve safety and accessibility for all modes. Arterial streets shall provide facilities for automobile, bike and pedestrian mobility as defined in the Arterial Atlas and shall include landscaping

5.4.5 Improve mobility and access for the movement of goods and services on the short line railroad to enhance and promote economic opportunity throughout the county.

Implementation Strategies

- Complete regional corridors and address corridor bottlenecks.
- Allocate or reserve corridor capacity for land uses likely to produce family wage jobs.
- Reduce corridor speed and intersection delay standards where transit is available at 15 minute headways during peak hours.
- Provide for reduced trip rate calculations for transit supportive development.
- Emphasize transit and ridesharing in the design and construction of all transportation facilities through the implementation of transportation system management techniques (signal timing, signal prioritization) and transit-only and high occupancy vehicle lanes.
- Continually test for changes in concurrency due to major development projects.

- Incorporate a “no-build” analysis into the design process for all transportation projects that would add general purpose lanes.
- Ensure that freight corridors are designed, maintained, and operated to provide efficient movement of truck and rail traffic.
- Use intelligent transportation system technology to alert motorists, bicyclists, and pedestrians to the presence and anticipated length of closures due to train crossings.
- Evaluate the feasibility of grade separation in locations where train crossings result in significant delays and safety issues for other traffic, and improve the safety and operational conditions at rail crossings of streets.
- Work with freight stakeholders and the Port of Vancouver to maintain and improve intermodal freight connections involving Port terminals, rail yards, industrial areas, interchange tracks and regional highways.
- Support efficient and safe movement of goods by rail where appropriate, and promote efficient operation of freight rail lines.
- Identify and minimize impacts that freight movements have on adjacent residential neighborhoods and on resource uses.
- Work with local jurisdictions and railroads to coordinate land use plans and policies to preserve and protect rail corridors, and take into account community needs in relation to the rail system.

Section 4. Arterial Atlas Amendments

1. In the matter of **Docket item number CPZ20017-00001 NE 72nd Ave/NE 119th St. Circulation** (Exhibit 63) the Council approved the following amendments to the Arterial Atlas: Amend the Arterial Atlas to include a NE 72nd Ave and NE 119th St. circulation plan. The proposed commercial/industrial roads will be located south of NE 119th St. east of NE 72nd Ave, north of NE 101st St and west of Curtin Creek. The Board concluded that the proposed roads will relieve traffic congestion from NE 119th St. and NE 72nd Ave as the neighborhood develops by preserving regional mobility and distributing local traffic.
2. In the matter of **Docket item number CPZ20017-00002 NE 107th St. Circulation Plan** the Council approved the following amendments to the Arterial Atlas: An extension of NE 107th Street, from NE 117th Ave to NE 152nd Ave., currently exists in the County's Arterial Atlas as a “proposed” road. The “proposed” road was approved by the Board in Ordinance 2005-12-23 as part of CPZ2005-00076 (SR-503 Circulation Plan).The proposed amendment is to realign the “proposed” road to a more feasible location (Exhibit 64). The existing alignment of the proposed road has been encumbered by existing land developments and vested development applications. The Board concluded that the proposed roads will provide for proper circulation for land use development.
3. In the matter of **Docket item number CPZ20017-00003 Arterial Atlas Text** the Council approved the following amendments to the Arterial Atlas: The proposal would add the following language to preface of the Arterial Atlas. The Board found that the additional

text would better connect the document to the Clark County Code and be more user friendly:

Amendments to the Arterial Atlas

Arterial Atlas amendments shall be accomplished through the changes initiated and approved by the county. Arterial Atlas Amendments are Type IV processes as legislative decisions with public hearings to the Planning Commission and Board of County Councilors. These changes to the Arterial Atlas may occur as part of the periodic review update, consistent with RCW 36.70A.130, or as part of annual changes to the plan once per calendar year, or as part of emergency amendments which may be brought forward at any time, subject to applicable provisions.

4. In the matter of **Docket item number CPZ20017-00018 Kerr Road** (Exhibit 65) the Council approved the following amendments to the Arterial Atlas: The proposal would amend the County Arterial Atlas to delete a future extension of Kerr Road between NE 124th Avenue and NE 131st Avenue. This future extension is designated as a Collector street (C-2b) from NE 117th Avenue (SR-503) to NE 131st Avenue. The Board found that the deletion of Kerr Road from the arterial atlas as described would not negatively affect cross circulation in the area.

Section 5. Amendatory. Sec. 1 of Ord. 1995-12-16 and codified as CCC 40.560.010, and most recently amended by Sec. 22 of Ord. 2017-07-04, are each hereby amended as follows:

40.560.010 Plan Amendment Procedures

A. Purpose.

The purpose of this section is to provide guidance as to how the comprehensive plan will be updated and amended over time. Amendments to the comprehensive plan may involve changes in the written text or policies of the plan, or in the map designations adopted as part of the plan, Arterial Atlas, or to supporting documents, including capital facilities plans. This section states the specific procedures and review criteria necessary to process comprehensive plan amendments. Plan amendments will be reviewed in accordance with the state Growth Management Act (GMA), the countywide planning policies, the community framework plan, the goals and policies of the comprehensive plan, local city comprehensive plans, applicable capital facilities plans, official population growth forecasts and key growth indicators.

(Amended: Ord. 2007-09-13; Ord. 2017-07-04)

B. Overall Method of Review.

Proposed plan amendments that are submitted for review shall be subject to the applicable criteria of this section. The review shall be processed by Type IV procedures in Section 40.510.040. Applications for plan map amendments are generally processed in conjunction with concurrent rezone requests. Zoning map amendments must be to a zone corresponding to the requested comprehensive plan map designation. Concurrent zoning map amendments must meet all the approval criteria of this chapter and zone changes consistent with the comprehensive plan map shall be considered subject to the approval criteria of Section 40.560.020.

(Amended: Ord. 2007-09-13; Ord. 2017-07-04)

C. Applicability.

The criteria and requirements of this section shall apply to all applications or proposals for changes to the comprehensive plan text, policies, map designations, zoning map or supporting documents. For the purposes of establishing review procedures, criteria and timelines, amendments shall be distinguished as follows:

1. Countywide comprehensive plan map changes involving urban growth area (UGA) boundary changes and rural lands uses on a rotational basis;
2. Comprehensive plan map changes not involving a change to UGA boundaries;
3. Comprehensive plan policy or text changes;
4. Arterial Atlas amendments;
5. Changes to other plan documents (such as capital facilities and the shoreline master program); and
6. Out-of-cycle amendments limited to the following:
 - a. Emergency;
 - b. The initial adoption of a subarea plan, only to a plan that does not modify the comprehensive plan policies and designations applicable to the subarea;
 - c. The adoption or amendment of a shoreline master program;
 - d. To resolve an appeal of a comprehensive plan filed with the Growth Management Hearings Board or from a court of competent jurisdiction;
 - e. Siting of major industrial developments and/or master planned locations outside UGA boundaries consistent with the requirements of state statute; and
 - f. The amendment of the capital facilities element of a comprehensive plan that occurs concurrently with the adoption of the county budget.

Item (1) above may only occur consistent with RCW 36.70A.130. Items (3), (4), (5) and (6) above may only be initiated by the county. Item (2) above may be initiated by either the county or a property owner.

(Amended: Ord. 2004-09-02; Ord. 2007-09-13; Ord. 2016-09-04; Ord. 2017-07-04)

D. Plan Map Changes – Procedure.

1. Applications for all plan amendments shall be considered legislative actions, subject to Type IV procedures of Section 40.510.040.
2. Site-specific plan map amendments (annual reviews) requested by private parties shall be considered legislative actions, subject to Type IV procedures of Section 40.510.040.
3. Submittal Requirements and Timelines of the Annual Review. All applications for site-specific plan map amendments not involving a change to UGA boundaries requested by parties other than the county shall be submitted as follows:

a. Between October 1st and November 30th, applicants shall submit a pre-application form containing all of the following information:

- (1) The pre-application fee, as specified in county fee ordinance;
- (2) Application form signed by the owner(s) of record;
- (3) Description of request;
- (4) GIS packet;
- (5) Related or previous permit activity; and
- (6) A statement on how the plan/zone change request is consistent with all of the applicable policies and criteria in the comprehensive plan and this chapter.

b. Between October 15th and December 31st, county staff and applicants shall complete pre-application meetings.

c. Between January 1st and January 31st, applicants shall submit an application form containing all of the following, including the information required by Section 40.510.030(C)(3):

- (1) The applicable comprehensive plan and rezone application fees;
- (2) SEPA checklist and applicable fee;
- (3) Copy of deed, real estate contract or earnest money agreement;
- (4) A full analysis of how the plan/zone change request is consistent with the applicable policies and criteria in the comprehensive plan and this chapter;
- (5) A market analysis and a transportation analysis; and
- (6) Any additional information the applicant believes is necessary to justify the amendment.

d. Between February 1st and April 1st, initial county staff review shall include the following:

- (1) Distribution of applications requesting an amendment to an urban growth area boundary or seeking to amend a designation within an urban boundary to the affected city;
- (2) Completion of county SEPA official determination;
- (3) Circulation and publication of SEPA determinations to applicant, affected jurisdiction(s), neighborhood associations and agencies; and
- (4) Preparation of a single staff report and recommendation based on an assessment of cumulative impacts of plan change requests, and any other plan changes initiated by the county.

e. The above process and timeline is intended as a guideline. Actual processing time may depend upon the number of applications and activity level at the time of formal applications.

f. If the applicant has not supplied the required information by March 15th, the responsible official shall inform the applicant in writing that no further consideration will be given to the request for this annual review cycle.

g. Following completion of Sections 40.560.010(D)(3)(a) through (D)(3)(e), county staff shall schedule public hearings before the planning commission. Following the completion of the planning commission public hearings, county staff shall schedule public hearings before the board and forward to the board the planning commission recommendations.

h. After the public hearing by the board, the board will adopt a single resolution disposing of all cases.

i. Burden of Proof. The burden of proving consistency with the criteria for plan amendments shall be upon the proponent.

4. Annual review applications will not be accepted for properties within an urban growth boundary which are in the process of being annexed.

(Amended: Ord. 2007-09-13; Ord. 2007-11-13; Ord. 2017-07-04)

E. Governmental Coordination.

1. The county will coordinate with each city and town, the annual review processes. Annual reviews shall be established to occur within each jurisdiction at least once a year.

2. These coordinated annual reviews shall be subject to the criteria of this chapter and that of the applicable jurisdiction and include the following:

a. Each urban area annual review, including applications initiated by a city, shall assess the cumulative impacts of all potential or requested changes to the comprehensive plan map and policies throughout the specific urban areas as well as, to the countywide plan;

b. Proposals that would result in urban development outside of an adopted urban boundary shall not be permitted unless the boundary is amended; and

c. Cities, special districts and the county shall cooperate to preserve and protect natural resources, agricultural lands, open space and recreational lands within and near the urban areas.

3. Individual annual review applications may be submitted once a year to the applicable jurisdiction based on a schedule adopted by that jurisdiction. To the extent possible, the same schedule should be adopted by the county and each city/town for each urban area to facilitate mutual review and assessment of the applicable criteria. The following procedure is recommended for consideration of plan amendments or updates:

a. After November 30th, distribute copies of pre-application forms submitted by applicant to affected city and agencies;

b. Between October 15th and December 31st, complete pre-application meetings with county staff, applicants and affected city and agencies in attendance;

c. Between January 1st and February 28th, distribute fully complete applications with any additional information to affected jurisdictions to facilitate their review process;

d. In coordinating with the county, the cities shall submit written recommendation or additional information to the county;

e. The county shall circulate initial review including SEPA determination and other pertinent information to the affected city and agencies; and

f. The county will schedule public hearings before planning commission followed by public hearings before the board.

(Amended: Ord. 2007-09-13; Ord. 2017-07-04)

F. Comprehensive Plan Map Changes – General.

All plan map changes shall be accomplished through the following:

1. Changes approved by the county as a result of a comprehensive periodic review of the plan to be initiated by Clark County at minimum seven (7) year intervals;
2. Changes approved by the county in response to county, or property owner request not more than once per calendar year;
3. Out of cycle amendments initiated and approved by the county at any time;
4. Applications for map changes and urban growth area boundary amendments shall be consistent with the comprehensive plan matrix table or accompanied by concurrent rezone applications;
5. A county-initiated proposal for siting major industrial facilities and/or master planned locations consistent with RCW 36.70A.365 and 36.70A.367, and processed if accompanied by a current property owner-submitted rezone application;
6. The county shall assess the cumulative impacts of all plan map changes against the comprehensive plan, plan text, map and relevant implementing measures. Monitoring benchmarks may be used to assess impacts.

(Amended: Ord. 2004-09-02; Ord. 2007-09-13; Ord. 2017-07-04)

G. Criteria for All Map Changes.

Map changes may only be approved if all of the following are met:

1. The proponent shall demonstrate that the proposed amendment is consistent with the Growth Management Act and requirements, the countywide planning policies, the community framework plan, comprehensive plan, city comprehensive plans, applicable capital facilities plans and official population growth forecasts; and
2. The proponent shall demonstrate that the designation is in conformance with the appropriate locational criteria identified in the plan; and
3. The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity; and
4. The plan map amendment either: (a) responds to a substantial change in conditions applicable to the area within which the subject property lies; (b) better implements applicable comprehensive plan policies than the current map designation; or (c) corrects an obvious mapping error; and

5. Where applicable, the proponent shall demonstrate that the full range of urban public facilities and services can be adequately provided in an efficient and timely manner to serve the proposed designation. Such services may include water, sewage, storm drainage, transportation, fire protection and schools. Adequacy of services applies only to the specific change site.

(Amended: Ord. 2007-09-13; Ord. 2017-07-04)

H. Additional Criteria for Commercial Map Changes.

Amendments to the plan map for designation of additional commercial land or for changing the zoning from one commercial district to another shall meet the following additional requirements:

1. A market analysis using the weighted block group centroid retrieval method shall be submitted which verifies the need for the new commercial area or center; and
2. A land use analysis of available commercially designated and zoned land in the market area of the proposed site shall be submitted which demonstrates that the existing commercial land is inadequate. The most recent vacant lands model must be used for the land use analysis.

(Amended: Ord. 2008-12-15; Ord. 2017-07-04)

I. Additional Criteria for Rural Map Changes.

1. Amendments to the plan map for (a) changing a natural resource land designation to either a smaller lot size natural resource land designation or to a rural designation, or (b) creating or expanding a rural center, shall demonstrate that the following criteria have been met:
 - a. The requested change shall not impact the character of the area to the extent that further plan map amendments will be warranted in future annual reviews; and
 - b. The site does not meet the criteria for the existing resource plan designation; and
 - c. The amendment shall meet the locational criteria for the requested designation.
2.
 - a. The ~~creation of,~~ expansion of, or change of land use within a rural center shall be considered and evaluated by the county through the annual review process under Chapter 40.560.
 - b. The creation of a rural center shall be considered and evaluated by the county through the docket process under Chapter 40.560.
 - ~~c.~~ Before the county considers establishing a new rural center, the proponent(s) shall submit to the county a petition signed by at least sixty percent (60%) of the property owners of the land within the boundaries of the proposed new rural center.
3. Changes to the urban reserve overlay will only be considered during a comprehensive plan periodic review and not on an annual basis.

J. Additional Criteria for Rural Major Industrial Map Changes.

This section governs designations outside of UGAs for major industrial developments under RCW 36.70A.365 and major industrial land banks under RCW 36.70A.367.

1. Application. Rural industrial development sites pursuant to RCW 36.70A.365 or 36.70A.367 require a comprehensive plan and zone change, and shall be processed as a Type IV process pursuant to Section 40.510.040 and this chapter.
2. Rural industrial designations shall require a minimum of one hundred (100) acres and a maximum of seven hundred (700) acres in size, and shall be designated as follows:
 - a. Comprehensive Plan.
 - (1) Major industrial developments (light industrial).
 - (2) Major industrial land banks (light industrial).
 - b. Zoning.
 - (1) Major industrial developments (IL).
 - (2) Major industrial land banks (IL).
3. Process. Prior to formally proposing a designation under this section, the county shall:
 - a. Undertake an inventory of available urban industrial land;
 - b. Consult with affected city(ies) regarding a proposed designation;
 - c. Make a preliminary assessment that the applicable statutory criteria are met and that the proposed location is superior to other potential rural sites;
 - d. Negotiate an appropriate or statutorily required interlocal agreement with affected city(ies); and
 - e. Complete a master plan for the development site as required pursuant to Section 40.520.075.
4. Approval Criteria.
 - a. In addition to the other applicable designation criteria under this chapter, major industrial developments or major industrial land banks may only be approved upon a finding that the requirement and criteria of RCW 36.70A.365 or 36.70A.367, respectively, are met.
 - b. Concomitant Rezone Agreement. No designation under this section shall be approved unless accompanied by a concomitant rezone agreement (or development agreement) which at a minimum assures compliance with statutory requirements and criteria, including the limitations on nonindustrial uses in RCW 36.70A.367(2)(k) for a major industrial land bank.
5. Adjacent Non-Urban Areas. A designation under this section shall not permit urban growth in adjacent non-urban areas.

(Amended: Ord. 2004-09-02; Ord. 2007-09-13; Ord. 2008-12-15; Ord. 2012-12-14; Ord. 2014-12-16; Ord. 2017-07-04)

K. Rezones/Zone Changes. Rezone applications considered with a plan map amendment request shall be reviewed consistent with the plan matrix table and according to the procedures and timing specifications for plan map amendment specified in this section and shall comply

with Section 40.560.020 and Chapter 40.510. Rezone applications proposing a change from urban holding to an urban zoning district that is consistent with the comprehensive plan map designation shall be processed through a Type IV process initiated by the county and consistent with the procedures and criteria identified in the special implementation procedures section in Chapter 13 of the comprehensive plan. See also Section 40.560.020(G).

(Amended: Ord. 2007-09-13; Ord. 2008-06-02; Ord. 2008-12-15)

L. Mixed Use Designation Zone Change Requests.

The purpose of this section is to establish the requirements and procedures for the review and approval of rezone application(s) under the comprehensive plan mixed use designation. It is also intended that this section be utilized to implement pertinent county policies relating to mixed use development in a manner compatible with the comprehensive plan policies.

1. Action Required.

a. Applications for zone changes shall be reviewed through a Type III procedure in the same manner and with the same public notice procedure as is required for any other change of zoning.

b. If a contiguous land area is proposed to be added to an existing mixed use designation, the application shall be subject to the plan change procedural ordinance and applicable criteria.

2. Criteria. Before an area designated mixed use (MX) on the comprehensive plan is rezoned, the applicant shall demonstrate that:

a. The request is consistent with the plan policies and locational criteria and the purpose statement of the requested zoning district;

b. Requested zone change is consistent with the plan designation to zoning matrix table;

c. The uses to be permitted and the development standard to be applied in the proposed district will promote the goals of the comprehensive plan and other applicable policies adopted by the county, particularly the mixed use policies in Chapters 1, 2, 5, 9 and 10 of the comprehensive plan;

d. The proposed rezone and development would be integrated in a manner that provides opportunities to combine residential, commercial or other uses within individual structures, or within adjacent structures or adjacent properties;

e. The proposed zone is the most appropriate, taking into consideration the purposes of each zone, the zoning pattern of surrounding land and the policies and intent of the mixed use plan designation;

f. The requested zone change shall meet the standards for the MX zoning district; and

g. Public services are demonstrated to be capable of supporting the uses allowed by the zone, or will be capable by the time development is complete.

(Amended: Ord. 2004-09-02; Ord. 2007-09-13; Ord. 2008-12-15)

M. Additional Required Criteria Specific to Urban Growth Area (UGA) Boundary Map Changes.

1. The county shall adopt countywide growth targets and regional sub-allocations, and map corresponding UGA boundaries and designations as follows:
 - a. Adopt countywide twenty (20) year target population and employment levels consistent with official State of Washington Office of Financial Management population growth forecasts ranges; and
 - b. Officially sub-allocate the adopted countywide population and employment targets to urban growth areas associated with each incorporated municipality in the county, and to the remaining rural area; and
 - c. Adopt urban growth area boundaries and comprehensive plan land use designations which are consistent in their sizes and designations with the official sub-allocation for each UGA and the rural area.
2. To allow for a comprehensive review and assessment of cumulative impacts, all UGA boundary review proposals shall be initiated by the county as part of a periodic review and update of the plan.
3. Any expansion to the UGA shall be accompanied by a demonstration that necessary urban services can and will be provided within ten (10) years' time. Such a demonstration shall include a need analysis estimating what urban services will be required, both in the expansion area and elsewhere in the county, and estimates as to when such services will be needed. Written documentation shall be provided from service providers indicating when, how, at what cost, and from which funding sources service will be provided.
4. The extent of a UGA boundary expansion shall be that necessary to provide a minimum ten (10) and a maximum twenty (20) year supply of vacant and buildable lands within the UGA. The calculation of supply shall be based on population growth projections within the UGA, where such projections are consistent with adopted countywide growth targets and regional sub-allocations. If necessary, the county may adjust countywide growth targets and regional sub-allocations; provided, that they are consistent with official OFM forecasts.
5. In evaluating potential changes to a particular UGA boundary, the county shall consider countywide implications for other UGAs and their sub-allocations.
6. The amendment shall address the assumptions, trends, key indicators and performance measures established in the land use element, Chapter 1, of the comprehensive plan.
7. The amendment does not include lands that are designated as natural resource (agricultural, forest, mineral resource) unless such lands are also designated with an urban reserve or industrial urban reserve overlay.
8. The amendment only indicates lands within the urban reserve area.
9. The county shall exercise its best efforts to coordinate UGA boundary change proposals with the affected city(ies), including the preparation of joint staff recommendations where possible. Unless waived by the affected city(ies), such city(ies) shall be given at least sixty (60) days' notice of the proposal prior to a county hearing thereon.
10. Except as provided for in RCW 36.70A.110(8), the expansion of an urban growth area (UGA) is prohibited into the one hundred (100) year floodplain of a river segment when the river has a mean annual flow of one thousand (1,000) or more cubic feet per second.

11. The following shall not apply to Sections 40.560.010(M)(1) through (10):
 - a. Correction of technical mapping errors involving a small area or few properties;
 - b. An order from a court of competent jurisdiction or as a result of a Growth Management Hearings Board remand.

(Amended: Ord. 2006-09-13; Ord. 2007-09-13; Ord. 2008-12-15; Ord. 2016-06-12)

N. Comprehensive Plan Policy or Text Changes.

1. Action Required. Plan policy or text changes shall be accomplished through the changes initiated and approved by the county. These changes may occur as part of the periodic review update to occur consistent with RCW 36.70A.130, or as part of annual changes to the plan once per calendar year, or as part of emergency amendments which may be brought forward at any time, subject to applicable provision of this chapter.
2. Required Criteria. Plan text or policy changes may be approved only when all of the following are met:
 - a. The amendment shall meet all the requirements of and be consistent with the Growth Management Act 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.
 - b. The amendment, when applicable, shall address the assumptions, trends, key indicators and performance measures established in the land use element, Chapter 1, of the comprehensive plan.
 - c. The county shall assess the cumulative impacts of all plan policy or text changes against the comprehensive plan, plan text, map and relevant implementing measures.

(Amended: Ord. 2007-09-13; Ord. 2008-12-15)

O. Arterial Atlas Amendments.

1. Action Required. Arterial Atlas amendments shall be accomplished through the changes initiated and approved by the county. These changes may occur as part of the periodic review update to occur consistent with RCW 36.70A.130, or as part of annual changes to the plan once per calendar year, or as part of emergency amendments which may be brought forward at any time, subject to applicable provisions of this chapter.
2. Required Criteria. Arterial Atlas amendments may be approved only when all of the following are met:
 - a. There is a need for the proposed change;
 - b. The proposed change is compliant with the Growth Management Act;
 - c. The proposed change is consistent with the adopted comprehensive plan, including the land use plan and the rest of the Arterial Atlas;
 - d. The proposed change is consistent with applicable interlocal agreements; and

e. The proposed change does not conflict with the adopted Metropolitan Transportation Plan.

(Amended: Ord. 2007-09-13; Ord. 2008-12-15)

P. Other Plan Amendment Categories.

1. Capital facilities plan and updates shall be reviewed at a minimum every four (4) years in Type IV public hearings for those facilities subject to county jurisdiction.
2. School capital facility plans and updates shall be reviewed at least every four (4) years.
3. The Clark County parks, recreation and open space plan shall be reviewed at least every four (4) years by the Clark County parks advisory board and the board. Any amendments thereto which necessitate changes to the comprehensive plan shall be reviewed in public hearings by the planning commission and the board.
4. In updating capital facilities plans, policies and procedures, the county must determine that these updates are consistent with applicable policies and implementation measures of the comprehensive plan, and in conformance with the purposes and intent of the applicable interjurisdictional agreements.
5. Changes to the shoreline master program (SMP) shall be limited to once a year, following the plan map procedures schedule in Section 40.560.010(D). Any amendments thereto shall be viewed as a limited amendment consistent with WAC 173-26-201(1)(c), and shall be processed as a Type IV application pursuant to Section 40.510.040.

(Amended: Ord. 2007-09-13; Ord. 2008-12-15; Ord. 2010-12-12; Ord. 2016-06-12; Ord. 2016-09-04)

Q. Out-of-Cycle Amendments.

1. Revisions to the comprehensive plan may be considered more frequently than once per year under the following circumstances:
 - a. Emergency in which a delay in action would result in a significant public harm;
 - b. The initial adoption of a subarea plan that does not modify the comprehensive plan policies and designations applicable to the subarea;
 - c. The adoption or amendment of a shoreline master program;
 - d. To resolve an appeal of a comprehensive plan filed with a Growth Management Hearings Board or from a court of competent jurisdiction; and
 - e. Siting of major industrial developments and/or master planned locations outside UGAs consistent with the requirements of RCW 36.70A.365 and 36.70A.367.
2. Plan amendments reviewed under these conditions shall be considered legislative actions, subject to Type IV procedures of Section 40.510.040.
3. All amendments shall be considered subject to the review criteria established in this chapter.

(Amended: Ord. 2004-09-02; Ord. 2007-09-13; Ord. 2008-12-15)

R. Siting of State and Regional Public Facilities of a Countywide or Statewide Nature.

Plan amendments to implement the policies of the comprehensive plan regarding proposals for siting essential public facilities such as airports, state educational facilities and other institutions necessary to support community development may be considered as follows:

1. Government facilities may be established as provided in other land use districts through the procedures specified in the applicable district without plan amendment.
2. Application for siting of public facilities may be approved if criteria, as noted herein, are met:
 - a. The county shall in cooperation with other jurisdictions ensure that siting of regional facilities is consistent with all elements of the adopted county comprehensive plan, local city plan and other supporting documents;
 - b. The proposed project complies with all applicable provisions of the comprehensive plan, including countywide planning policies;
 - c. The proposal for siting of a public facility contains interjurisdictional analysis and financial analysis to determine financial impact and applicable intergovernmental agreement;
 - d. Needed infrastructure is provided for;
 - e. Provision is made to mitigate adverse impacts on adjacent land uses;
 - f. The plan for the public facilities development is consistent with the county's development regulations established for protection of critical areas; and
 - g. Development agreements or regulations are established to ensure that urban growth will not occur if located adjacent to non-urban areas.

(Amended: Ord. 2007-09-13; Ord. 2008-12-15)

S. Additional Criteria for Surface Mining Overlay Changes.

1. Designation of additional areas with the surface mining overlay shall only occur if:
 - a. The designation criteria in the comprehensive plan have been met;
 - b. The quantity and characteristics of the resource including the size of the deposit, the depth of overburden, the distance to market, and the cost of transport and resource availability in the region suggest that mining is economically viable; and
 - c. At least sixty percent (60%) of the area within one thousand (1,000) feet of the proposed mineral resource land is characterized by parcels of five (5) acres or larger.
2. Removal of the surface mining overlay shall only occur if one (1) of the following conditions is met:
 - a. The mineral resources have been depleted;
 - b. There is evidence that the mining of the mineral resource is not economically feasible based on the factors listed in Section 40.560.010(S)(1)(b);

- c. Environmental or access constraints make it impractical to mine the resource; or
- d. The area has been brought into an urban growth boundary or adjacent land uses or developments are incompatible with mineral extraction.

(Added: Ord. 2014-12-06)

T. Cumulative Impact.

In reviewing all prospective comprehensive plan changes, the county shall analyze and assess the following to the extent possible:

1. The cumulative impacts of all plan map changes on the overall adopted plan, plan map and relevant implementing measures, and adopted environmental policies;
2. The cumulative land use environmental impacts of all applications on the applicable local geographic area and adopted capital facilities plans; and
3. Where adverse impacts are identified, the county may require mitigation. Conditions which assure that identified impacts are adequately mitigated may be proposed by the applicant and, if determined to be adequate, imposed by the county as a part of the approval action.

(Amended: Ord. 2007-09-13; Ord. 2008-12-15; Ord. 2014-12-06)

U. Fees.

Application fees for all comprehensive plan and zone changes shall be considered as follows:

1. Filing fees for all plan amendments and zone changes shall be considered subject to the provisions of Chapter 6.110A.
2. If multiple similar applications are received in a year, fees set in Section 40.570.100(B) may be adjusted downward by the responsible official to reflect actual cost.

(Amended: Ord. 2004-09-02; Ord. 2007-09-13; Ord. 2008-12-15; Ord. 2014-12-06)

Section 6. Amendatory. Sec. of Ord. 2016-06-12 and codified as CCC40.230.090, are each hereby amended as follows:

40.230.090 Public Facilities District (PF)

A. Purpose.

The purpose of the Public Facilities district (PF) is to provide for already developed publicly owned parks, open space, and public facilities that are located permanently in a specific location, such as schools, and other governmental facilities including, but not limited to, police buildings, fire stations, municipal administration buildings and wastewater treatment plants.

1. The Public Facilities zone has no development standards because these types of facilities are developed under the previous zoning.
2. New public facilities on land not yet zoned Public Facilities shall be developed according to the standards of the current zone.
3. Once a vacant property is developed as a Public Facility, the property will be re-zoned as a docket item.

4. New uses and additions to uses on property that is already zoned Public Facilities shall conform to the standards of the zone that existed immediately prior to development.
5. Any parcels released from the Public Facilities District shall be subject to legal lot determination standards, as are all unplatted parcels in Clark County.

B. Uses.

The uses set out in Table 40.230.090-1 are examples of uses allowed in the Public Facilities district. The appropriate review authority is mandatory.

- “P” – Uses allowed subject to county approval of applicable permits.
- “R/A” – Uses permitted upon review and approval pursuant to Section 40.520.020.
- “C” – Conditional uses which may be permitted subject to the approval of a conditional use permit as set forth in Section 40.520.030.
- “X” – These uses are specifically prohibited.

For special standards or restrictions for a listed use, the applicable code section(s) in Chapter 40.260, Special Uses and Standards, or other applicable chapter is noted in the “Special Standards” column.

Table 40.230.090-1. Uses. ¹		
	PF	Special Standards
1. Parks.		
a. Neighborhood	P	40.260.157
b. Community	P	40.260.157
c. Regional	P	40.260.157
d. Trails, trailheads and greenways	P	40.260.157
2. Governmental Structures/Facilities.		
a. Libraries	P	
b. Administration	P	
c. Public safety facilities, including police and fire stations, courthouses	P	
d. Ambulance dispatch	P	40.260.030
e. Jails	C	
f. Maintenance facilities	P	
g. Utilities	P	
3. Transportation Facilities.		
a. Park and ride facilities	C	
b. School bus parking/storage facilities	P	
c. Transit stations	P	
4. Schools.		
a. K – 5 schools	P	
b. 6 – 12 secondary schools	C	
c. Colleges/universities	C	40.230.050
5. Recreation Space.		

Table 40.230.090-1. Uses. ¹		
	PF	Special Standards
a. Athletic stadiums, stand-alone sports complexes, and fields; arenas	C	
b. Events centers	C	
c. Community centers	C	
d. Shooting, rifle and archery ranges	C	

¹ Uses will develop per the standards and processes of the current zone prior to development. New uses and additions to uses on property that is already zoned Public Facilities shall conform to the standards of the zone that applied to that property immediately prior to development.

C. Development Standards.

- ~~1. New uses and additions to uses shall conform to the standards of the current zone prior to development.~~
- ~~2. Signs. Signs shall be permitted according to the provisions of Chapter 40.310.~~
- ~~3. Off Street Parking and Loading. Off street parking and loading shall be provided as required in Chapter 40.340.~~

Section 7. Amendatory. Sec 3, Part B of Ord. 2012-07-16 and codified as CCC40.460.230, as most recently amended by Sec. 2 of Ord. 2015-12-12, are each hereby amended as follows.

40.460.230 Exemptions from a Shoreline Substantial Development Permit

A. General Requirements.

1. Except as specifically exempted by statute, all proposed uses and development occurring within shoreline jurisdiction must conform to Chapter 90.58 RCW, the Act, and this Program.
2. A use or development that is listed as a conditional use pursuant to this Program or is an unclassified use or development must obtain a conditional use permit (Section 40.460.270) even if the development or use does not require a substantial development permit.
3. When a development or use is proposed that does not meet the bulk, dimensional, and/or performance standards of this Program, such development or use shall only be authorized by approval of a shoreline variance (Section 40.460.260) even if the development or use does not require a substantial development permit.
4. If any part of a proposed development requires a shoreline substantial development permit, then a shoreline substantial development permit is required for the entire proposed development project.
5. Exemptions from the requirement to obtain a shoreline substantial development permit shall be construed narrowly. Only those developments that meet the precise terms of one (1) or more of the listed exemptions may be granted exemptions from the substantial development permit process. The burden of proof that a development or use is exempt is on the applicant for the development action.

B. List of Exemptions.

The following activities shall not be considered substantial developments but shall obtain a statement of exemption, as provided for in Section 40.460.230(C).

1. Any development of which the total cost or fair market value does not exceed five thousand seven hundred eighteen dollars (\$5,718) or as adjusted by the State Office of Financial Management, if such development does not materially interfere with the normal public use of the water or shorelines of the state. For purposes of determining whether or not a permit is required, the total cost or fair market value shall be based on the value of development that is occurring on shorelines of the state as defined in RCW 90.58.030(2)(c). The total cost or fair market value of the development shall include the fair market value of any donated, contributed, or found labor, equipment or materials.

2. Subject to the provisions of Section 40.460.250, normal maintenance or repair of existing legally established structures or developments, including those that have been damaged by accident, fire, or elements. The features of

the repaired structure or development, including but not limited to its size, shape, configuration, location, and external appearance, must be comparable to the original structure or development, and the repair must not cause substantial adverse effects to shoreline resources or environment. The replacement of demolished existing single-family residences and their appurtenances is not considered normal maintenance and repair.

3. Construction of a normal protective bulkhead common to single-family residences. A “normal protective” bulkhead includes those structural and nonstructural developments installed at or near, and parallel to, the ordinary high water mark for the sole purpose of protecting an existing single-family residence and appurtenant structures from loss or damage by erosion. A normal protective bulkhead is not exempt if constructed for the purpose of creating dry land. When a vertical or near vertical wall is being constructed or reconstructed, not more than one (1) cubic yard of fill per one (1) foot of wall may be used as backfill. When an existing bulkhead is being repaired by construction of a vertical wall fronting the existing wall, it shall be constructed no further waterward of the existing bulkhead than is necessary for construction of new footings. When a bulkhead has deteriorated such that an ordinary high water mark has been established by the presence and action of water landward of the bulkhead then the replacement bulkhead must be located at or near the actual ordinary high water mark. Beach nourishment and bioengineered erosion control projects may be considered a normal protective bulkhead when any structural elements are consistent with the above requirements and when the project has been approved by the Department of Fish and Wildlife (WDFW).

4. Emergency construction necessary to protect property from damage by the elements. An “emergency” is an unanticipated and imminent threat to public health, safety, or the environment that requires immediate action within a time too short to allow full compliance with this chapter. Emergency construction does not include development of new permanent protective structures where none previously existed. Where new protective structures are deemed by the Shoreline Administrator to be the appropriate means to address the emergency situation, upon abatement of the emergency situation the new structure shall be removed or any permit that would have been required, absent an emergency, pursuant to Chapter 90.58 RCW, these regulations, or this Program, shall be obtained. All emergency construction shall be consistent with the policies and requirements of this chapter, Chapter 90.58 RCW, and this Program. As a general matter, flooding or other seasonal events that can be anticipated and may occur but that are not imminent are not an emergency.

5. Construction and practices normal or necessary for farming, irrigation, and ranching activities, including agricultural service roads and utilities on shorelands, and the construction and maintenance of irrigation structures including but not limited to head gates, pumping facilities, and irrigation channels. A feedlot of any size, all processing plants, other activities of a commercial nature, alteration of the contour of the shorelands by leveling or filling other than that which results from normal cultivation shall not be considered normal or necessary farming or ranching activities.

6. Construction or modification of navigational aids such as channel markers and anchor buoys.

7. Construction on shorelands by an owner, lessee, or contract purchaser of a single-family residence or appurtenance for their own use or for the use of their family, which residence does not exceed a height of thirty-five (35) feet above average grade level, and which meets all requirements of the county, other than requirements imposed pursuant to Chapter 90.58 RCW. Construction authorized under this exemption shall be located landward of the ordinary high water mark.

8. Construction of a dock, including a community dock, designed for pleasure craft only, for the private noncommercial use of the owner, lessee, or contract purchaser of a single-family or multiple-family residence. This exception applies ~~in fresh waters~~ if either (a) the dock is a new dock, and ~~when~~ the fair market value of the dock does not exceed ten thousand dollars (\$10,000), or (b) the dock is a replacement dock that is constructed to replace an existing dock and is of equal or lesser square footage than the replaced dock, and the replacement dock has a fair market value that does not exceed twenty thousand (\$20,000) dollars. However, if subsequent construction occurs within five (5) years of completion of the prior construction that was exempt pursuant to this provision, and the combined fair market value of the subsequent and prior construction exceeds the applicable amount specified in either (a) or (b) herein, the subsequent construction shall be considered a substantial development, but if subsequent construction having a fair market value exceeding two thousand five hundred dollars (\$2,500) occurs within five (5) years of completion of the prior construction, the subsequent construction shall be considered a substantial development for the purpose of this chapter.

9. Operation, maintenance, or construction of canals, waterways, drains, reservoirs, or other facilities that now exist or are hereafter created or developed as a part of an irrigation system for the primary purpose of making use of system waters, including return flow and artificially stored ground water from the irrigation of lands.
10. The marking of property lines or corners on state-owned lands, when such marking does not significantly interfere with normal public use of the surface of the water.
11. Operation and maintenance of any system of dikes, ditches, drains, or other facilities existing on September 8, 1975, that were created, developed or utilized primarily as a part of an agricultural drainage or diking system.
12. Any project with a certification from the Governor pursuant to Chapter 80.50 RCW (certification from the State Energy Facility Site Evaluation Council).
13. Site exploration and investigation activities that are prerequisite to preparation of an application for development authorization under this chapter, if:
 - a. The activity does not interfere with the normal public use of surface waters;
 - b. The activity will have no significant adverse impact on the environment including but not limited to fish, wildlife, fish or wildlife habitat, water quality, and aesthetic values;
 - c. The activity does not involve the installation of any structure, and upon completion of the activity the vegetation and land configuration of the site are restored to conditions existing before the activity; and
 - d. A private entity seeking development authorization under this section first posts a performance bond or provides other evidence of financial responsibility to the local jurisdiction to assure that the site is restored to pre-existing conditions.
14. The process of removing or controlling aquatic noxious weeds, as defined in RCW 17.26.020, through the use of an herbicide or other treatment methods applicable to weed control published by the Departments of Agriculture or Ecology jointly with other state agencies under Chapter 43.21C RCW.
15. Watershed restoration projects as defined in RCW 89.08.460.
16.
 - a. A public or private project that is designed to improve fish or wildlife habitat or fish passage when all of the following apply:
 - (1) The project has been approved by WDFW;
 - (2) The project has received hydraulic project approval (HPA) by WDFW pursuant to Chapter 77.55 RCW; and
 - (3) Clark County has determined that the project is substantially consistent with the local Shoreline Master Program. Clark County shall make such determination in a timely manner and provide it by letter to the applicant.
 - b. Fish habitat enhancement projects that conform to the provisions of RCW 77.55.181 are determined to be consistent with local Shoreline Master Programs and do not require a statement of exemption.
17. Any person conducting a remedial action at a facility pursuant to a consent decree, order, or agreed order issued pursuant to Chapter 70.105D RCW or to Ecology when it conducts a remedial action under Chapter 70.105D RCW.
18. Other than conversions to nonforest land use, forest practices regulated under Chapter 76.09 RCW are not subject to additional regulations under the Act or this Program (RCW 90.58.030(2)(d)(ii)).
19. The external or internal retrofitting of an existing structure for the exclusive purpose of compliance with the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12101 et seq.) or to otherwise provide physical access to the structure by individuals with disabilities (RCW 90.58.030(3)(e)(xiii)).

(Amended: Ord. 2015-12-12)

C. Statements of Exemption.

1. Any person claiming exemption from the substantial development permit requirements shall make an application to the Shoreline Administrator for such an exemption in the manner prescribed by the Shoreline Administrator, except that no written statement of exemption is required either for a project designed to improve fish or wildlife habitat or fish passage pursuant to WAC 173-27-040(2)(p)(iii)(A), or for emergency development pursuant to WAC 173-27-040(2)(d).
2. The Shoreline Administrator is authorized to grant or deny requests for statements of exemption from the shoreline substantial development permit requirement for uses and developments within shorelines that are specifically listed in Section 40.460.230(B). The statement shall be in writing and shall indicate the specific exemption of this Program that is being applied to the development, and shall provide a summary of the Shoreline Administrator’s analysis of the consistency of the project with this Program and the Act. The letter shall be sent to the applicant and maintained on file in the offices of the Shoreline Administrator.
3. Statements of exemption may contain conditions and/or mitigating measures of approval to achieve consistency and compliance with the provisions of this Program and the Act.
4. A denial of an exemption shall be in writing and shall identify the reason(s) for the denial. The Shoreline Administrator’s decision on a statement of exemption is not subject to administrative appeal.
5. Exempt activities shall not be conducted until a statement of exemption has been obtained from the Shoreline Administrator.

(Amended: Ord. 2012-07-16; Ord. 2015-12-12)

Section 8. Amendatory. Sec 3, Part B of Ord. 2012-07-16 and codified as CCC40.460.620, as most recently amended by Sec. 4 of Ord. 2014-08-10, are each hereby amended as follows.

40.460.620 Shoreline Use, Modification, and Standards Table

- A. Each shoreline designation shall be managed in accordance with its designated purpose as described in this Program. Table 40.460.620-1 identifies those uses that are prohibited, may be permitted or permitted with a conditional use approval in each shoreline designation. In the event conflicts exist between Table 40.460.620-1 and the text in this chapter, the text shall apply.
- B. Table 40.460.620-1 also summarizes general setbacks and building heights for uses within each shoreline designation. These setbacks apply in conjunction with the requirements of the critical areas requirements established in Section 40.460.530. In the event a conflict exists between Table 40.460.620-1 and the requirements of Section 40.460.500, the most protective of shoreline ecological functions shall apply.
- C. Residential densities and lot dimensions are the same as those described in the Clark County Comprehensive Growth Management Plan and this title for the respective zoning districts.
- D. In Table 40.460.620-1, setbacks are measured landward from the ordinary high water mark (OHWM). For transportation facilities and utilities, the setback from OHWM pertains to the right-of-way and not just the structure or pipeline. In the Aquatic shoreline designation, the setback is waterward of the OHWM. Building heights are calculated according to WAC 173-27-030(9), or from the OHWM in the Aquatic shoreline designation.
- E. All shoreline designations, even if they are not applied within the county or urban growth areas, are included in Table 40.460.620-1 to maintain consistency countywide (see Sections 40.460.430 and 40.460.440(E)).

Table 40.460.620-1. Shoreline Use, Modification, and Development Standards

Abbreviations P = Permitted; C = Conditional Use; X = Prohibited; N/A = Not Applicable; UNL = Unlimited.	AQ	NT	UC (UGA)	MI (UGA)	HI (UGA)	RC-RD	RC-RL
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Shoreline Designation	Aquatic	Natural	Urban Conservancy	Medium Intensity	High Intensity	RC Residential	RC Resource Lands
Shoreline Uses							
Agriculture							
Agriculture	X	X	C	P	P	P	P
• Structure Setback	N/A	N/A	100'	100'	100'	100'	100'
• Structure Height	N/A	N/A	35'	35'	35'	35'	35'
Aquaculture							
Aquaculture, General	P	X	C	C	C	C	C
• Structure Setback	0'	N/A	50'	50'	50'	50'	50'
Boating Uses							
Motorized Boat Launches	P	X	C	C	P	P	P
Nonmotorized Boat Launches	P	C	P	P	P	P	P
Marinas	P	X	X	C	P	C	C
• Structure Setback	0'	N/A	N/A	25'	25'	25'	25'
• Structure Height							
- 0 – 100' from OHWM	20'	N/A	N/A	25'	35'	25'	35'
- >100' from OHWM	20'	N/A	N/A	35'	45'	35'	45'
Docks, Piers, Mooring Buoys	P ¹	X	P ¹	P ¹	P ¹	P ¹	P ¹
• Structure Setback	0'	N/A	0'	0'	0'	0'	0'
Commercial Uses							
Water-Dependent	C	X	X	P	P	C	C
• Structure Setback	0'	N/A	N/A	0'	0'	0'	0'
• Structure Height							
- 0 – 100' from OHWM	15'	N/A	N/A	35'	35'	35'	35'
- >100' from OHWM	15'	N/A	N/A	45'	60'	45'	45'
Water-Related, Water-Enjoyment	X	X	X	P	P	C	C
• Structure Setback	N/A	N/A	N/A	25'	25'	25'	25'
• Structure Height							
- 0' – 100' from OHWM	N/A	N/A	N/A	25'	35'	35'	35'
- >100' from OHWM	N/A	N/A	N/A	35'	45'	45'	45'
Non-Water-Oriented	X	X	X	C ²	C ²	X	X
• Structure Setback	N/A	N/A	N/A	100'	100'	N/A	N/A
• Structure Height	N/A	N/A	N/A	25'	25'	N/A	N/A
Forestry							

Abbreviations P = Permitted; C = Conditional Use; X = Prohibited; N/A = Not Applicable; UNL = Unlimited.	AQ	NT	UC (UGA)	MI (UGA)	HI (UGA)	RC-RD	RC-RL
Shoreline Designation	Aquatic	Natural	Urban Conservancy	Medium Intensity	High Intensity	RC Residential	RC Resource Lands
Log Storage	C	X	X	X	P	X	P
• <i>Setback</i>	0'	N/A	N/A	N/A	50'	N/A	50'
Timber Harvest	X	X	C	P	P	P	P
• <i>Activity Setback</i>	N/A	N/A	100'	100'	50'	100'	50'
Industrial Uses							
Water-Dependent	P	X	X	X	P	X	X
• <i>Structure Setback</i>	0'	N/A	N/A	N/A	0'	N/A	N/A
• <i>Structure Height</i>							
- 0 – 100' from OHWM	20'	N/A	N/A	N/A	UNL	N/A	N/A
- >100' from OHWM	20'	N/A	N/A	N/A	UNL	N/A	N/A
Water-Related	X	X	X	X	P	X	X
• <i>Structure Setback</i>	N/A	N/A	N/A	N/A	50'	N/A	N/A
• <i>Structure Height</i>							
- 0 – 100' from OHWM	N/A	N/A	N/A	N/A	UNL	N/A	N/A
- >100' from OHWM	N/A	N/A	N/A	N/A	UNL	N/A	N/A
Non-Water-Oriented	X	X	X	X	P	X	X
• <i>Structure Setback</i>	N/A	N/A	N/A	N/A	100'	N/A	N/A
• <i>Structure Height</i>	N/A	N/A	N/A	N/A	35'	N/A	N/A
Institutional Uses							
Water-Dependent	C	X	C	P	P	C	C
• <i>Structure Setback</i>	N/A	N/A	0'	0'	0'	0'	0'
• <i>Structure Height</i>							
- 0 – 100' from OHWM	N/A	N/A	25'	35'	35'	35'	35'
- >100' from OHWM	N/A	N/A	35'	45'	35'	45'	45'
Water-Related	X	X	X	P	P	C	X
• <i>Structure Setback</i>	N/A	N/A	N/A	25'	25'	50'	N/A
• <i>Structure Height</i>							
- 0 – 100' from OHWM	N/A	N/A	N/A	35'	45'	35'	N/A
- >100' from OHWM	N/A	N/A	N/A	45'	60'	35'	N/A
Non-Water-Oriented	X	X	X	C ²	C ²	X	X
• <i>Structure Setback</i>	N/A	N/A	N/A	100'	100'	N/A	N/A

Abbreviations P = Permitted; C = Conditional Use; X = Prohibited; N/A = Not Applicable; UNL = Unlimited.	AQ	NT	UC (UGA)	MI (UGA)	HI (UGA)	RC-RD	RC-RL
Shoreline Designation	Aquatic	Natural	Urban Conservancy	Medium Intensity	High Intensity	RC Residential	RC Resource Lands
• Structure Height	N/A	N/A	N/A	35'	35'	N/A	N/A
Mining							
Gravel Mining	C ³	X	X	X	C ³	C ³	C ³
• Activity Setback	0'	N/A	N/A	N/A	200'	200'	200'
Hard Rock Mining	X	X	X	X	C ³	C ³	C ³
• Activity Setback	N/A	N/A	N/A	N/A	100'	100'	50'
Parking							
Primary Use	X	X	X	X	X	X	X
• Structure or Surface Lot Setback	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Accessory Use	X	X	P	P	P	P	P
• Structure or Activity Setback	N/A	N/A	100'	100'	50'	100'	100'
• Structure Height	N/A	N/A	35'	35'	35'	35'	35'
Recreational Uses							
Water-Dependent	P	P ⁴	P	P	P	P	P
• Structure Setback	0'	0'	0'	0'	0'	0'	0'
• Structure Height	15'	15'	15'	35'	35'	35'	35'
Water-Related/Enjoyment (Trails, Accessory Buildings)	C ⁴	C ⁴	P	P	P	P	P
• Structure Setback	0'	50'5	50'5	50'5	20'	20'	20'
• Structure Height	15'	15'	15'	35'	35'	35'	35'
Non-Water-Oriented (Golf Courses, Sports Fields)	X	X	C	C	C	C	X
• Structure Setback	N/A	N/A	100'	100'	100'	200'	N/A
• Structure Height	N/A	N/A	25'	25'	25'	15'	N/A
Residential Uses							
Single-Family	X	X	P	P	X	P	P
• Structure Setback	N/A	N/A	100'	50'	N/A	100'	100'
• Structure Height	N/A	N/A	35'	35'	N/A	35'	35'
• Density	N/A	N/A	In accordance with the underlying zoning				
Floating Homes (New)	X	N/A	N/A	N/A	N/A	N/A	N/A
<u>Floating on-water residence (NEW)</u>	<u>X</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
• Structure Height	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Floating Homes (Existing <u>as of Jan. 1,</u>	P	N/A	N/A	N/A	N/A	N/A	N/A

Abbreviations P = Permitted; C = Conditional Use; X = Prohibited; N/A = Not Applicable; UNL = Unlimited.	AQ	NT	UC (UGA)	MI (UGA)	HI (UGA)	RC-RD	RC-RL
Shoreline Designation	Aquatic	Natural	Urban Conservancy	Medium Intensity	High Intensity	RC Residential	RC Resource Lands
<u>2011)</u>							
<u>Floating on-water residence (Existing as of July 1, 2014)</u>	<u>P</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
• <i>Structure Height</i>	Existing	N/A	N/A	N/A	N/A	N/A	N/A
Multifamily	X	X	X	P	P	X	X
• <i>Structure Setback</i>	N/A	N/A	N/A	35'	35'	N/A	N/A
• <i>Structure Height</i>	N/A	N/A	N/A	35'	35'	N/A	N/A
• <i>Density</i>	N/A	N/A	N/A	In accordance with the underlying zoning		N/A	N/A
Signs							
Agricultural	X	X	P	X	P	P	P
Fascia or Wall Signs	X	X	X	P	P	P	P
Freestanding Informational	P	P	P	P	P	P	P
High School Electronic Message	X	X	P	P	P	P	P
Monument	X	P	P	P	P	P	P
Navigation	P	P	P	P	P	P	P
Transportation Uses							
Highways, Arterials, Railroads (Parallel to OHWM)	C	X	P	P	P	P	P
• <i>Right-of-Way Setback</i>	0'	N/A	200'	100'	100'	200'	200'
Secondary/Public Access Roads (Parallel to OHWM)	X	X	P	P	P	P	P
• <i>Right-of-Way Setback</i>	N/A	N/A	100'	50'	50'	100'	100'
Roads Perpendicular to the OHWM	X	X	P	P	P	P	P
• <i>Setback</i>	N/A	N/A	Limited to the setback for the use the road is serving ⁶				
Bridges (Perpendicular to Shoreline)	C	C	C	P	P	C	C
• <i>Structure Setback</i>	0'	0'	0'	0'	0'	0'	0'
Utility Uses							
Above-Ground Utilities (Parallel to Shoreline)	C	C	P	P	P	P	P
• <i>Right-of-Way Setback</i>	0'	200'	100'	50'	50'	100'	100'
• <i>Structure Height</i>	15'	15'	35'	35'	UNL	15'	15'
• <i>Distribution Pole Height</i>	0'	45'	45'	45'	UNL	45'	45'
Electrical Transmission Lines	C	C	C	C	C	C	C

Abbreviations P = Permitted; C = Conditional Use; X = Prohibited; N/A = Not Applicable; UNL = Unlimited.	AQ	NT	UC (UGA)	MI (UGA)	HI (UGA)	RC-RD	RC-RL
Shoreline Designation	Aquatic	Natural	Urban Conservancy	Medium Intensity	High Intensity	RC Residential	RC Resource Lands
• <i>Tower Height</i>	UNL	UNL	UNL	UNL	UNL	UNL	UNL
Underground Utilities (Parallel to Shoreline)	C	C	P	P	P	P	P
• <i>Right-of-Way Setback</i>	0'	200'	100'	50'	50'	50'	50'
Underground Utilities (Perpendicular to Shoreline)	C	C	C	C	C	C	C
• <i>Right-of-Way Setback</i>	0'	0'	0'	0'	0'	0'	0'
Unclassified Uses							
Unclassified Uses	C	C	C	C	C	C	C
• <i>Structure or Activity Setback</i>	0'	200'	100'	100'	100'	100'	100'
• <i>Structure Height</i>	15'	15'	35'	35'	35'	35'	35'
Shoreline Modification							
Dredging and Dredge Material Disposal							
Nonmaintenance Dredging	C	N/A	N/A	N/A	N/A	N/A	N/A
Maintenance Dredging	P	N/A	N/A	N/A	N/A	N/A	N/A
Dredge Material Disposal	C	X	X	C	C ⁷	C	C
Dredging and Disposal as Part of Ecological Restoration/ Enhancement	P	C	P	P	P	P	P
Fill							
Speculative	X	X	X	X	X	X	X
Other	C ⁸	P ⁹	P	P	P	P	P
Flood Control Works and In-Stream Structures							
Dams, Dikes, and Levees	C	X	C	C	P	C	C
In-Stream Structures	C	N/A	N/A	N/A	N/A	N/A	N/A
Shoreline Restoration							
Ecological Restoration/ Enhancement/Mitigation	P	P	P	P	P	P	P
Shoreline Stabilization							
Bioengineered	P	P	P	P	P	P	P
Structural (i.e., Bulkheads and Revetments)	C	X	C	C	C	C	C
Breakwaters, Jetties, Rock Weirs, and Groins	C	X	C	C	C	C	C

¹ Private docks permitted as joint-use only (see Section 40.460.630(C)(4)(j)).

² See Section 40.460.630(D)(4).

³ In Surface Mining Overlay areas only.

⁴ Low intensity only.

⁵ Water-related/enjoyment features such as viewpoints, gazebos, or fishing piers may have a zero (0) foot setback when connected to a public access trail.

⁶ New roads may connect to existing roads within shoreline jurisdiction as long as the connection is landward of the existing road and the ordinary high water mark.

⁷ Permitted outside of channel migration zones.

⁸ See Section 40.460.560(B)(10).

⁹ Permitted for restoration only; otherwise prohibited.

Note: Setbacks are landward from the OHWM in the NT, UC, MI, HI, RC-RD, and RC-RL shoreline designations; setbacks are waterward of the OHWM in the AQ shoreline designation.

(Amended: Ord. 2012-07-16; Ord. 2014-08-10)

Section 9. Amendatory. Sec 3, Part B of Ord. 2012-07-16 and codified as CCC40.460.630, as most recently amended by Sec. 8 of Ord. 2015-12-12, are each hereby amended as follows.

40.460.630 Use-Specific Development Regulations

A. Agriculture.

1. Agricultural practices shall prevent erosion of soils and bank materials within shoreline areas and minimize siltation, turbidity, pollution, and other environmental degradation of watercourses and wetlands.

2. Stream banks and water bodies shall be protected from damage due to concentration and overgrazing of livestock by providing the following:

a. Suitable bridges, culverts or ramps for stock crossing;

b. Ample supplies of clean water in tanks on dry land for stock watering; and

c. Fencing or other grazing controls to prevent damage to riparian vegetation, bank compaction or bank erosion.

3. New confinement lots, feeding operations, lot wastes, stockpiles of manure solids, manure lagoons, and storage of noxious chemicals are prohibited.

4. The disposal of farm wastes, chemicals, fertilizers and associated containers and equipment within shoreline jurisdiction is prohibited. Composted organic wastes may be used for fertilization or soil improvement.

5. New uses proposed as part of a conversion of agricultural lands shall comply with the provisions of this title and this Program.

6. For purposes of this Program, the definitions in RCW 90.58.065 and in Section 40.460.800 for agricultural activities, agricultural equipment and facilities, and agricultural products control.

B. Aquaculture.

1. No aquatic species shall be introduced into county waters without prior written approval of the appropriate state or federal regulatory agency for the species proposed for introduction. Such approval(s) shall be submitted in writing to the county as part of the shoreline permit application.

2. Aquaculture facilities shall only be permitted where impacts to existing uses can be fully mitigated.

3. Fish net-pens shall not occupy more than one (1) surface acre of water, excluding booming and anchoring equipment, and shall not be located within one (1) mile of any other aquaculture facility.

4. No processing of any aquaculture product, except for the sorting or culling of the cultured species and the washing or removal of surface materials or species after harvest, shall occur in or over the water. All other processing activities and facilities shall be located on land.
5. If uncertainty exists regarding potential impacts of a proposed aquaculture activity, baseline and periodic operational monitoring by a county-approved consultant (unless otherwise provided for) may be required, at the applicant's expense, and shall continue until adequate information is available to determine the success of the project and/or the magnitude of any probable significant adverse environmental impacts. Permits for such activities shall include specific performance measures and provisions for adjustment or termination of the project at any time if monitoring indicates significant, adverse environmental impacts that cannot be adequately mitigated.
6. Aquacultural uses and facilities not involving substantial substrate modification shall be located at least six hundred (600) feet from any wildlife refuge lands; those involving substantial substrate modification shall be located at least fifteen hundred (1,500) feet from such areas. Lesser distances may be authorized without a variance if it is demonstrated by the applicant that the fish and wildlife habitat resources will be protected, and if the change is supported by the reviewing resource agencies. Greater distances may be required if recommended by the reviewing resource agencies.
7. Aquacultural structures and activities that are not water-dependent (including, but not limited to, warehouses for storage of products, parking and loading facilities) shall be located landward of the OHWM and landward of water-dependent portions of the project, and shall minimize detrimental impacts to the shoreline.
8. For aquaculture projects using over-water structures, storage of necessary tools and apparatus waterward of the OHWM shall be limited to containers of not more than three (3) feet in height, as measured from the surface of the raft or dock. Materials which are not necessary for the immediate and regular operation of the facility shall not be stored waterward of the OHWM.
9. No garbage, wastes or debris shall be allowed to accumulate at the site of any aquaculture operation. All wastes shall be disposed of in a manner that will ensure strict compliance with all applicable waste disposal standards.
10. When feasible, the cleaning of nets and other apparatus shall be accomplished by air drying, spray washing or hand washing, rather than chemical treatment and application.
11. Prior to use of any agents such as antibiotics, vaccines, growth stimulants, or anti-fouling agents, approval must be obtained from all appropriate state and federal agencies, including but not limited to the U.S. Food and Drug Administration, Ecology, WDFW, and the Department of Agriculture, as required, and proof thereof is submitted to the county.
12. Only nonlethal, nonabusive predator control methods shall be used. Double netting for seals, overhead netting for birds, and three (3) foot high fencing or netting for otters are approved methods of predator control. The use of other nonlethal, nonabusive predator control measures shall be contingent upon receipt of written approval from the National Marine Fisheries Service and/or the U.S. Fish and Wildlife Service, as required.

C. Boating Uses.

1. General Requirements.

- a. All boating uses, development, and facilities shall protect the rights of navigation.
- b. Boating facilities shall be sited and designed to ensure no net loss of shoreline ecological functions, and shall meet DNR requirements and other state guidance if located in or over state-owned aquatic lands.
- c. Boating facilities shall locate on stable shorelines in areas where:
 - (1) There is adequate water mixing and flushing;
 - (2) Such facilities will not adversely affect flood channel capacity or otherwise create a flood hazard;
 - (3) Water depths are adequate to minimize spoil disposal, filling, beach enhancement, and other channel maintenance activities; and

(4) Water depths are adequate to prevent the structure from grounding out at the lowest low water or else stoppers are installed to prevent grounding out.

d. Boating facilities shall not be located:

(1) Along braided or meandering river channels where the channel is subject to change in alignment;

(2) On point bars or other accretion beaches;

(3) Where new or maintenance dredging will be required; or

(4) In areas with important bank margin habitat for aquatic species or where wave action caused by boating use would increase bank erosion rates.

e. Boating uses and facilities shall be located far enough from public swimming beaches, fishing and aquaculture harvest areas, and waterways used for commercial navigation to alleviate any adverse impacts, safety concerns and potential use conflicts.

f. In-water work shall be scheduled to protect biological productivity (including but not limited to fish runs, spawning, and benthic productivity). In-water work shall not occur in areas used for commercial fishing during a fishing season unless specifically addressed and mitigated for in the permit.

g. Accessory uses at boating facilities shall be:

(1) Limited to water-oriented uses, including uses that provide physical or visual shoreline access for substantial numbers of the general public; and

(2) Located as far landward as possible while still serving their intended purposes.

h. Parking and storage areas shall be landscaped or screened to provide visual and noise buffering between adjacent dissimilar uses or scenic areas.

i. Boating facilities shall locate where access roads are adequate to handle the traffic generated by the facility and shall be designed so that lawfully existing or planned public shoreline access is not unnecessarily blocked, obstructed nor made dangerous.

j. Joint-use moorage with ten (10) or more berths is regulated under this section as a marina (Section 40.460.630(C)(3)). Joint-use moorage with fewer than ten (10) berths is regulated under this section as a moorage facility (Section 40.460.630(C)(4)).

k. All marinas and public launch facilities shall provide restrooms/hand-sanitizing facilities for boaters' use that are designed, constructed and maintained to be clean, well lighted, safe and convenient for public use. One (1) restroom and hand-sanitizing facility shall be provided for every seventy-five (75) marina moorage sites or twenty (20) boat launch parking spaces.

l. Installation of boat waste disposal facilities such as pump-outs and portable dump stations shall be required at all marinas and shall be provided at public boat launches to the extent possible. The locations of such facilities shall be considered on an individual basis in consultation with the Washington Departments of Health, Ecology, Natural Resources, Parks, and WDFW, as necessary.

m. All utilities shall be placed at or below dock levels, or below ground, as appropriate.

n. All signage shall adhere to the standards for signs in this Program and Chapter 40.310, except that a marina or boat launch may have one (1) advertising sign oriented towards the water that does not exceed twenty-four (24) square feet in area and fifteen (15) feet in height above the OHWM.

o. When appropriate, marinas and boat launch facilities shall install public safety signs, to include the locations of fueling facilities, pump-out facilities, and locations for proper waste disposal.

p. Boating facilities shall be constructed of materials that will not adversely affect water quality or aquatic plants and animals over the long term. Materials used for submerged portions, decking and other components that may come in contact with water shall be approved by applicable state agencies for use in water to avoid discharge of pollutants from wave splash, rain or runoff. Wood treated with creosote, copper chromium, arsenic, pentachlorophenol or other similarly toxic materials is prohibited for use in moorage facilities.

q. Boating facilities in waters providing a public drinking water supply shall be constructed of untreated materials, such as untreated wood, approved plastic composites, concrete, or steel.

r. Vessels shall be restricted from extended mooring on waters of the state except as allowed by state regulations; and provided, that a lease or permission is obtained from the state and impacts to navigation and public access are mitigated.

2. Boat Launch Facilities.

a. A private boat launch shall be allowed on a parcel or lot only when public boat launches are unavailable within one-half (1/2) mile upstream or downstream of any property line.

b. No more than one (1) private boat launch facility or structure shall be permitted on a single residential parcel or lot.

c. Boat launch and haul-out facilities, such as ramps, marine travel lifts and marine railways, and minor accessory buildings shall be designed and constructed in a manner that minimizes adverse impacts on fluvial processes, biological functions, aquatic and riparian habitats, water quality, navigation and neighboring uses.

d. Boat launch facilities shall be designed and constructed using methods/technology that have been recognized and approved by state and federal resource agencies as the best currently available.

3. Marinas.

a. Marinas shall be designed to:

(1) Provide thorough flushing of all enclosed water areas;

(2) Allow the free movement of aquatic life in shallow water areas; and

(3) Avoid and minimize any interference with geohydraulic processes and disruption of existing shore forms.

b. Open pile or floating breakwater designs shall be used unless it can be demonstrated that riprap or other solid construction would not result in any greater net impacts to shoreline ecological functions, processes, fish passage, or shore features.

c. Wet-moorage marinas shall locate a safe distance from domestic sewage or industrial waste outfalls.

d. To the maximum extent possible, marinas and accessory uses shall share parking facilities.

e. New marina development shall provide public access amenities, such as viewpoints, interpretive displays and public access to accessory water-enjoyment uses such as restaurants.

f. If a marina is to include gas and oil handling facilities, such facilities shall be separate from main centers of activity in order to minimize the fire and water pollution hazard, and to facilitate fire and pollution control. Marinas shall have adequate facilities and procedures for fuel handling and storage, and the containment, recovery, and mitigation of spilled petroleum, sewage, and other potentially harmful or hazardous materials, and toxic products.

g. Live-aboards are restricted to marinas, may occupy up to twenty percent (20%) of the slips at a marina and shall be connected to utilities that provide potable water and wastewater conveyance to an approved disposal facility. Live-aboards are not allowed at joint-use moorages.

h. The marina operator shall be responsible for the collection and dumping of sewage, solid waste, and petroleum waste.

i. No commercial or sport fish-processing discharge or discarding of unused bait, scrap fish, or viscera shall be permitted within any marina.

4. Moorage Facilities: Docks, Piers, and Mooring Buoys.

a. Mooring buoys shall be used instead of docks and piers whenever feasible.

b. Existing, legally established, private recreational docks, piers, and floats for individual lots in existing subdivisions and for existing individual single-family developments are considered nonconforming uses and structures. If such dock or float is abandoned, becomes hazardous, or is removed for any reason, it may be replaced with only one joint-use facility that complies with the policies and regulations of this Program. All required permits and approvals shall be obtained prior to commencing construction.

c. All moorage facilities shall be constructed and maintained in a safe and sound condition. Those that are abandoned or unsafe shall be removed or repaired promptly by the owner.

d. Docks and piers for water-dependent commercial and industrial uses shall be allowed to the outer harbor line or combined U.S. Pierhead/Bulkhead line but no more than that required for the draft of the largest vessel expected to moor at the facility. These provisions are also applicable to multiple-use facilities where the majority use is water-dependent and public access can safely be provided.

e. Fixed piers shall not be permitted for residential use on rivers. Docks for residential use on a river shall be securely anchored to pilings to allow for changes in river level, and shall be designed to withstand the one hundred (100) year flood or be seasonably removable.

f. Commercial covered moorage facilities may be permitted only where vessel construction or repair work is to be the primary activity and covered work areas are demonstrated to be the minimum necessary over water, including a demonstration that adequate landside sites are not feasible.

g. Covered moorage facilities associated with any residential development shall be prohibited.

h. Provisions for waste discharge shall be made in all proposals for public moorage facilities, and shall include oil containment barriers when required by the U.S. Coast Guard under provisions of the Clean Water Act.

i. Bulk storage (nonportable storage in fixed tanks) for gasoline, oil and other petroleum products for any use or purpose is prohibited on docks and piers.

j. Residential docks and piers shall be allowed, as follows:

(1) A new private dock or pier serving an individual lot is prohibited, unless it can be demonstrated that such dock or pier will result in no net loss of shoreline ecological function.

(2) New joint-use docks and piers serving two or more lots each with water frontage are allowed if no marina or public boat launch is located within one-half (1/2) mile of the upstream property line or one-half (1/2) mile downstream from the downstream property line, and provided they meet the requirements of this Program.

(3) New land divisions with shoreline frontage shall provide for joint-use docks if the proposal includes construction of a dock. Proposed docks and piers shall include no more than one mooring space per dwelling unit. Where a new moorage facility is proposed within a residential waterfront development of more than four (4) units, only one (1) joint-use facility shall be allowed, but only after demonstrating that such use is appropriate for the water body. The applicant must also demonstrate that no public moorage facility is available to residents. This condition of approval with required access easements and dedications shall be identified on the face of the plat. In addition, the joint-use dock easement shall be recorded with the County Auditor.

(4) Only a single, joint-use moorage facility shall be permitted in association with hotels, motels, and multifamily residences. No more than one (1) mooring slip per unit shall be allowed.

k. Applicants for joint-use docks and piers shall demonstrate and document that adequate maintenance of the structure, activities, and associated landward area will be provided by identified responsible parties. The applicant

shall file a legally enforceable joint use agreement or other legal instrument prior to the issuance of any building permits. The documents shall at minimum address the following:

- (1) Apportionment of construction and maintenance expenses;
- (2) Easements and liability agreements; and
- (3) Use restrictions.

l. Docks and piers shall be designed and constructed to meet the following standards:

- (1) The maximum dimensions of a dock or pier shall be no greater than necessary, and shall generally meet the following development standards. These dimensions may be adjusted by the Shoreline Administrator on a case-by-case basis to protect sensitive shoreline resources.
 - (a) Docks, piers, and ramps shall be no more than four (4) feet in width.
 - (b) A dock or pier shall be long enough to obtain a depth as required by WDFW at its landward edge, and only as long as necessary to serve the intended use.
 - (c) The deck surface of docks and piers shall not exceed three (3) feet in height above the OHWM on the landward side, and shall extend one (1) foot above the water surface at all other locations.
- (2) Over-water structures shall be located in water sufficiently deep to prevent the structure from grounding out at the lowest low water or stoppers should be installed to prevent grounding out.
- (3) The portions of piers, elevated docks, and gangways that are over the nearshore/littoral area shall have unobstructed grating over the entire surface area. Floating docks and piers shall have unobstructed grating over at least fifty percent (50%) of the surface area.
- (4) Piers/anchors and/or ramps shall extend waterward, perpendicular from the ordinary high water mark (OHWM), to a point where the water depth is sufficient to prevent damage to shallow-water habitat.
- (5) Skirting shall not be placed on piers, ramps, or floats. Protective bumper material will be allowed along the outside edge of the float as long as the material does not extend below the bottom edge of the float frame or impede light penetration.
- (6) If a bulkhead-like base is proposed for a fixed pier or dock where there is net positive littoral drift, the base shall be built landward of the OHWM or protective berms. When plastics or other nonbiodegradable materials are used in float, pier, or dock construction, precautions shall be taken to ensure their containment.
- (7) Pilings must be structurally sound and cured prior to placement in the water. Pilings employed for docks, piers, or any other structure shall have a minimum vertical clearance of one foot above extreme high water. Pile spacing shall be the maximum feasible to minimize shading and avoid a "wall" effect that would block or baffle wave patterns, currents, littoral drift, or movement of aquatic life forms, or result in structure damage from driftwood impact or entrapment.
- (8) Docks used for motor boats should be located where the water will be deeper than seven (7) feet at the lowest low water to avoid prop scour.
- (9) Docks and piers shall be set back a minimum of ten (10) feet from side property lines, except that joint-use facilities may be located closer to or upon a side property line when agreed to by contract or covenant with the owners of the affected properties. A copy of such agreement shall be recorded with the County Auditor and filed with the shoreline permit application.

m. Recreational floats shall be designed and constructed to meet the following standards:

- (1) They shall be located as close to the shore as possible, and no farther waterward than any existing floats and established swimming areas.

(2) They shall be constructed so that the deck surface is a minimum of one (1) foot above the water surface and with reflectors for night-time visibility.

(3) Floats serving the public, a multifamily development, or multiple property owners shall not exceed one hundred (100) square feet; those serving only a legally established single-family residence shall not exceed sixty-four (64) square feet.

n. Mooring buoys shall be placed as specified by WDFW, DNR, and the U.S. Coast Guard to balance the goals of protecting nearshore habitat and minimizing obstruction to navigation. Anchors and other design features shall meet WDFW standards.

o. Mooring buoys shall be discernible from a distance of at least one hundred (100) yards. Only one (1) mooring buoy for each waterfront lot shall be permitted unless greater need is demonstrated by the applicant and documented by the county. In cases such as those of a community park with recreational users or a residential development with lot owners both on and away from the shoreline needing moorage, joint-use facilities shall be used.

p. Mooring buoys for residential use on a river shall be securely anchored to pilings to allow for changes in river level, and shall be designed to withstand the one hundred (100) year flood or be seasonably removable.

D. Commercial Uses.

1. Water-oriented commercial uses are preferred over non-water-oriented commercial uses.

2. An applicant for a new commercial use or development shall demonstrate that:

a. There will not be a net loss of shoreline ecological function by reason of the use or development; and

b. The use or development will have no significant adverse impacts to other shoreline resources or other shoreline uses.

3. Loading, service areas, and other accessory uses and structures shall be located landward of a commercial structure or underground whenever possible, but shall in no case be waterward of the structure. Loading and service areas shall be screened from view with native plants.

4. Where allowed, non-water-oriented commercial uses may be permitted:

a. As part of mixed use developments where the primary use is residential and where there is a substantial public benefit with respect to the goals and policies of this Program such as providing public access or restoring degraded shorelines;

b. Where navigability is severely limited at the proposed site and the commercial use provides a significant public benefit with respect to the Act's objectives such as providing public access and ecological restoration; or

c. If the site is physically separated from the shoreline by another property or public right-of-way.

5. Non-water-oriented commercial uses may occupy:

a. Up to a total of twenty-five percent (25%) of the total frontage length of all parcels in the master planned development (regardless of ownership); or

b. Up to a total of twenty-five percent (25%) of the total project area within shoreline jurisdiction of all parcels in the master planned development (regardless of ownership).

(Amended: Ord. 2014-08-10)

E. Forest Practices.

1. Commercial harvest of timber undertaken on shorelines shall comply with the applicable policies and provisions of the Forests and Fish Report (U.S. Fish and Wildlife Service, et al., 1999) and the Forest Practices Act, Chapter

76.09 RCW as amended, and any regulations adopted pursuant thereto (WAC Title 222), as administered by the Department of Natural Resources.

2. When timberland is to be converted to another use, such conversion shall be clearly indicated on the Forest Practices application. Failure to indicate the intent to convert the timberland to another use on the application will result in subsequent conversion proposals being reviewed pursuant to Conversion Option Harvest Plan. Failure to declare intent to convert on the application shall provide adequate grounds for denial of subsequent conversion proposals for a period of six (6) years from date of forest practices application approval per RCW 76.09.060(3)(d), (e) and (f), RCW 76.09.460, and RCW 76.09.470, subject to the provisions of Sections 40.260.080(A)(4)(a)(2) and (C).

3. With respect to timber situated within two hundred (200) feet landward of the OHWM within shorelines of statewide significance, Ecology or the county shall allow only selective commercial timber cutting, so that no more than thirty percent (30%) of the merchantable trees may be harvested in any ten (10) year period of time; provided, that other timber harvesting methods may be permitted in those limited instances where the topography, soil conditions, or silviculture practices necessary for regeneration render selective logging ecologically detrimental; and provided further, that clear cutting of timber which is solely incidental to the preparation of land for other uses authorized by this chapter may be permitted. Exceptions to this standard shall be by conditional use permit only.

4. For the purposes of this Program, preparatory work associated with the conversion of land to nonforestry uses and/or developments shall not be considered forest practices and shall be reviewed in accordance with the provisions for the proposed nonforestry use and the general provisions of this Program, including vegetation conservation.

F. Industrial Uses.

1. General Requirements.

a. Water-oriented industrial uses and development are preferred over non-water-oriented industrial uses and development.

b. Water-related uses shall not displace existing water-dependent uses or occupy space designated for water-dependent uses identified in a substantial development permit or other approval.

c. Water-enjoyment uses shall not displace existing water-dependent or water-related uses or occupy space designated for water-dependent or water-related uses identified in a substantial development permit or other approval.

d. Waterward expansion of existing non-water-oriented industry is prohibited.

e. Proposed developments shall maximize the use of legally established existing industrial facilities and avoid duplication of dock or pier facilities before expanding into undeveloped areas or building new facilities. Proposals for new industrial and port developments shall demonstrate the need for expansion into an undeveloped area.

f. Proposed large-scale industrial developments or major expansions shall be consistent with an officially adopted comprehensive scheme of harbor improvement and/or long-range port development plan.

g. New facilities for shallow-draft shipping shall not be allowed to preempt deep-draft industrial sites.

h. Ship, boat-building, and repair yards shall employ best management practices (BMPs) with regard to the various services and activities they perform and their impacts on surrounding water quality.

i. Industrial water treatment and water reclamation facilities may be permitted only as conditional uses and only upon demonstrating that they cannot be located outside of shoreline jurisdiction. They shall be designed and located to be compatible with recreational, residential, or other public uses of the water and shorelands.

2. Log Storage.

a. Log booming, rafting and storage in the Aquatic shoreline designation shall comply with WAC 332-30-145 or its successor.

- b. The proposed use does not displace a current water-oriented use and will not interfere with adjacent water-oriented uses; and
- c. The proposed use will be of substantial public benefit by increasing the public use, enjoyment, and/or access to the shoreline consistent with protection of shoreline ecological function.

H. Mining.

1. An applicant for mining and associated activities within the shoreline jurisdiction shall demonstrate that the proposed activities are dependent on a shoreline location consistent with this Program and WAC 173-26-201(2)(a).
2. Mining and associated activities shall be designed and conducted to result in no net loss of shoreline ecological functions and processes, and will only be allowed if they will not cause:
 - a. Damage to or potential weakening of the structural integrity of the shoreline zone that would change existing aquatic habitat or aquatic flow characteristics;
 - b. Changes in the water or exchange of water to or from adjacent water bodies that would damage aquatic or shoreline habitat; and
 - c. Changes in groundwater or surface water flow that would be detrimental to aquatic habitat, shoreline habitat, or groundwater.
3. Mining within the active channel(s) or channel migration zone of a stream shall not be permitted unless:
 - a. Removal of specified quantities of sand and gravel or other materials at specific locations will not adversely affect in-stream habitat or the natural processes of gravel transport for the stream system as a whole.
 - b. The mining and any associated permitted activities, such as flood hazard reduction (Section 40.460.530(C)), will not have significant adverse impacts to habitat for priority species nor cause a net loss of shoreline ecological functions.
4. The applicant shall obtain and fully comply with all necessary permits and approvals, including, but not limited to, hydraulic project approvals (HPA) from WDFW.
5. A reclamation plan that complies with the format and detailed minimum standards of Chapter 78.44 RCW and Chapter 332-18 WAC and that meets the provisions of this Program shall be included with any shoreline permit application for mining. The proposed subsequent use of mined property must be consistent with the provisions of the shoreline designation in which the property is located, and shall obtain and fully comply with all necessary permits and approvals. Reclamation of disturbed shoreline areas shall provide appropriate ecological functions consistent with the setting.
6. Aggregate washing and ponding of waste water are prohibited in floodways.
7. Disposal of overburden or other mining spoil or nonorganic solid wastes shall comply with fill policies and regulations of this Program and other applicable county regulations.
8. In considering renewal, extension or reauthorization of gravel bar and other in-channel mining operations in locations where they have previously been conducted, the county shall require compliance with this Program.
9. Where a lawfully established mining operation has resulted in the creation of a lake(s) greater than twenty (20) acres and such lake(s) is subject to the provisions of this Program and the Act, such lake(s) shall be given a shoreline designation of Rural Conservancy – Resource Lands or as otherwise adopted. Notwithstanding any other applicable regulations, such mining operations shall be permitted to continue and may be expanded subject to approval of a shoreline conditional use permit.
10. The provisions of this section do not apply to dredging of authorized navigation channels when conducted in accordance with WAC 173-26-231.

I. Parking.

1. Parking as a primary use is prohibited in all shoreline areas.
2. Where parking is allowed as accessory to a permitted use, it shall be located landward of the primary structure as far as possible or within the primary structure.

J. Recreational Uses.

1. Recreational developments shall provide for nonmotorized access to the shoreline such as pedestrian and bicycle paths.
2. The minimum width of public access easements for trails shall be twenty (20) feet when a trail is not located within a public right-of-way, unless the Shoreline Administrator determines that undue hardship would result, or that it is impractical or environmentally unsound. In such cases, easement width may be reduced only by the minimum extent necessary to meet public access standards.
3. Recreation areas or facilities on the shoreline shall provide physical or visual public access to the shoreline.
4. Parking areas shall be located upland away from the immediate shoreline, with pedestrian trails or walkways providing access to the water.
5. All permanent, substantial, recreational structures and facilities shall be located outside officially mapped floodways. The Shoreline Administrator may grant administrative exceptions for nonintensive minor accessory uses (including, but not limited to, picnic tables, playground equipment).
6. Recreational sites with active uses shall be provided with restrooms and hand-sanitizing facilities in accordance with public health standards and without adversely altering the natural features attractive for recreational uses.
7. Recreational facilities shall include features such as buffer strips, screening, fences, and signs, if needed to protect the value and enjoyment of adjacent or nearby private properties and natural areas from trespass, overflow and other possible adverse impacts.
8. Where fertilizers and pesticides are used in recreational developments, waters in and adjacent to such developments shall be protected from drainage and surface runoff.
9. Golf course structures (clubhouses and maintenance buildings) that are non-water-oriented shall be located no closer than one hundred (100) feet from the OHWM of any shorelines of the state.
10. Tees, greens, fairways, golf cart routes, and other site development features shall be located no closer than one hundred (100) feet from the OHWM of any shorelines of the state to the extent practicable. Where unavoidable, such development shall be designed to minimize impacts to shoreline and critical areas and their buffers and mitigate impacts by including ecological restoration and enhancement.
11. Golf course water hazards and stormwater drainage basins shall be managed:
 - a. For wildlife through appropriate plantings and measures to maintain or enhance water quality; and
 - b. Consistent with Chapters 13.26A and 40.386.
12. The setback for water-related and water-enjoyment recreational development in Natural, Urban Conservancy, and Medium Intensity shoreline designations is fifty (50) feet, except trails which may meander between twenty (20) and fifty (50) feet landward of the OHWM to:
 - a. Respond to site characteristics such as natural topography and existing vegetation; or
 - b. Take advantage of opportunities for visual or physical access to the shoreline; or
 - c. Connect existing trail easements; or
 - d. Create an interesting experience for trail users.

A trail project, any portion of which encroaches closer than fifty (50) feet, shall maintain no net loss of shoreline ecological function and include shoreline restoration where feasible.

13. The following trail types as described in the Vancouver-Clark Parks and Recreation Regional Trails and Bikeway Systems Plan (2006) are preferred in the Natural shoreline designation:

- a. Type A3: Primitive Trails or Paths;
- b. Type C2: Walking Trails or Paths; and
- c. Type D1: Equestrian Trails or Paths.

14. When regional or local shared-use or other impervious surface trails are proposed in the Natural or Urban Conservancy shoreline designations, to respond to Americans with Disabilities Act (ADA) requirements or other circumstances or conditions, the project shall maintain no net loss of shoreline ecological functions and shall include restoration where feasible.

(Amended: Ord. 2015-12-12)

K. Residential Uses.

1. Residential development shall include provisions to ensure preservation of native vegetation and to control erosion during construction.
2. New residential construction shall be located so as not to require shoreline stabilization measures.
3. New residential development shall be prohibited in, over, or floating on the water.
4. New residential development shall be located and designed to a density that minimizes view obstructions to and from the shoreline.
5. Clustering of residential units as permitted by this title shall be allowed where appropriate to minimize physical and visual impacts on shorelines.
6. In those areas where only on-site sewage systems are available, density shall be limited to that which can demonstrably accommodate protection of surface and groundwater quality.
7. New residential development, including sewage disposal systems, shall be prohibited in floodways and channel migration zones.
8. Appurtenances, accessory uses, and facilities serving a residential structure shall be located outside setbacks, critical areas, and buffers unless otherwise allowed under this Program to promote community access and recreational opportunities. Normal appurtenances are limited to garages (up to three (3) cars), shops (up to one thousand (1,000) square feet), decks, driveways, utilities, and fences.
9. Residential lots that are boundary line-adjusted or newly created through a land division shall be configured such that:
 - a. Structural flood hazard reduction measures are not required and will not be necessary during the life of the development or use;
 - b. Shoreline stabilization measures are not required; and
 - c. Any loss of shoreline ecological function can be avoided.
10. Where a new moorage facility is proposed within a residential waterfront development of more than four (4) units, only one (1) joint-use facility shall be allowed, but only after demonstrating that such use is appropriate for the water body. The applicant must also demonstrate that no public moorage facility is available to residents. This condition of approval with required access easements and dedications shall be identified on the face of the plat. In addition, the joint-use dock easement shall be recorded with the County Auditor.

11. New floating homes are prohibited.
12. Floating homes legally established as of January 1, 2011, are considered conforming uses. A one (1) time expansion is allowed, as follows:
 - a. The expansion maintains the size of the footprint of the existing residence;
 - b. The expansion does not exceed the allowed height limit; and
 - c. The applicant demonstrates through a letter of exemption that the expansion will result in no net loss of shoreline ecological functions.

13. Floating on-water residences legally established prior to July 1, 2014, are considered conforming uses. A one (1) time expansion is allowed, as follows:

- a. The expansion maintains the size of the footprint of the existing residence;
- b. The expansion does not exceed the allowed height limit; and
- c. The applicant demonstrates through a letter of exemption that the expansion will result in no net loss of shoreline ecological functions.

~~13~~ 14 . Existing Residential Structures.

- a. Legally established existing residential structures and appurtenances located landward of the OHWM and outside the floodway that do not meet the standards of this Program are considered to be conforming, except that an application to replace an existing residential structure must meet all setback, height, and other construction requirements of the Program and the Act. A one (1) time expansion is allowed, as follows:
 - (1) The expansion is no more than twenty-five percent (25%) of the habitable floor area of the existing residence;
 - (2) The expansion does not exceed the allowed height limit;
 - (3) The expansion is no farther waterward than the existing structure; and
 - (4) The applicant demonstrates that the expansion will result in no net loss of shoreline ecological functions.
- b. If a structure or development is damaged by fire, flood, explosion, or other natural disaster and the damage is less than seventy-five percent (75%) of the replacement cost of the structure or development, it may be restored or reconstructed to those configurations existing at the time of such damage, provided:
 - (1) The reconstructed or restored structure will not cause additional adverse effects to adjacent properties or to the shoreline environment;
 - (2) The rebuilt structure or portion of structure shall not expand the original footprint or height of the damaged structure;
 - (3) No degree of relocation shall occur, except to increase conformity or to increase ecological function, in which case the structure shall be located in the least environmentally damaging location possible;
 - (4) The submittal of applications for permits necessary to restore the development is initiated within twelve (12) months of the damage. The Shoreline Administrator may waive this requirement in situations with extenuating circumstances;
 - (5) The reconstruction is commenced within one (1) year of the issuance of permit;
 - (6) The Shoreline Administrator may allow a one (1) year extension provided consistent and substantial progress is being made; and

(7) Any residential structures, including multifamily structures, may be reconstructed up to the size, placement and density that existed prior to the damage, so long as other provisions of this Program are met.

c. If a structure or development is either demolished, or damaged by fire, flood, explosion, or other natural disaster and the damage is more than seventy-five percent (75%) of the replacement cost of the structure or development, then any replacement structure has to meet the requirements of the Program and the Act.

44 15. New appurtenances shall meet the setback requirements of this Program.

(Amended: Ord. 2015-12-12)

L. Signs.

1. Freestanding signs shall be for only informational purposes such as directional, navigational, educational/interpretive, and safety purposes, unless otherwise allowed under this Program and as specified in Table 40.460.620-1.

2. Signs for commercial purposes shall be limited to fascia or wall signs and as regulated by Chapter 40.310, unless otherwise provided for in this chapter for specific uses.

3. All signs shall be located and designed to minimize interference with vistas, viewpoints, and visual access corridors to the shoreline.

4. Over-water signs or signs on floats or pilings shall be prohibited, except when related to navigation or a water-dependent use. Such signs shall be limited to fifteen (15) feet in height above the OHWM.

5. Illuminated signs shall be limited to informational, directional, navigational or safety purposes and shielded so as to eliminate glare when viewed from surrounding properties or watercourses.

M. Transportation Uses.

1. All transportation facilities in shoreline areas shall be constructed and maintained to cause the least possible adverse impacts on the land and water environments, shall respect the natural character of the shoreline, and make every effort to preserve wildlife, aquatic life, and their habitats.

2. New or expanded surface transportation facilities not related to and necessary for the support of shoreline activities shall be located outside the shoreline jurisdiction wherever possible, or set back from the ordinary high water mark far enough to make shoreline stabilization, such as riprap, bulkheads or jetties, unnecessary.

3. Transportation facilities shall not adversely impact existing or planned water-dependent uses by impairing access to the shoreline.

4. All roads shall be adequately set back from water bodies and shall provide buffer areas of compatible, self-sustaining native vegetation. Shoreline scenic drives and viewpoints may provide breaks in the vegetative buffer to allow open views of the water.

5. Transportation facilities that are allowed to cross over water bodies and associated wetlands shall utilize elevated, open pile or pier structures whenever feasible to reduce shade impacts. All bridges shall be built high enough to allow the passage of debris and anticipated high water flows.

6. Fills for transportation facility development shall not be permitted in water bodies or associated wetlands except when all structural or upland alternatives have proven infeasible and the transportation facilities are necessary to support uses consistent with this Program.

7. Transportation and utility facilities shall be required to make joint use of rights-of-way and to consolidate crossing of water bodies.

N. Utility Uses.

These provisions apply to services and facilities that produce, convey, store, or process power, gas, wastewater, communications, and similar services and functions. On-site utility features serving a primary use, such as a water, sewer or gas line to a residence or other approved use, are “accessory utilities” and shall be considered a part of the primary use.

1. Whenever feasible, all utility facilities shall be located outside shoreline jurisdiction. Where distribution and transmission lines (except electrical transmission lines) must be located in the shoreline jurisdiction they shall be located underground.
2. Where overhead electrical transmission lines must parallel the shoreline, they shall be outside of the two hundred (200) foot shoreline environment unless topography or safety factors would make it unfeasible.
3. Utilities, including limited utility extensions, shall be designed, located and installed in such a way as to preserve the natural landscape, minimize impacts to scenic views, and minimize conflicts with present and planned land and shoreline uses.
4. Transmission, distribution, and conveyance facilities shall be located in existing rights-of-way and corridors or shall cross shoreline jurisdictional areas by the shortest, most direct route feasible, unless such route would cause significant environmental damage.
5. Utility production and processing facilities, such as power plants and wastewater treatment facilities, or parts of those facilities that are non-water-oriented shall not be allowed in the shoreline jurisdiction unless it can be demonstrated that no other feasible option is available.
6. Stormwater control facilities, limited to detention/retention/treatment ponds, media filtration facilities, and lagoons or infiltration basins, within the shoreline jurisdiction shall only be permitted when the stormwater facilities are designed to mimic and resemble natural wetlands, ponds, or closed depressions, and meet applicable water quality requirements of Chapter 40.386.
7. Stormwater outfalls may be placed below the OHWM to reduce scouring, but new outfalls and modifications to existing outfalls shall be designed and constructed to avoid impacts to existing native aquatic vegetation attached to or rooted in substrate. In river and stream shorelines, stormwater outfall structures may require permanent bank hardening to prevent failure of the outfall structure or erosion of the shoreline. Diffusers or discharge points must be located offshore at a distance beyond the nearshore area to avoid impacts to nearshore habitats.
8. Water reclamation discharge facilities such as injection wells or activities such as land application are prohibited in the shoreline jurisdiction, unless the discharge water meets Ecology’s Class A reclaimed water standards. An applicant for discharge of Class A reclaimed water in the shoreline jurisdiction shall demonstrate habitat benefits of such discharge.
9. Where allowed under this Program, construction of underwater utilities or those within the wetland perimeter shall be scheduled to avoid major fish migratory runs or use construction methods that do not cause disturbance to the habitat or migration.
10. All underwater pipelines transporting liquids intrinsically harmful to aquatic life or potentially detrimental to water quality shall be equipped with automatic shut off valves.
11. Upon completion of utility installation/maintenance projects on shorelines, banks shall, at a minimum, be restored to pre-project configuration, replanted and provided with maintenance care until the newly planted vegetation is fully established. Plantings shall be native species and/or be similar to vegetation in the surrounding area.

(Amended: Ord. 2012-07-16; Ord. 2015-12-12)

Section 10. Amendatory. Sec 3, Part C of Ord. 2012-07-16 and codified as CCC40.460.710, are each hereby amended as follows.

40.460.710 Administrative Authority and Responsibility

- A. Shoreline Administrator and Shoreline Management Review Committee.

1. The responsible official or his/her designee is the Shoreline Administrator for the county.
2. The Shoreline Management Review Committee (SMRC), consisting of the Public Works Director (Chairman), Community Development Director, ~~Environmental Services Director~~, and the Parks and Recreation Director, or their designated representatives, shall convene as often as necessary on the call of the Chairman to review shoreline requests and permit applications for which the notice of application procedures of Chapter 173-27 WAC and this section have been completed. After considering the application and other relevant material, SMRC may, by majority vote, take one (1) of the following actions:
 - a. Approve issuance of the permit;
 - b. Approve the permit subject to certain specified conditions; or
 - c. Formulate recommendations on the application to be forwarded to the Shoreline Administrator for action.
3. The Shoreline Administrator, through the Shoreline Management Review Committee, shall have the authority to act upon the following matters:
 - a. Interpretation, enforcement, and administration of this Program as prescribed in this title;
 - b. Applications for shoreline management substantial development permits;
 - c. Applications for shoreline conditional use permits;
 - d. Applications for shoreline variances;
 - e. Modifications or revisions to any of the above approvals; and
 - f. Requests for statements of exemption.
4. The Shoreline Administrator shall document all project review actions in shoreline areas in order to periodically evaluate the cumulative effects of authorized development on shoreline conditions per WAC 173-26-191.

B. Clark County Planning Commission.

The County Planning Commission shall be responsible for hearing and making recommendations for action to the Board of County Councilors on the following types of matters:

1. Amendments to the Shoreline Master Program. Any of the provisions of this Program may be amended as provided for in WAC 173-26-100.
2. Review and Adjustments. Periodic review of this Program shall be conducted as required by state law and regulations (RCW 90.58.080(4)). Adjustments shall be made as necessary to reflect changing local circumstances, new information or improved data, and changes in state statutes and regulations. This review process shall be consistent with WAC 173-26-090 and shall include a local citizen involvement effort and public hearing to obtain the views and comments of the public.

C. Board of County Councilors.

The Board of County Councilors shall be responsible for making final determinations on amendments to this Program, which shall be adopted by ordinance. The Board shall enter findings and conclusions setting forth the factors it considered in reaching its decision. Amendments shall be submitted to and reviewed by Ecology.

D. Ecology and the Attorney General.

1. The duties and responsibilities of Ecology shall include, but are not limited to, the following:
 - a. Reviewing and approving Program amendments prepared by the county pursuant to WAC 173-26-120 (State Process for Approving/Amending Shoreline Master Programs). Amendments or revisions to this Program, as provided by law, do not become effective until approved by Ecology.

b. Final approval and authority to condition or deny shoreline conditional use permits and shoreline variance permits filed by the county.

2. Ecology and the Attorney General have the authority to review and petition for review the county's permit decisions. Petitions for review must be commenced within twenty-one (21) days from the date the final decision was filed.

E. Ecology Review.

1. Ecology shall be notified of any substantial development, conditional use or variance permit decisions made by the Shoreline Administrator, whether it is an approval or denial. The notification shall occur after all local administrative appeals related to the permit have concluded or the opportunity to initiate such appeals has lapsed. When a substantial development permit and either conditional use or variance permit are required for a development, the submittal of the permits shall be made concurrently. The Shoreline Administrator shall file the following with Ecology and the Attorney General:

a. A copy of the complete application per WAC 173-27-180;

b. Findings and conclusions that establish the basis for the decision including but not limited to identification of shoreline environment designation, applicable Program policies and regulations and the consistency of the project with appropriate review criteria for the type of permit(s);

c. The final decision of the county;

d. The permit data sheet per WAC 173-27-990;

e. Affidavit of public notice; and

f. Where applicable, the Shoreline Administrator shall also file the applicable documents required by the State Environmental Policy Act (Chapter 43.21C RCW).

2. When the project has been modified in the course of the local review process, plans or text shall be provided to Ecology that clearly indicates the final approved plan.

3. If Ecology determines that the submittal does not contain all of the documents and information required by this section, Ecology shall identify the deficiencies and notify the county and the applicant in writing. Ecology will not act on conditional use or variance permit submittals until the material requested in writing is submitted to them.

4. Ecology shall convey to the county and applicant its final decision approving, approving with conditions, or disapproving the permit within thirty (30) days of the date of submittal by the county. The Shoreline Administrator will notify those interested persons having requested notification of such decision.

5. Ecology shall base its determination to approve, approve with conditions or deny a conditional use permit or variance permit on consistency with the policy and provisions of the Act and the criteria listed in this Program.

6. Appeals of Ecology decisions on conditional use and variance requests shall be made to the Shorelines Hearings Board as specified in Section 40.460.735(A).

F. Master Program Amendments.

1. This Program shall be periodically reviewed no later than eight (8) years following its approval by Ecology and adjustments shall be made as are necessary to reflect changing local circumstances, new information or improved data, and changes in State statutes and regulations. This review process shall be consistent with Chapter 173-26 WAC requirements and shall include a local citizen involvement effort and public hearing to obtain the views and comments of the public.

2. Any of the provisions of this Program may be amended as provided for in RCW 90.58.120 and 90.58.200 and Chapter 173-26 WAC. Amendments or revisions to this Program, as provided by law, do not become effective until approved by Ecology.

3. Proposals for shoreline redesignation (i.e., amendments to the shoreline maps and descriptions) must demonstrate consistency with the criteria set forth in WAC 173-22-040.

(Added: Ord. 2012-07-16)

Section 11. Amendatory. Sec 3, Part B of Ord. 2012-07-16 and codified as CCC40.460.800, as most recently amended by Sec. 9 of Ord. 2015-12-12, are each hereby amended as follows.

40.460.800 Definitions

For purposes of this Program and this chapter, the following definitions shall apply. Additional definitions applicable to this Program can be found in Section 40.100.070.

Accessory structure	“Accessory structure” means a subordinate building incidental to the use of the main building.
Accessory use	“Accessory use” means any use or activity incidental and subordinate to a primary use or development.
Accretion	“Accretion” means the growth of a beach by the addition of material transported by wind and/or water. Included are such shore forms as barrier beaches, points, spits, hooks, and tombolos.
Act	“Act” means the Washington State Shoreline Management Act of 1971 (Chapter 90.58 RCW), as amended.
Adjacent lands	“Adjacent lands” means lands adjacent to the shorelines of the state (not in shoreline jurisdiction) (RCW 90.58.340).
Aggrieved person	“Aggrieved person” means a person who is suffering from an infringement or denial of legal rights or claims.
Agricultural activities	“Agricultural activities” means agricultural uses and practices including, but not limited to: Producing, breeding, or increasing agricultural products; rotating and changing agricultural crops; allowing land used for agricultural activities to lie fallow in which it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands under production or cultivation.
Agricultural equipment and facilities	“Agricultural equipment” and “agricultural facilities” include, but are not limited to: <ul style="list-style-type: none"> • The following used in agricultural operations: Equipment; machinery; constructed shelters, buildings, and ponds; fences; upland finfish rearing facilities; water diversion, withdrawal, conveyance, and use equipment and facilities including, but not limited to, pumps, pipes, tapes, canals, ditches, and drains; • Corridors and facilities for transporting personnel, livestock, and equipment to, from, and within agricultural lands; • Farm residences and associated equipment, lands, and facilities; and • Roadside stands and on-farm markets for marketing fruit or vegetables.
Agricultural land	“Agricultural land” means those specific land areas on which agricultural activities are conducted as of the date of adoption of a local master program pursuant to these guidelines as evidenced by aerial photography or other documentation. After the effective date of this Program, land converted to agricultural use is subject to compliance with the requirements of this Program.
Agricultural products	“Agricultural products” includes, but is not limited to, horticultural, viticultural, floricultural, vegetable, fruit, berry, grain, hops, hay, straw, turf, sod, seed, and apiary products; feed or forage for livestock; Christmas trees; hybrid cottonwood and similar hardwood trees grown as crops and harvested within twenty (20) years of planting; and livestock including both the animals themselves and animal products including, but not limited to, meat, upland finfish, poultry and poultry products, and dairy products.
Amendment	“Amendment” means a revision, update, addition, deletion, and/or re-enactment to an existing shoreline master program.
Appurtenance	“Appurtenance” means a structure or development normally and necessarily connected to a primary use.

Appurtenance, normal	“Appurtenance, normal” means appurtenances for residential uses limited to garages (up to three (3) cars), shops (up to one thousand (1,000) square feet), decks, driveways, utilities, and fences.
Aquaculture	“Aquaculture” means the cultivation or farming of fish, shellfish, or other aquatic plants and animals (WAC 173-26-020(6)).
Associated wetlands	“Associated wetlands” means those wetlands which are in proximity to and either influence or are influenced by waters of a lake, river or stream subject to the Shoreline Management Act.
Average grade level	“Average grade level” means the average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure. For structures to be built over water, average grade level shall be the elevation of the ordinary high water mark. Calculation of the average grade level shall be made by averaging the ground elevations at the midpoint of all exterior walls of the proposed building or structure (WAC 173-27-030(3)).
Beach enhancement	“Beach enhancement” means the process of restoring a beach to a state more closely resembling a natural beach, using beach feeding, vegetation drift sills, and other nonintrusive means as applicable.
Bedlands	“Bedlands” means those submerged lands, including tidelands where appropriate, underlying navigable waters.
Berm	“Berm” means: <ul style="list-style-type: none"> • A linear mound or series of mounds of earth, sand and/or gravel generally paralleling the water at or landward of the line of ordinary high water; or • A linear mound used to screen an adjacent activity, such as a parking lot, from transmitting excess noise and glare.
Best available science	“Best available science” means the most reliable and available scientific information, most often used in the context of local government compliance with the State Growth Management Act (RCW 36.70A.172) for developing policies and development regulations regarding critical areas (Chapter 365-195 WAC).
Best available technology	“Best available technology” means the most effective method, technique, or product available which is generally accepted in the field, and which is demonstrated to be reliable, effective, and preferably low maintenance.
Bioengineering	“Bioengineering” means project designs or construction methods which use live woody vegetation or a combination of live woody vegetation and specially developed natural or synthetic materials to establish a complex root grid within the existing bank which is resistant to erosion, provides bank stability, and maintains a healthy riparian environment with habitat features important to fish life. Use of wood structures or limited use of clean angular rock may be allowable to provide stability for establishment of the vegetation (WAC 220-110-020(12)).
Boat	“Boat” means any floating vessel or watercraft, including ships and barges, which is designed and used for navigation for commerce or recreation.
Boat house	“Boat house” means an over-water structure designed for storage of boats.
Boat launch facility	“Boat launch facility” means a facility or structure providing access in and out of the water for boats, such as ramps, rails, or lift stations.
Breakwater	“Breakwater” means a structure aligned parallel to shore, sometimes shore-connected, that provides protection from waves.
Buffer area	“Buffer area” means a tract or strip of land that is designed and designated to permanently remain vegetated in a natural condition to protect an adjacent aquatic or wetland site from upland impacts, improve water quality, and to provide habitat for wildlife.
Bulkhead	“Bulkhead” means a solid, open-pile, or irregular wall of rock, rip-rap, concrete, steel, or timber or combination of these materials erected parallel to and near ordinary high water mark to provide a protective vertical wall resistant to water and wave action.
Channel	“Channel” means an open conduit for water either naturally or artificially created, but does not include artificially created irrigation, return flow, or stock-watering channels (WAC 173-27-030(8b)).
Channel migration zone	“Channel migration zone” means the area along a river within which the channel(s) can be reasonably predicted to migrate over time as a result of natural and normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings.
Clean Water Act	“Clean Water Act” means the primary federal law providing water pollution prevention and control, previously known as the Federal Water Pollution Control Act (33 U.S.C. 1251 et seq.).
Commercial	“Commercial” means a business use or activity at a scale greater than a home business or cottage industry involving retail or wholesale marketing of goods and services. Examples of commercial uses include restaurants, offices, and retail shops.

Commercial fishing	“Commercial fishing” means the activity of capturing fish and other seafood under a commercial license.
Conditional use	“Conditional use” means a use, development, or substantial development which is classified as a conditional use, or is not classified within this Program, and requires a conditional use permit (WAC 173-27-030(4)).
Covered moorage	“Covered moorage” means a boat moorage, with or without walls, that has a roof to protect a boat.
Critical habitat	“Critical habitat” means specific geographical areas that possess physical or biological features that are essential to the conservation of federally listed species. These designated areas may require special management considerations or protection.
Date of filing	<p>“Date of filing” means the date of actual receipt by Ecology of the county’s decision.</p> <ul style="list-style-type: none"> • For a variance or conditional use permit, the date of filing is the date Ecology’s decision is transmitted to the county. • For a variance or conditional use permit decision in conjunction with a shoreline substantial development permit decision, the date of filing is the date Ecology’s decision is transmitted to the county.
Development regulations	“Development regulations” means the controls placed on development or land uses, including, but not limited to, zoning ordinances, critical areas ordinances, all portions of a shoreline master program other than goals and policies approved or adopted under Chapter 90.58 RCW, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto (WAC 173-26-020(8)).
Dike	“Dike” means an artificial embankment normally set back from the bank or channel in the floodplain for the purpose of keeping floodwaters from inundating adjacent land.
Dock	“Dock” means a landing or moorage facility for watercraft and does not include recreational decks, storage facilities or other appurtenances.
Dredge material	“Dredge material” means material removed by dredging.
Dredging	“Dredging” means the removal or displacement of earth or sediments such as gravel, sand, mud, silt, or debris from below the OHWM.
Dredging, maintenance	“Maintenance dredging” means dredging for the purpose of maintaining a prescribed minimum depth previously authorized by a federal, state, and/or local permit as part of any specific waterway project. Maintenance dredging also includes dredging that maintains the previously authorized width of a channel, boat basin or berthing area.
Dredging, nonmaintenance	“Nonmaintenance dredging” means any dredging that is not maintenance dredging.
Drift sector	“Drift sector” means the extent of the littoral drift area downstream from and caused by a breakwater, jetty, rock weir or groin.
Ecology	“Ecology” means the Washington Department of Ecology.
Ecosystem-wide processes	“Ecosystem-wide processes” means the suite of naturally occurring physical and geologic processes of erosion, transport, and deposition; and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions (WAC 173-26-020(12)).
Effective date of permit	“Effective date of permit” means, for shoreline substantial development, conditional use, and variance permits, the date of filing as provided in RCW 90.58.140(6) which includes completion of all appeals or legal actions.
Emergency	“Emergency” means the unanticipated and imminent threat to public health, safety, or the environment which requires immediate action within a time too short to allow full compliance with Chapter 173-27 WAC.
Enhancement	“Enhancement” means alterations performed to improve the condition of an existing degraded area so that shoreline functions provided are of a higher quality. Enhancements are to be distinguished from resource creation or restoration projects.
Erosion	“Erosion” means the general process or the group of processes whereby the materials of the earth’s crust are loosened, dissolved, or worn away, and simultaneously moved from one place to another, by natural forces that include weathering, solution, corrosion, and transportation, but usually exclude mass wasting.
Exempt/exemption	“Exempt/exemption” means developments that are not required to obtain a Shoreline Substantial Development Permit but which must otherwise comply with applicable provisions of the Act and this Program.

Fair market value	“Fair market value” means the open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, equipment and facility usage, transportation and contractor overhead and profit. The fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials (WAC 173-27-030(8)).
Feasible	<p>“Feasible” means an action, such as a development project, mitigation, or preservation requirement, that meets all of the following conditions:</p> <ul style="list-style-type: none"> • The action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; • The action provides a reasonable likelihood of achieving its intended purpose; and • The action does not physically preclude achieving the project’s primary intended legal use. <p>In cases where these guidelines require certain actions unless they are infeasible, the burden of proving infeasibility is on the applicant. In determining an action’s infeasibility, the reviewing agency may weigh the action’s relative public costs and public benefits, considered in the short- and long-term time frames.</p>
Feeder bluff	“Feeder bluff” means any bluff (or cliff) experiencing periodic erosion from waves, sliding, or slumping, whose eroded earth, sand, or gravel material is naturally transported (littoral drift) via a driftway to an accretion shore form. Feeder bluff exceptional segments lack a backshore, old or rotten logs, and coniferous bluff vegetation.
Fill	“Fill” means the addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the OHWM, in wetlands, or on shorelands in a manner that raises the elevation of or creates dry land (WAC 173-26-020(16)).
Fill, speculative	“Speculative fill” means the placement of fill material not associated with an approved project.
Fish and wildlife habitat conservation area	“Fish and wildlife habitat conservation areas” means habitat for endangered, threatened and sensitive species; priority habitats and areas associated with priority species; habitats of local importance; and water bodies, and that are designated in Chapter 40.440.
Float	“Float” means a fixed platform structure anchored in and floating upon a water body that does not connect to the shore, and that provides landing for water-dependent recreation or moorage for vessels or watercraft.
Floating home	“Floating home” means a single-family dwelling unit constructed on a float that is moored, anchored, or otherwise secured in waters, and is not a boat, even though it may be capable of being towed.
<u>Floating on-water residence</u>	<u>“Floating on-water residence” means any floating structure other than a floating home, as defined above that is designed or used primarily as a residence on the water and has detachable utilities, and whose owner or primary occupant has held an ownership interest in space in a marina, or has held a lease or a sublease to use space in a marina, since a date prior to July, 1, 2014.</u>
Flood hazard reduction	“Flood hazard reduction” means measures taken to reduce flood damage or hazards. Flood hazard reduction measures may consist of nonstructural or indirect measures, such as setbacks, land use controls, wetland restoration, dike removal, use relocation, bioengineering measures, and stormwater management programs; and of structural measures, such as dikes, levees, and floodwalls intended to contain flow within the channel, channel realignment, and elevation of structures consistent with the National Flood Insurance Program.
Floodplain	See “special flood hazard area.”
Floodway	“Floodway” means the area that has been established in Federal Emergency Management Agency flood insurance rate maps or floodway maps.
Forb	“Forb” means an herbaceous, nonwoody plant other than grass.
Forest practices	“Forest practices” means any activity conducted on or directly related to forest land and relating to growing, harvesting, or processing timber. These activities include but are not limited to: road and trail construction, final and intermediate harvesting, pre-commercial thinning, reforestation, fertilization, prevention and suppression of disease and insects, salvage of trees, and brush control (WAC 222-16-010(21)).
Gabion	“Gabion” means a structure composed of masses of rocks, rubble, or masonry held tightly together usually by wire mesh so as to form blocks or walls. They are sometimes used on heavy erosion areas to retard wave action, to reduce mass wasting, or as foundations for breakwaters or jetties.

Geologic hazard area study	“Geological hazard area study” means a scientific study or evaluation of geological, hydrological, geochemical and/or geomorphological aspects of a site conducted by a qualified expert that meets the requirements of Section 40.430.030(C)(4).
Grassy swale	“Grassy swale” means a vegetated drainage channel that is designed to remove various pollutants from stormwater runoff through biofiltration.
Groin	“Groin” means a barrier-type structure extending from the backshore or stream bank into a water body for the purpose of the protection of a shoreline and adjacent upland by influencing the movement of water and/or deposition of material.
Height	“Height” means the distance measured from the average grade level to the highest point of a structure; provided, that television antennas, chimneys, and similar appurtenances shall not be used in calculating height, except where it obstructs the view of a substantial number of residences on areas adjoining such shorelines (or the Master Program provides otherwise); and provided further that temporary construction equipment is excluded in this calculation (WAC 173-27-030(9)).
Hook	“Hook” means a spit or narrow cape of sand or gravel which turns landward at its outer end.
Institutional use	“Institutional use” means a use and related structure(s) for the provision of educational, medical, cultural, public safety, social and/or recreational services to the community, including but not limited to schools, colleges, museums, community centers, and the relevant essential public facilities identified in WAC 365-196-550.
In-stream structure	“In-stream structure” means a structure placed by humans within a stream or river waterward of the ordinary high water mark that either causes or has the potential to cause water impoundment or the diversion, obstruction, or modification of water flow. In-stream structures may include those for hydroelectric generation, irrigation, water supply, flood control, transportation, utility service transmission, fish habitat enhancement, or other purpose. A stormwater outfall is not an in-stream structure.
Interested party	“Interested party” means a person who has notified local government of their desire to receive a copy of the final order on a permit under WAC 173-27-030.
Invasive	“Invasive” means a non-native plant or animal species that: <ul style="list-style-type: none"> • Causes or may cause significant displacement in range or significant reduction in abundance of native species; or • Threatens or may threaten natural resources or their use in the state; or • Causes or may cause economic damage to commercial or recreational activities that are dependent upon state waters; or • Threatens or harms human health (RCW 77.08.010(28)).
Jetty	“Jetty” means a structure usually projecting out into the water for the purpose of protecting a navigation channel, a harbor, or to influence water currents.
Joint-use moorage facility	“Joint-use moorage facility” means a moorage for pleasure craft and/or landing for water sports for use in common by shoreline residents with adjoining lots, each with water frontage, or of a certain subdivision or community within shoreline jurisdiction or for use by patrons of a public park or quasi-public recreation area, including rental of nonpowered craft. A joint-use moorage facility is a marina if: <ul style="list-style-type: none"> • It provides commercial goods or services; • It is of a large scale (more than ten (10) slips); • Moorage is proposed to be leased to upland property owners; or • The proposal includes a boat launching facility other than a ramp.
Lake	“Lake” means a body of standing water in a depression of land or expanded part of a river, including reservoirs, of twenty (20) acres or greater in total area. A lake is bounded by the ordinary high water mark or, where a stream enters a lake, the extension of elevation of the lake’s ordinary high water mark within the stream (RCW 90.58.030(2)(c); WAC 173-20-030; WAC 173-22-030(4)).
Levee	“Levee” means a large dike or embankment, often having an access road along the top, which is designed as part of a system to protect land from floods.
Limited utility extension	“Limited utility extension” means the extension of a utility service that is categorically exempt under Chapter 43.21C RCW for natural gas, electricity, telephone, water or sewer to service an existing use and which will not extend more than twenty-five hundred (2,500) linear feet within the shorelines of the state.

Littoral	“Littoral” means the area of the shore from the OHWM waterward to a depth of two meters below ordinary low water or to the maximum extent of nonpersistent emergent plants.
Littoral drift	“Littoral drift” means the mud, sand, or gravel material moved parallel to the shoreline in the nearshore zone by waves and current.
Live-aboard	“Live-aboard” means a boat or vessel principally used as an over-water residence. Principal use as an over-water residence means that it is occupied in a single location for a period exceeding two (2) months in any one (1) calendar year. Live-aboards are licensed and designed for use as a mobile structure with detachable utilities or facilities, anchoring, and the presence of adequate self-propulsion and steering equipment to operate as a boat.
Local government	“Local government” means any county, incorporated city, or town which contains within its boundaries shorelines of the state subject to Chapter 90.58 RCW.
Log booming	“Log booming” means the placement in or removal of logs and log bundles from the water, and the assembly and disassembly of rafts for waterborne transportation.
Marina	<p>“Marina” means a water-dependent commercial use which consists of a system of piers, buoys, or floats that provides moorage for at least ten (10) boats. For the purposes of this Program, large community moorage facilities, yacht club facilities, and camp or resort moorage areas are also considered marinas. Boat launch facilities and supplies and services for small commercial or pleasure craft are often associated with marinas. Uses accessory to marinas may include fuel docks and storage, boating equipment sales and rental, repair services, public launching, bait and tackle shops, potable water, waste disposal, administration, parking, groceries, and dry goods.</p> <p>“Foreshore marinas” are marinas located waterward of the ordinary high water mark.</p> <p>“Backshore marinas” are marinas located landward of the ordinary high water mark. There are two (2) common types of backshore marinas:</p> <ul style="list-style-type: none"> • A wet-moorage marina that is dredged out of the land artificially creating a basin; and • A dry-moorage marina which has upland storage with a hoist, marine travel lift, or ramp for water access.
Marine railway	“Marine railway” means a set of steel rails running from the upland area into the water upon which a cart or dolly can carry a boat to be launched.
Marine travel lift	“Marine travel lift” means a mechanical device that can hoist vessels off trailers and transport them into the water. Often associated with dry land moorage.
May	“May” means the action is acceptable, provided it conforms to the provisions of this Program.
Merchantable trees	“Merchantable trees” means live trees, six (6) inches in diameter at breast height (DBH) and larger, unless documentation of current, local market conditions is submitted and accepted by the local jurisdiction indicating nonmarketability. “Merchantable trees” shall not include trees smaller than four (4) inches DBH.
Mining	“Mining” means the removal of sand, gravel, soil, minerals, and other earth materials for commercial and other uses (WAC 173-26-241).
Mitigation	“Mitigation” means to avoid, minimize or compensate for adverse impacts to shoreline ecological functions and processes.
Mixed-use project	“Mixed-use project” means a development which includes a combination of components, such as residential uses, hotels, marinas, habitat improvement actions, public access provisions, and other uses.
Moorage	“Moorage” means a pier, dock, buoy or float, either fixed or floating, to which boats may be secured.
Mooring buoy	“Mooring buoy” means a floating object anchored to the bottom of a water body that provides tie-up capabilities for boats or watercraft.
Multifamily dwelling	“Multifamily dwelling” means a building containing two (2) or more dwelling units including but not limited to duplexes, apartments, and condominiums.
Must	“Must” means a mandate; the action is required.
Navigable waters	“Navigable waters” means that a body of water is capable or susceptible of having been or being used for the transport of useful commerce. The state of Washington considers all bodies of water meandered by government surveyors as navigable unless otherwise declared by a court (WAC 332-30-106).
Navigational channels	“Navigational channels” means those routes on the waters of Clark County beyond the outer harbor line, commonly used by ships for useful commerce.
Nonconforming structure	“Nonconforming structure” means a structure that was lawfully constructed or established prior to the effective date of the applicable Act or Program provision, and that no longer conforms to the

	applicable shoreline provisions (WAC 173-27-080(1)).
Nonconforming use	“Nonconforming use” means a use or activity that was lawfully established prior to the effective date of the applicable Act or Program provision, and that no longer conforms to the applicable shoreline provisions. (WAC 173-27-080(1)).
Normal maintenance	“Normal maintenance” means those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition (WAC 173-27-040(2)(b)), except for maintenance that would cause substantial adverse effects to shoreline resources or environment; and, provided, that the replacement of demolished existing single-family residences and their appurtenances is not considered normal maintenance; and further provided, that maintenance of nonconforming structures and developments is subject to the provisions of Sections 40.420.010 and 40.460.250. See also “normal repair.” (Amended: Ord. 2015-12-12)
Normal repair	“Normal repair” means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except for repair that would cause substantial adverse effects to shoreline resources or environment; and, provided, that the replacement of a demolished existing single-family residence and its appurtenances is not considered normal repair; and further provided, that repair or replacement of nonconforming uses is subject to Sections 40.420.010 and 40.460.250. See also “normal maintenance.” (Amended: Ord. 2015-12-12)
Noxious weeds	“Noxious weeds” means non-native plants which are destructive, competitive, and difficult to control, as defined by the Washington State Noxious Weed Control Board.
Operation	“Operation” means an industrial, commercial, institutional, or residential activity that may be publicly or privately owned and operated, and may involve the use of stationary facilities, equipment, transport vehicles, or transfer equipment. To the extent allowed by state or federal law, this definition includes all federal, state, or local government entities.
Ordinary high water mark	“Ordinary high water mark” means that mark found by examining the bed and banks of a body of water and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or Ecology; provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining salt water shall be the line of mean higher high tide and the OHWM adjoining fresh water shall be the line of mean high water (RCW 90.58.030(2)(c) and WAC 173-22-030(6)).
Outer harbor line	“Outer harbor line” means the line located and established by the Department of Natural Resources in navigable waters that delineates the extent of water area that may be leased to private interests.
Over-water structure	“Over-water structure” means a structure or other construction located waterward of the ordinary high water mark (OHWM) or a structure or other construction erected on piling above the surface of the water, or upon a float.
Parking	“Parking” means the temporary storage of automobiles or other motorized vehicles. Accessory parking is that which directly serves an approved shoreline use.
Party of record	“Party of record” means all persons, agencies or organizations who have submitted written comments in response to a notice of application, made oral comments in a formal public hearing conducted on the application, or requested in writing to be a “party of record.” Notwithstanding any of the foregoing, no person shall be a party of record who has not furnished an accurate post office mailing address.
Permit	“Permit” means any substantial development, variance, conditional use permit, or revision authorized under Chapter 90.58 RCW.
Permitted use	“Permitted use” means a use which is allowed under the rules and regulations of this Program.
Person	“Person” means an individual, partnership, corporation, association, organization, cooperative, public or municipal corporation, or agency of the state or local governmental unit however designated.
Pier	“Pier” means a fixed platform structure supported by piles in a water body that abuts the shore to provide landing for water-dependent recreation or moorage for vessels or watercraft and does not include above-water storage.
Pierhead line	“Pierhead line” means the waterward limit to which open pile work may be constructed as designated by the federal government.

Point	<p>“Point” means a low profile shoreline promontory of more or less triangular shape, the top of which extends seaward. A point may be the wavecut shelf remnant of a headland bluff or a purely accretional deposit which began as a hooked spit and becomes a point by subsequently closing the lagoon gap between the headland and the tip of the hook. Points are characterized by converging berms that normally enclose a lagoon, marsh, or meadow, depending on the point’s stage of development.</p>
Port	<p>“Port” means a municipal corporation which is a special purpose district of local government authorized by the Washington State Constitution and regulated by RCW Title 53.</p>
Potentially harmful materials	<p>“Potentially harmful materials” means hazardous materials as defined in this section as well as other materials such as the following which, if discharged or improperly disposed, may present a risk to water resources:</p> <ul style="list-style-type: none"> • Petroleum products including but not limited to petroleum fuel and petroleum based coating and preserving materials; • Oils containing PCBs; • Antifreeze and other liquid automotive products; • Metals, either in particulate or dissolved form, in concentrations above established regulatory standards; flammable or explosive materials; • Radioactive material; • Used batteries; corrosives, acids, alkalis, or bases; • Paints, stains, resins, lacquers or varnishes; • Degreasers; • Solvents; • Construction materials; • Drain cleaners and other toxic liquid household products; • Pesticides, herbicides, fungicides or fertilizers unless applied in accordance with local, state and federal standards; • Steam cleaning and carpet cleaning wastes; • Car wash water; • Laundry wastewater; • Soaps, detergents, ammonia; • Swimming pool backwash; • Chlorine, bromine, and other disinfectants; • Heated water; • Domestic animal wastes; • Sewage; • Recreational vehicle waste; • Animal carcasses, excluding salmonids; • Food wastes; • Collected lawn clippings, leaves or branches; • Trash or debris; • Silt, sediment, or gravel;

	<ul style="list-style-type: none"> • Dyes; and • Untreated or unapproved wastewater from industrial processes.
Priority species	<p>“Priority species” means species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the following criteria:</p> <ul style="list-style-type: none"> • State-listed or state proposed species. State-listed species are those native fish and wildlife species legally designated as endangered (WAC 232-12-014), threatened (WAC 232-12-011), or sensitive (WAC 232-12-011). State proposed species are those fish and wildlife species that will be reviewed by the Department of Fish and Wildlife (POL-M-6001) for possible listing as endangered, threatened, or sensitive according to the process and criteria defined in WAC 232-12-297. • Vulnerable aggregations. Vulnerable aggregations include those species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to congregate. Examples include heron colonies, seabird concentrations, and marine mammal congregations. • Species of recreational, commercial, and/or tribal importance. Native and non-native fish, shellfish, and wildlife species of recreational or commercial importance and recognized species used for tribal ceremonial and subsistence purposes that are vulnerable to habitat loss or degradation. • Species listed under the federal Endangered Species Act as proposed, threatened, or endangered (WAC 173-26-020(25)).
Program (Shoreline Master Program)	<p>“Program” means the comprehensive use plan for the county’s shorelands, and the use regulations together with maps, diagrams, charts, or other descriptive material and text, a statement of desired goals, and standards developed in accordance with the policies enunciated in RCW 90.58.020. As provided in RCW 36.70A.480, the goals and policies of a shoreline master program approved under Chapter 90.58 RCW shall be considered an element of Clark County’s comprehensive plan. All other portions of the Shoreline Master Program for Clark County adopted under Chapter 90.58 RCW, including use regulations, shall be considered a part of Clark County’s development regulations.</p>
Project area	<p>“Project area” means the area which will be directly physically affected by a proposed development.</p>
Provisions	<p>“Provisions” means policies, regulations, standards, guideline criteria, or environment designations.</p>
Public access	<p>“Public access” means the physical ability of the general public to reach, touch and enjoy the water’s edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations (WAC 173-26-221).</p>
Public interest	<p>“Public interest” means the interest shared by the citizens of the state or community at large in the affairs of government, or some interest by which their rights or liabilities are affected including, but not limited to, an effect on public property or on health, safety, or general welfare resulting from a use or development (WAC 173-27-030(14)).</p>
Qualified professional	<p>“Qualified professional” means a person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4).</p>
Recreational use	<p>“Recreational use” means a use and related structures for the provision of recreational activities, as follows:</p> <ul style="list-style-type: none"> • Active recreational use/facility: involves a large number of participants or viewers; requires high levels of maintenance; or that results in high levels of noise. Examples are sports fields, golf courses, skate parks, and motorized boat launches. • Passive recreational use/facility: involves a small number of participants or viewers at any given time; requires low levels of maintenance; or that results in little noise generation. Examples are wildlife viewing areas, picnic tables, hand launch facilities and nonmotorized trails.
Residential use	<p>“Residential use” means the development of single-family and multifamily dwellings and their normal appurtenances, and the creation of new residential lots through land division.</p>
Restoration	<p>“Restoration” means to re-establish or upgrade impaired ecological processes or functions. This may be accomplished through measures including, but not limited to, revegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre-European settlement conditions.</p>
Revetment	<p>“Revetment” means a sloped wall constructed of riprap or other material placed on stream banks or other shorelines to retard bank erosion and minimize lateral stream movement. A revetment typically</p>

	slopes waterward and has rough or jagged facing. The slope differentiates it from a bulkhead, which is a vertical structure.
Riprap	“Riprap” means a foundation or retaining wall of stones or rock placed along the water’s edge or on an embankment to prevent erosion.
Rock weir	See “groin.”
Setback	“Setback” means the distance an activity or structure must be located from the ordinary high water mark.
Shall	“Shall” means a mandate; the action must be done.
Shorelands	“Shorelands” means those lands extending landward for two hundred (200) feet in all directions as measured on a horizontal plane from the OHWM; floodways and contiguous floodplain areas landward two hundred (200) feet from such floodways; the full extent of floodplains; and all wetlands and river deltas associated with the streams and lakes and tidal waters that are subject to the provisions of this Program; the same to be designated as to location by Ecology.
Shoreline Administrator	“Shoreline Administrator” means the responsible official or his/her designee.
Shoreline designations	“Shoreline designations” means the categories of shorelines established by this Program in order to provide a uniform basis for applying policies and use regulations within distinctively different shoreline areas.
Shoreline ecological functions	“Shoreline ecological functions” means the work performed or role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline’s natural ecosystem (WAC 173-26-200(2)(c)).
Shoreline jurisdiction	“Shoreline jurisdiction” means all shorelines of the state and shorelands, as defined in RCW 90.58.030 and in Section 40.460.210(A) of this Program.
Shoreline modifications	“Shoreline modifications” means those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element such as a dike, breakwater, pier, weir, dredged basin, fill, bulkhead, or other shoreline structure. They can include other actions, such as clearing, grading, or application of chemicals.
Shoreline restoration project	“Shoreline restoration project” means a project designed to restore impaired ecological function of a shoreline.
Shoreline stabilization	“Shoreline stabilization” means actions taken to address erosion impacts to property and structures caused by processes such as current, flood, wind, or waves. Structural measures include but are not limited to bulkheads, revetments and rip-rap. Nonstructural measures include building setbacks, relocation of structures, and bioengineered methods that use vegetation or wood.
Shoreline substantial development permit	“Shoreline substantial development permit” means the permit required by this Program for uses that are substantial developments in shoreline jurisdiction.
Shorelines	“Shorelines” means all of the water areas of Clark County, including reservoirs, and their associated shorelands, together with the lands underlying them, except: (a) shorelines of statewide significance; (b) shorelines on segments of streams upstream of a point where the mean annual flow is twenty (20) cubic feet per second or less, and the wetlands associated with such upstream segments; and (c) shorelines on lakes less than twenty (20) acres in size and wetlands associated with such small lakes. (RCW 90.58.030(2)(e) and Chapters 173-18, 173-22 and 173-26 WAC).
Shorelines Hearings Board	“Shorelines Hearings Board” means the quasi-judicial body established by the Shoreline Management Act of 1971 to hear appeals by any aggrieved party on the issuance of substantial development permits, conditional uses, variance, or enforcement penalties.
Shorelines of statewide significance	“Shorelines of statewide significance” means a select category of shorelines of the state, defined in RCW 90.58.030(2)(f), where special policies apply, and as described below: <ul style="list-style-type: none"> • Those lakes, whether natural, artificial, or a combination thereof, with a surface acreage of one thousand (1,000) acres or more, measured at the ordinary high water mark, and their associated shorelands; and • Those natural rivers or segments thereof, downstream of a point where the mean annual flow is measured at one thousand (1,000) cubic feet per second or more, and their associated shorelands.
Shoreline of the state	“Shorelines of the state” means the total of all “shorelines” and “shorelines of statewide significance” within the state.
Should	“Should” means that the particular action is required unless there is a demonstrated, compelling reason, based on policy of the Shoreline Management Act and Chapter 173-26 WAC, against taking the action.
Sign	“Sign” means any structure, device, advertisement, advertising device, or visual representation

	intended to advertise, identify, or communicate information to attract the attention of the public for any reason. Informational signs are noncommercial and intended to communicate safety, directional, navigation, educational, or interpretive information.
Significant vegetation removal	“Significant vegetation removal” means the removal or alteration of trees, shrubs, and/or ground cover by clearing, grading, cutting, burning, chemical means, or other activity that causes significant ecological impacts to functions provided by such vegetation. The removal of invasive or noxious weeds does not constitute significant vegetation removal. Tree pruning, where it does not affect ecological functions, does not constitute significant vegetation removal (WAC 173-26-020(33)).
Solid waste facility	“Solid waste facility” means any land or structure where solid waste is stored, collected, transported, or processed in any form, whether loose, baled or containerized, including but not limited to the following: transfer stations, landfills, or solid waste loading facilities. Solid waste handling and disposal facilities do not include the following: handling or disposal of solid waste as an incidental part of an otherwise permitted use; and solid waste recycling and reclamation activities not conducted on the same site as and accessory to the handling and disposal of garbage and refuse.
Special flood hazard area	“Special flood hazard area” means the one hundred (100) year floodplain and refers to the land area susceptible to inundation with a one percent (1%) chance of being equaled or exceeded in any given year. The limit of this area shall be based upon flood hazard maps as adopted in Chapter 40.420 or a reasonable method which meets the objectives of the Act (WAC 173-26-020(15)).
Stormwater	“Stormwater” means runoff resulting from precipitation or snowmelt, including surface runoff, drainage, and interflow.
Substantial development	“Substantial development” means any development of which the total cost or fair market value exceeds five thousand seven hundred eighteen dollars (\$5,718), or as adjusted by the State Office of Financial Management, or any development which materially interferes with the normal public use of the water or shorelines of the state, except as specifically exempted pursuant to RCW 90.58.030(3)(e) and WAC 173-27-040.
Substantially degrade	“Substantially degrade” means to cause significant ecological impact (WAC 173-26-020(35)).
Surface water	“Surface water” means water that flows across the land surface, in channels, or is contained in depressions in the land surface, including but not limited to ponds, lakes, rivers, and streams.
Terrestrial	“Terrestrial” means of or relating to land as distinct from air and water.
Transmit	“Transmit” means to send from one person or place to another by mail or hand delivery. The date of transmittal for mailed items is the date that the document is certified for mailing or, for hand-delivered items, is the date of receipt at the destination (WAC 173-27-030(16)).
Transportation facility	“Transportation facility” means a road, railway, bridge, and related structures such as culverts, fills, and embankments, for the purpose of moving people or freight using motorized and nonmotorized means of transport, including the relevant essential public facilities identified in WAC 365-196-550.
Upland	“Upland” means generally the dry land area above and landward of the OHWM.
Variance	“Variance” means to grant relief from the specific bulk, dimensional or performance standards set forth in the applicable Master Program and not a means to vary a use of a shoreline. See RCW 90.58.160 and WAC 173-27-030(17).
Vegetation conservation	“Vegetation conservation” means activities to protect and restore vegetation along or near marine and freshwater shorelines that contribute to the ecological functions of shoreline areas. Vegetation conservation provisions include the prevention or restriction of plant clearing and earth grading, vegetation restoration, and the control of invasive weeds and non-native species (WAC 173-26-221).
Vessel	See “boat.”
View corridor	“View corridor” means a portion of a viewshed reserved through development regulations for the purpose of retaining the ability of the public to see a particular object (such as a mountain or body of water) or a landscape within a context which fosters appreciation of its aesthetic value.
Water-dependent use	“Water-dependent” means a use or a portion of a use which requires direct contact with the water and cannot exist at a nonwater location due to the intrinsic nature of its operations.
Water-enjoyment use	“Water-enjoyment use” means a recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public’s ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that foster shoreline enjoyment.
Water frontage	“Water frontage” means the portion of a parcel adjacent to the OHWM between property lines.

Water-oriented use	“Water-oriented use” means a use that is water-dependent, water-related, or water-enjoyment, or a combination of such uses.
Water quality	“Water quality” means the characteristics of water within shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics. (WAC 173-26-020(42)).
Water quantity	“Water quantity” means development and uses affecting water quantity, such as impermeable surfaces and stormwater handling practices. Water quantity, for purposes of this chapter, does not mean the withdrawal of groundwater or diversion of surface water pursuant to RCW 90.03.250 through 90.03.340 (WAC 173-26-020(42)).
Water-related use	<p>“Water-related use” means a use or portion of use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because:</p> <ul style="list-style-type: none"> • Of a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or • The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient.
Watershed restoration project	<p>“Watershed restoration project” means a public or private project authorized by the sponsor of a watershed restoration plan that implements the plan or a part of the plan and consists of one (1) or more of the following activities (RCW 89.08.460):</p> <ul style="list-style-type: none"> • A project that involves less than ten (10) miles of stream reach, in which less than twenty-five (25) cubic yards of sand, gravel, or soil are removed, imported, disturbed or discharged, and in which no existing vegetation is removed except as minimally necessary to facilitate additional plantings; • A project for the restoration of an eroded or unstable stream bank that employs the principles of bioengineering, including limited use of rock as a stabilization only at the toe of the bank, and with primary emphasis on using native vegetation to control the erosive forces of flowing water; or • A project primarily designed to improve fish and wildlife habitat, remove or reduce impediments to migration of fish, or enhance the fishery resource available for use by all of the citizens of the state; provided, that any structure, other than a bridge or culvert or in-stream habitat enhancement structure associated with the project, is less than two hundred (200) square feet in floor area and is located above the ordinary high water mark of the stream.
Weir	“Weir” means a structure in a stream or river for measuring or regulating stream flow.

(Amended: Ord. 2012-07-16; Ord. 2014-08-10)

Section 12. Severability.

If any section, sentence, clause, or phrase of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction or the Growth Management Hearings Board, such invalidity or unconstitutionality shall not affect the validity or unconstitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 13. Effective Date.

This ordinance shall go into effect on January 19, 2018, ten (10) days after its adoption, except Sections 7 through 11 shall take effect 14 days after Washington State Department of Ecology approval.

Section 14. Instructions to Clerk.

The Clerk to the Board shall:

1. Transmit a copy of this ordinance to the State Department of Ecology and Washington State Department of Commerce within ten days of its adoption pursuant to RCW 36.70A.106.
2. Transmit a copy of the adopted ordinance to the Clark County Geographic Information Systems (Jesse Manley GIS Coordinator), to the Community Planning Department, and to the Community Development Department - Development Services (Debra Weber).
3. Record a copy of this ordinance with the Clark County Auditor.
4. Cause notice of adoption of this ordinance to be published forthwith pursuant to RCW 36.70A.290.

ADOPTED this 9th day of January 2018.

Attest:

Rebecca Jilka
Clerk to the Board

Approved as to Form Only:
Anthony F. Golik
Prosecuting Attorney

By: Christine Cook
Christine Cook
Sr. Deputy Prosecuting Attorney

BOARD OF COUNTY COUNCILORS
FOR CLARK COUNTY, WASHINGTON

By: Marc Boldt
Marc Boldt, Chair

By: _____
Julie Olson, Councilor

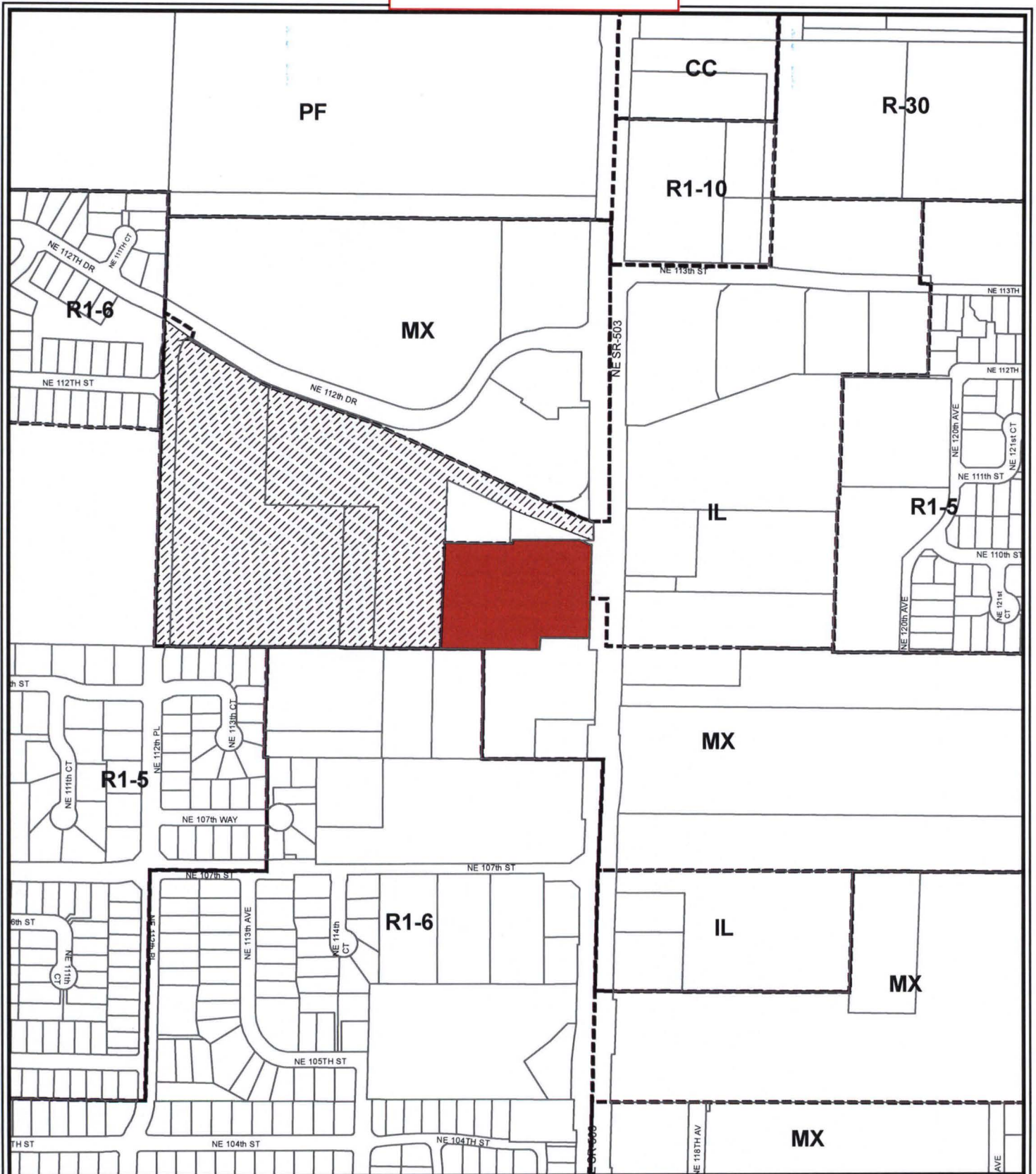
By: _____
Jeanne Stewart, Councilor

By: _____
Eileen Quiring, Councilor

By: _____
John Blom, Councilor



Exhibit 1



File # CPZ2017-00019, SN 200105000
 T3N R2E Sec 34
 Preliminary Land Division

Owner: WIARD MATTHEW T

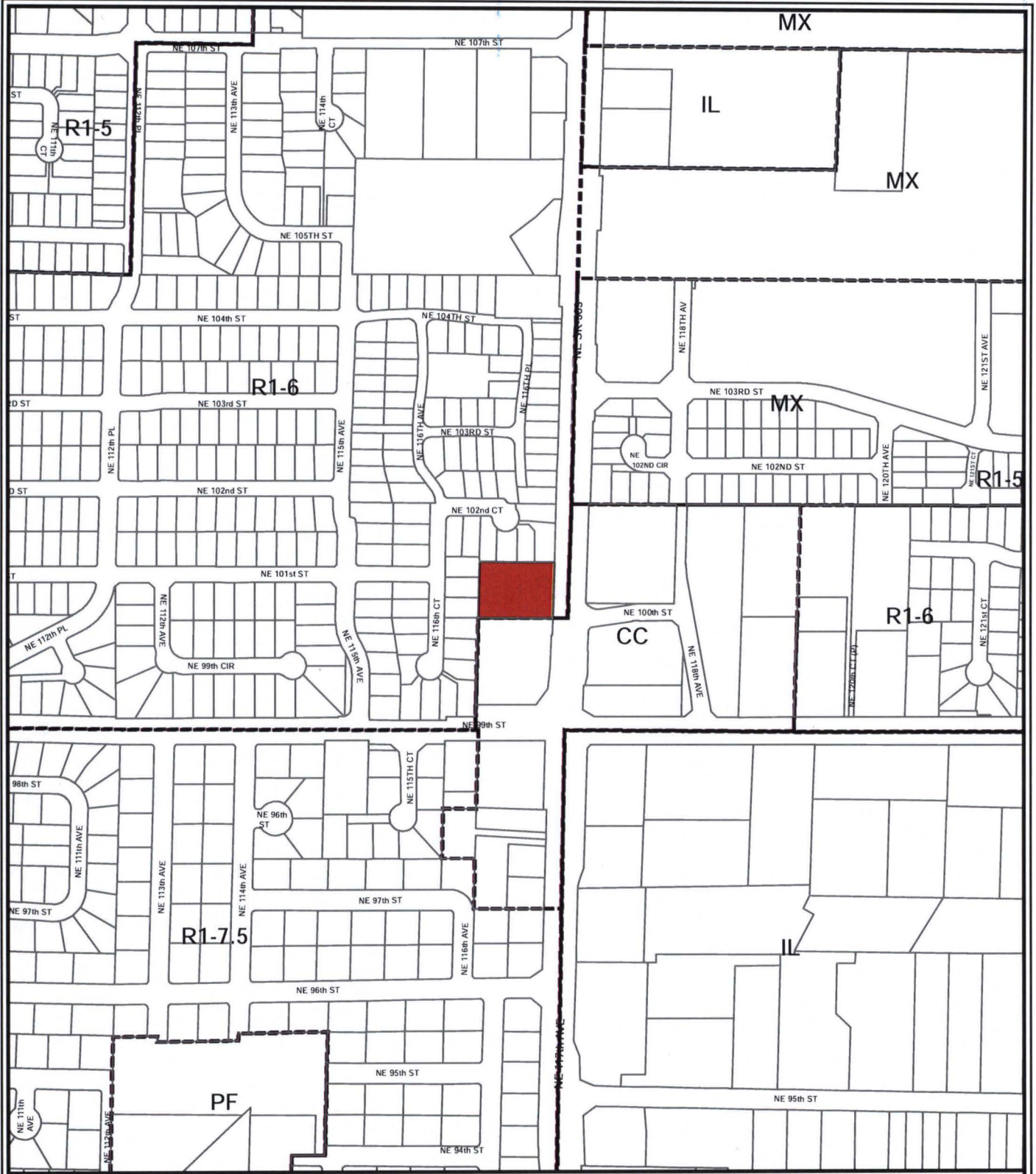
-  Subject Property
-  Zoning Boundary
-  Mining Combining District
-  Contingent Zoning
-  Urban Holding-10
-  Urban Holding-20



Geographic Information System
 Printed on: May 24, 2017
 Project: c:\usr_proj\xxOrd\178349_511612\AnnRev1.mxd ()

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Exhibit 2



File # CPZ2017-00020, SN 200124000
 T3N R2E Sec 34
 Preliminary Land Division

Owner: MILL PLAIN LLC

- Subject Property
- Zoning Boundary
- Mining Combining District
- Contingent Zoning
- Urban Holding-10
- Urban Holding-20



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

COMMUNITY FRAMEWORK PLAN

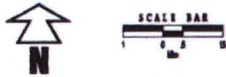
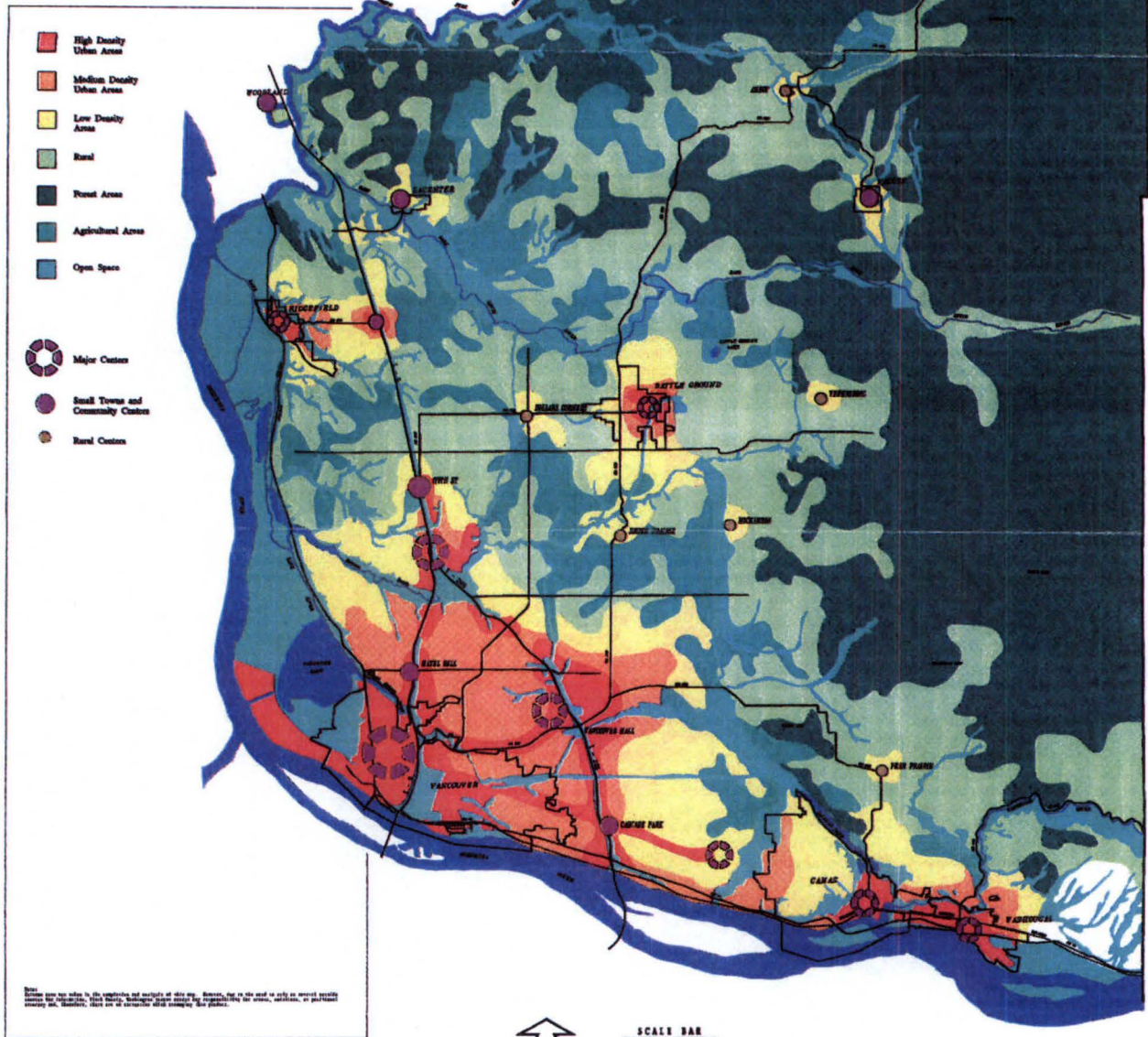
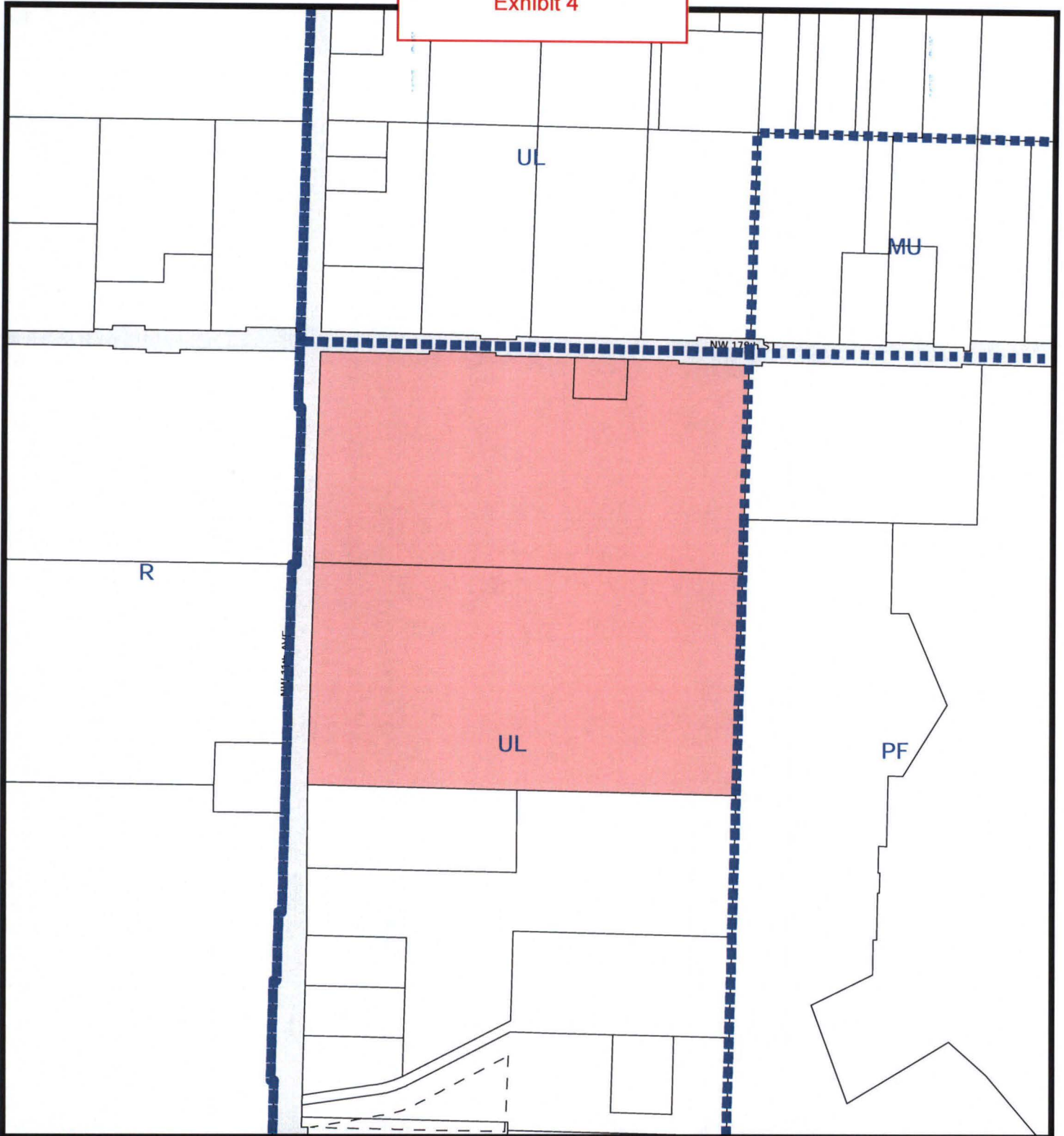


Exhibit 4



Geographic Information System

1:4,800



Developer's GIS Packet Page 7 of 14










Comprehensive Plan Designation

Account No: 182164000, 182168000, 182170000

Owner: ROMINGER HOMEPLACE LLC

Address: 12112 NW 31ST AVE

C/S/Z: VANCOUVER, WA 98665

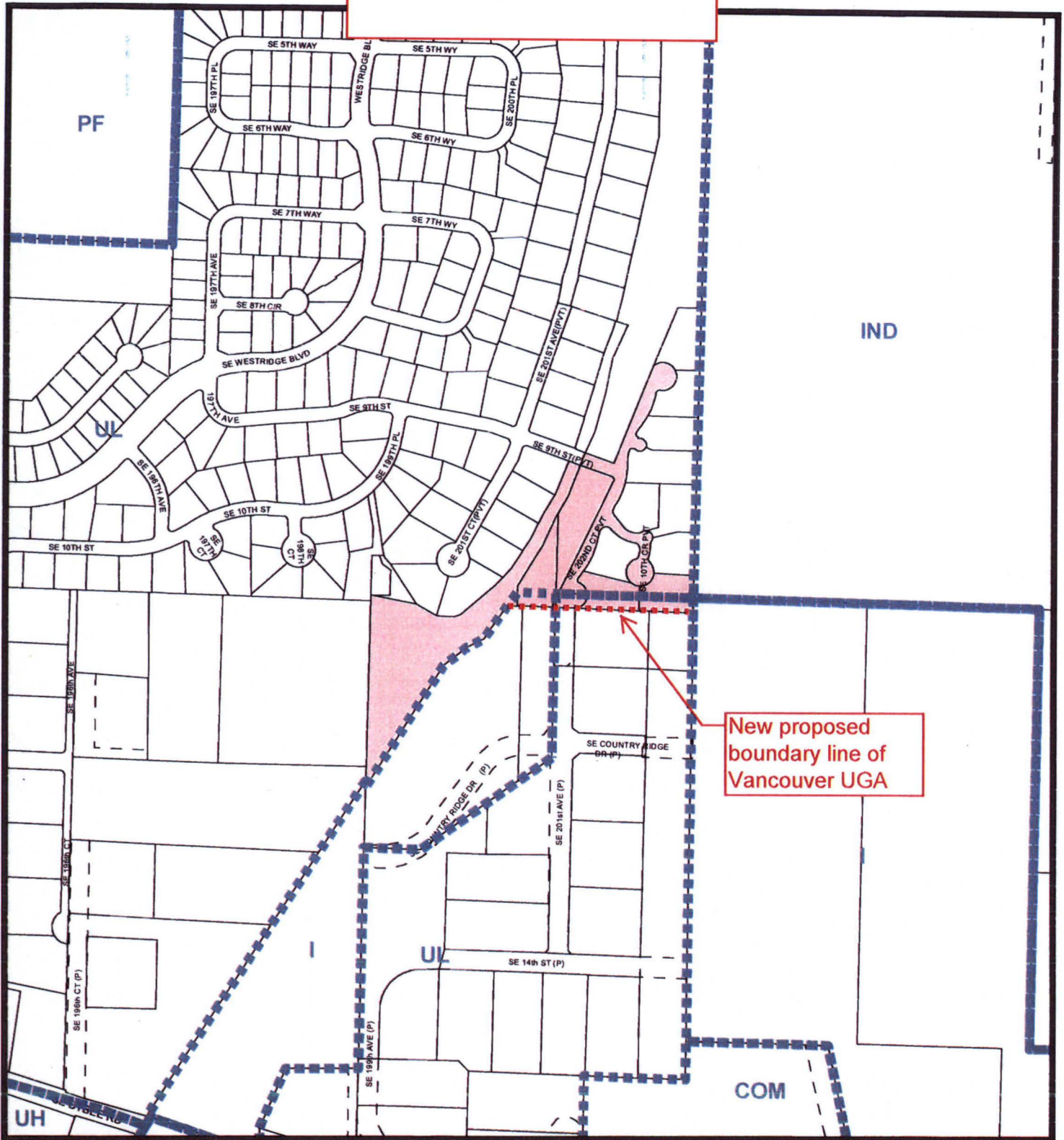
-  Subject Parcel
-  Public Road
-  Transportation or Major Utility Easement
-  Comprehensive Plan Boundary
-  Urban Reserve
-  Industrial Reserve
-  Railroad Industrial Reserve
-  Mining
-  Rural Center Mixed Use
-  Columbia River Gorge Scenic Area

Printed on: June 12, 2017

31109	31110	31111
31116	31115	31114
31121	31122	31123

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Exhibit 5



New proposed boundary line of Vancouver UGA

CLARK COUNTY, WASHINGTON

Geographic Information System

1:4,800

0 200 400 600 Feet

Comprehensive Plan Designation

Account No: 177480958, 177496440, 177480940, 177480938

Owner: WESTRIDGE PLACE HOMEOWNERS ASSOCIATION

Address: 1401 SE 163RD AVE

C/S/Z: VANCOUVER, WA 98683

Printed on: June 13, 2017

Subject Parcel

Public Road

Transportation or Major Utility Easement

Comprehensive Plan Boundary

Urban Reserve

Industrial Reserve

Railroad Industrial Reserve

Mining

Rural Center Mixed Use

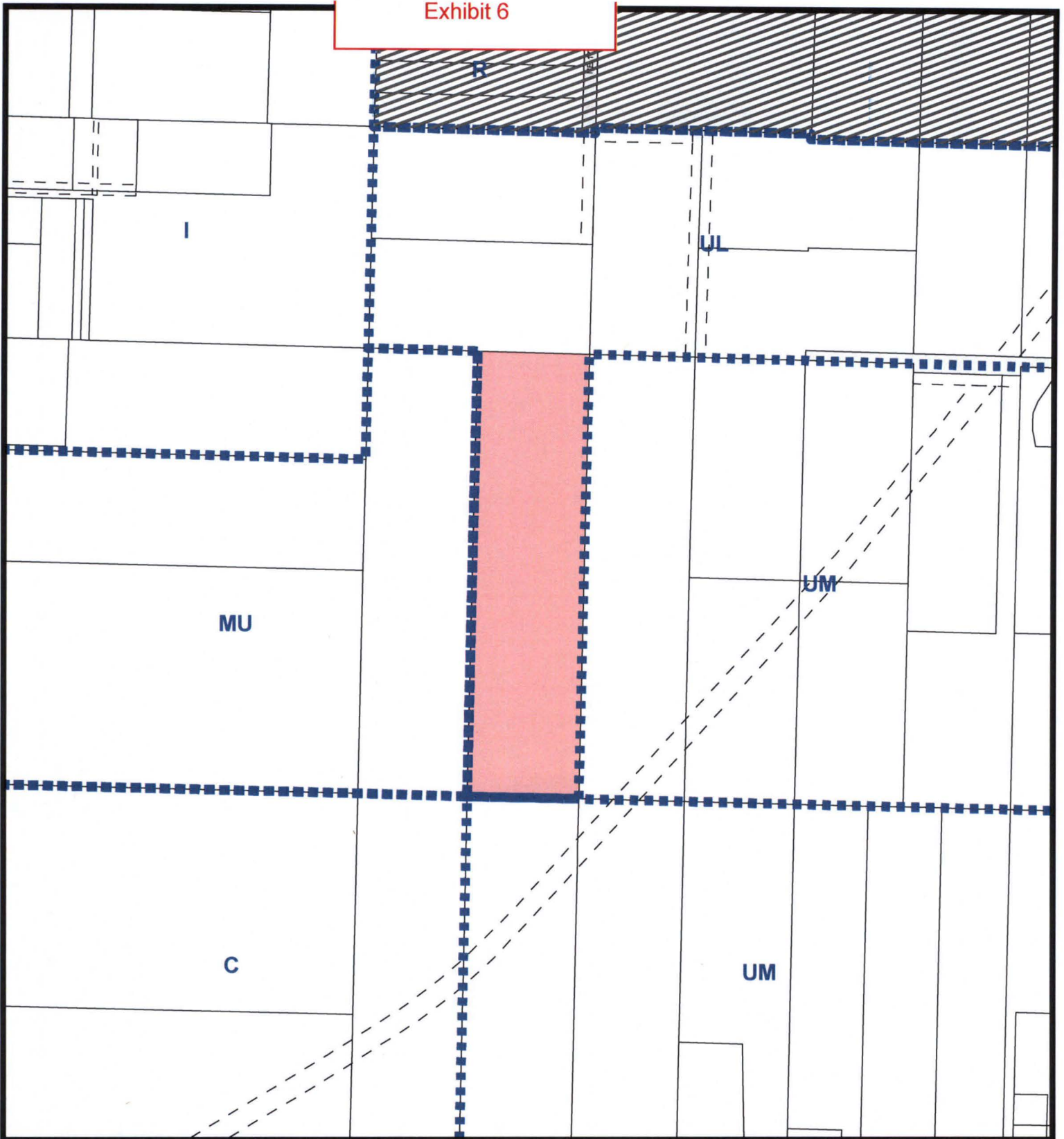
Columbia River Gorge Scenic Area

23130	23129	23128
23131	23132	23133
13106	13105	13104

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

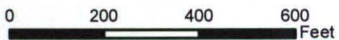
Developer's GIS Packet Page 7 of 17

Exhibit 6



Geographic Information System

1:4,800



Developer's GIS Packet Page 7 of 14

Comprehensive Plan Designation

Account No: 181207000

Owner: WELLNER TERENCE A

Address: 23 WESTRIDGE DR

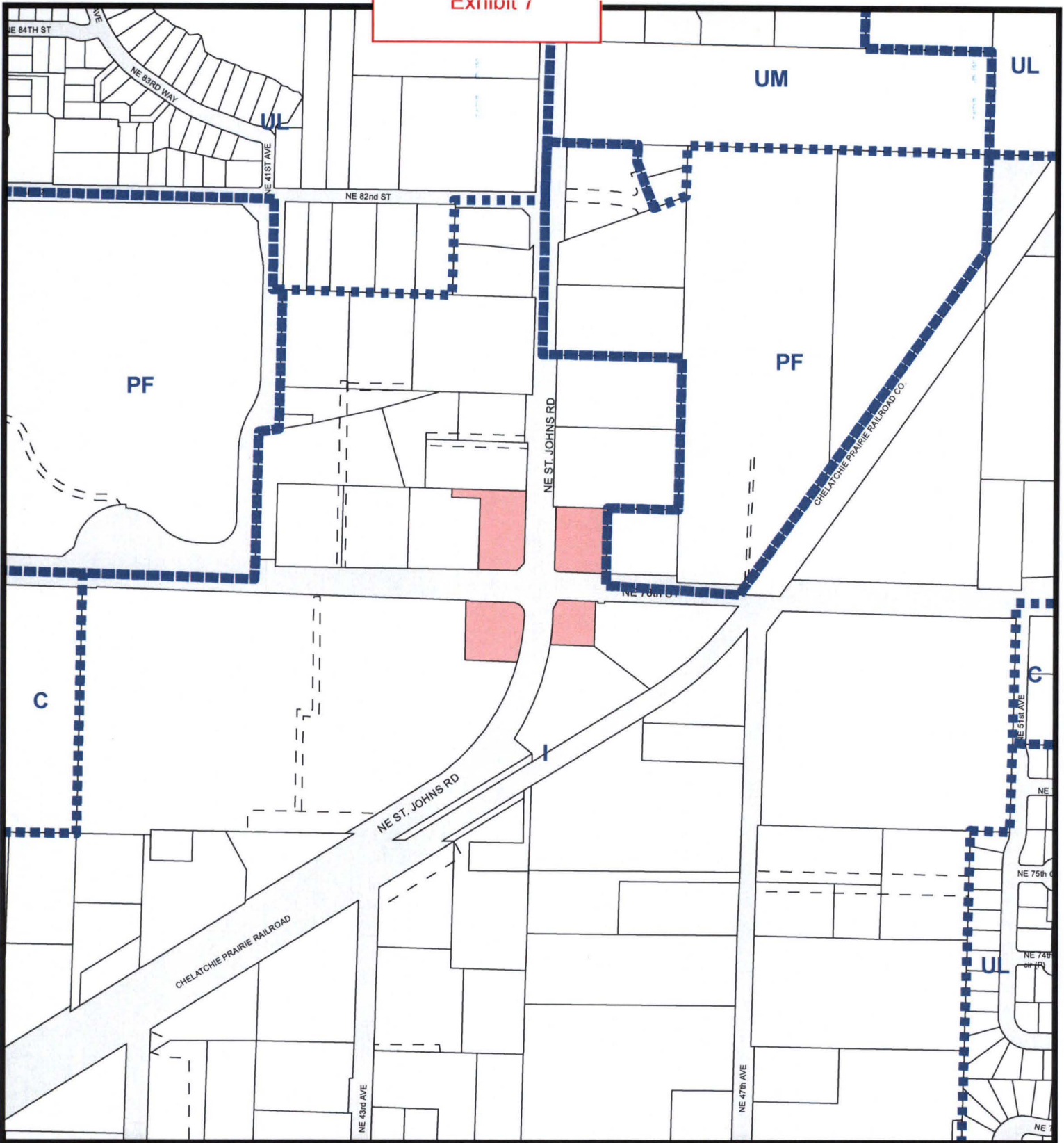
C/S/Z: LAKE OSWEGO, OR 97034

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

Printed on: March 22, 2017

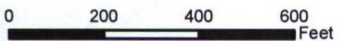
31103	31102	31101
31110	31111	31112
31115	31114	31113

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Geographic Information System

1:4,800



Comprehensive Plan Designation

Account No: 144510000, 144293000, 144519000, 99620005

Owner: POWELL DISTRIBUTING COMPANY INC

Address: PO BOX 17160

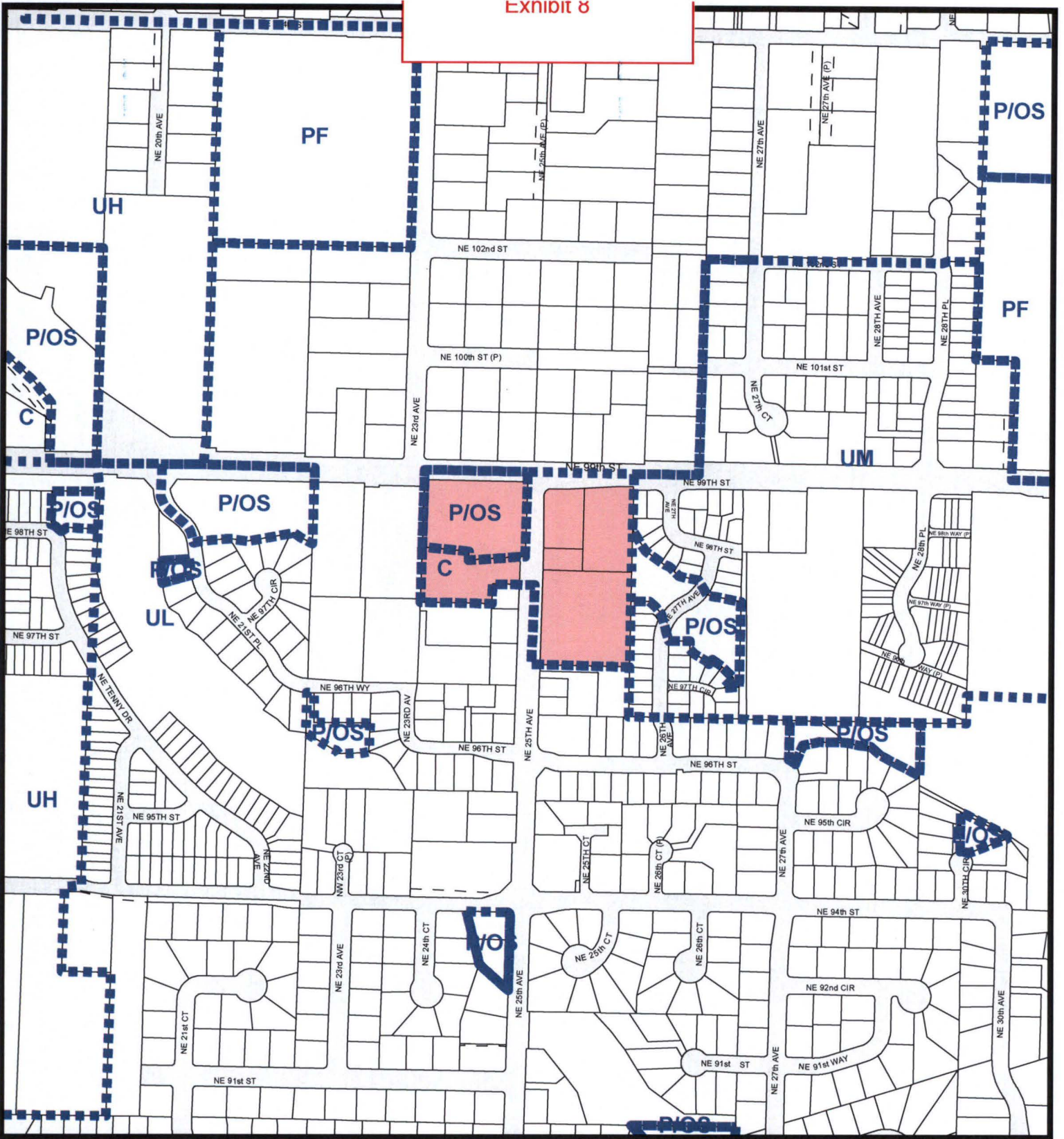
C/S/Z: PORTLAND, OR 97217

- Subject Parcel
- Comprehensive Plan Boundary
- Public Road
- Transportation or Major Utility Easement
- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

Printed on: March 22, 2017

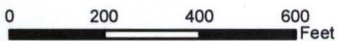
31135	31136	32131
21102	21101	22106
21111	21112	22107

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Geographic Information System

1:4,800



Comprehensive Plan Designation

Account No: 145119000, 97745000, 97755000, 605838000

Owner: JOHNSON MATTHEW M

Address: 9718 NE 25TH AVE

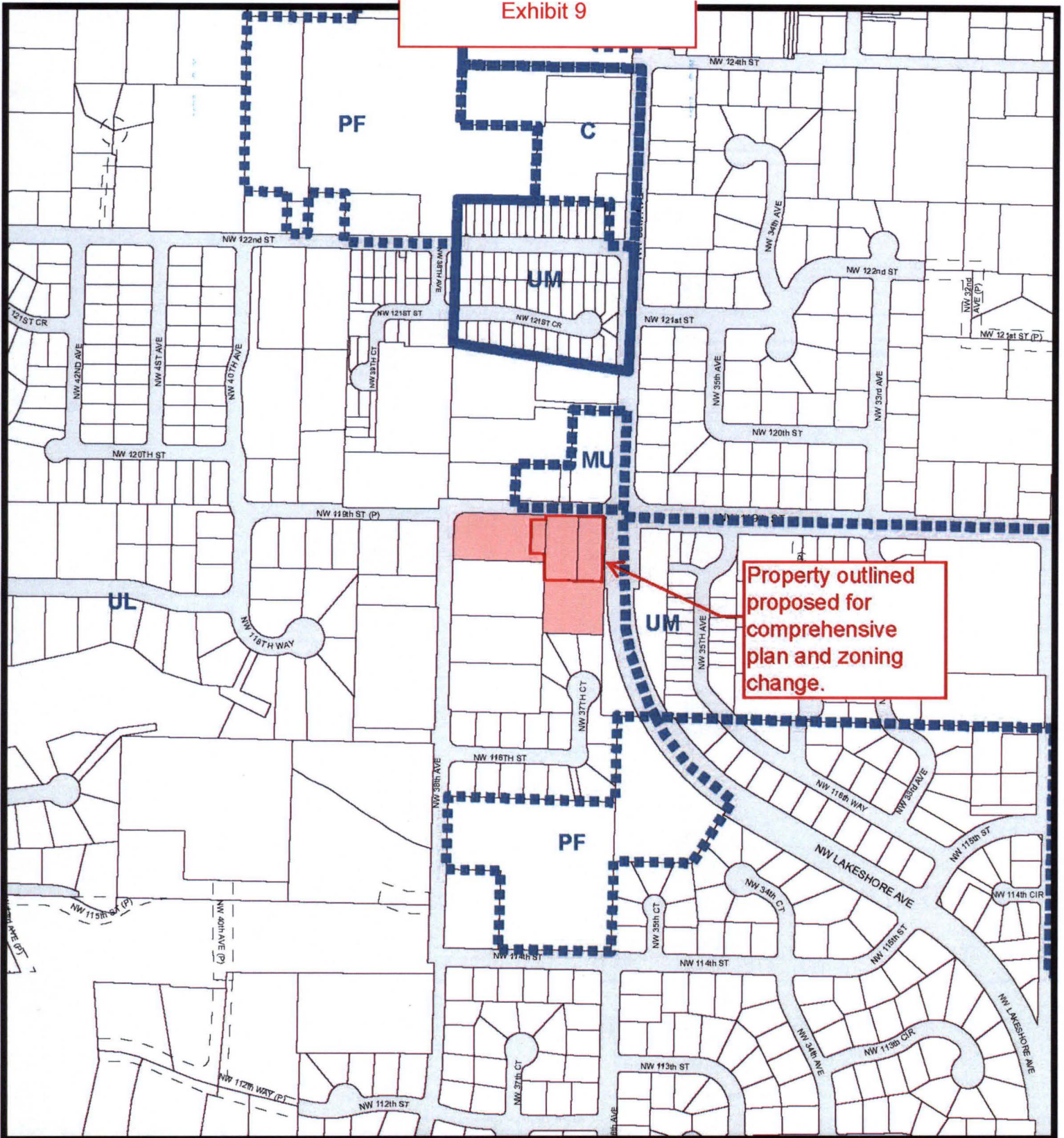
C/S/Z: VANCOUVER, WA 98685

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

Printed on: April 11, 2017

31134	31135	31136
21103	21102	21101
21110	21111	21112

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



1:4,800

0 200 400 600 Feet

Developer's GIS Packet Page 7 of 14

Comprehensive Plan Designation

Account No: 188667000, 188665010, 188724000

Owner: GANO DAMON B

Address: 11800 NW LAKE SHORE AVE

C/S/Z: VANCOUVER, WA 98685

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

Printed on: October 03, 2016

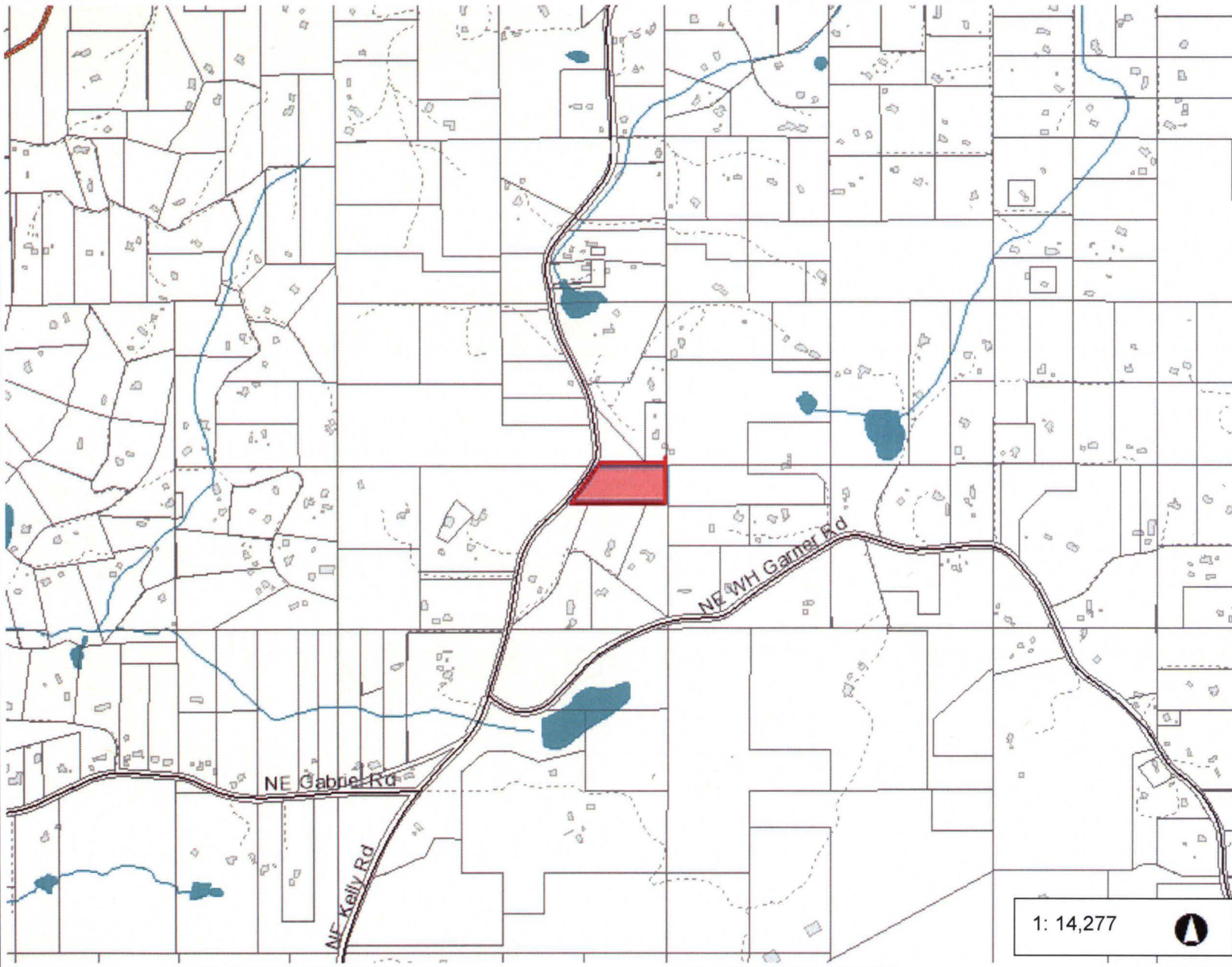
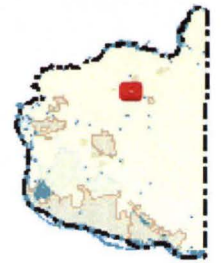
31130	31129	31128
31131	31132	31133
21106	21105	21104

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Exhibit 10

WSDOT#1: PF to R-10



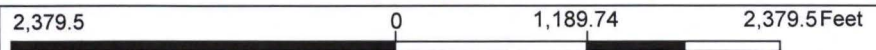
Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL:278212000

1: 14,277



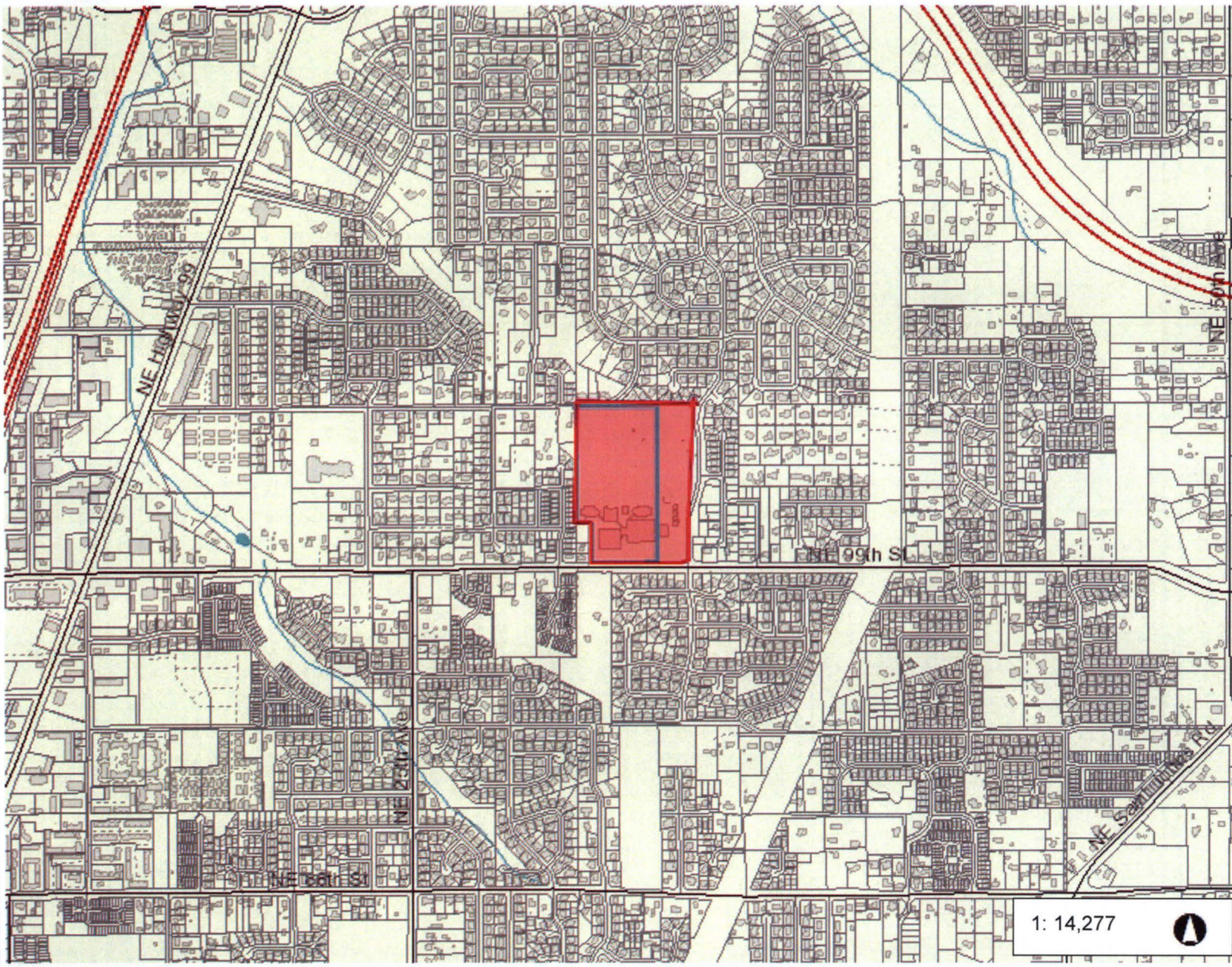
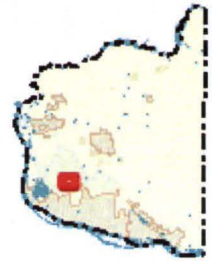
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 11

VSD#3: P/WL to PF



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL:189756000 & 189847000

1: 14,277



2,379.5 0 1,189.74 2,379.5 Feet

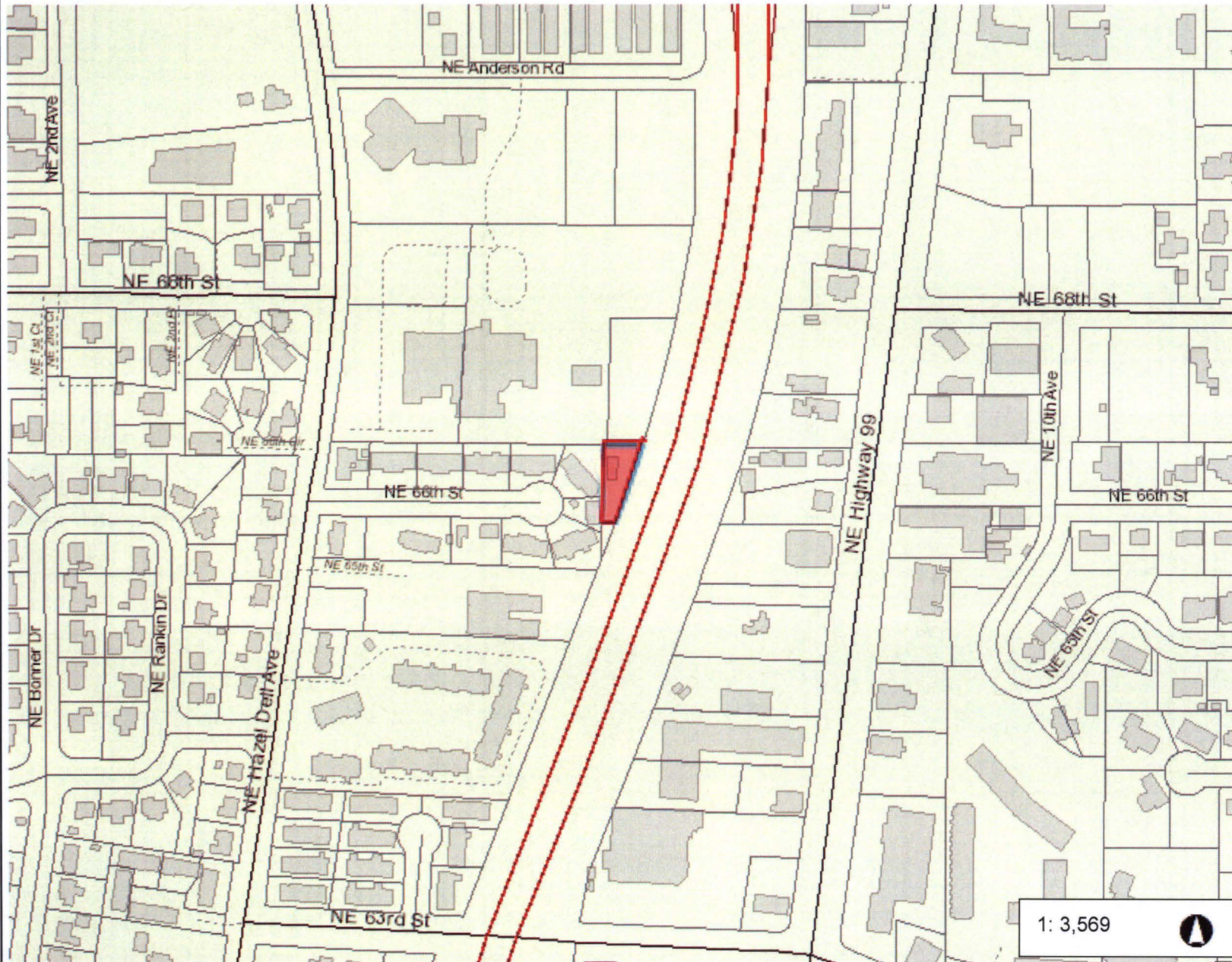
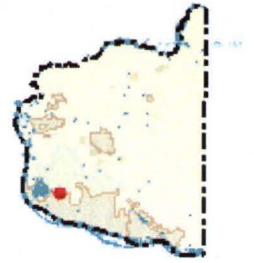
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 12

VSD#2: R-22 to PF



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL:147697000

1: 3,569



594.9 0 297.44 594.9 Feet

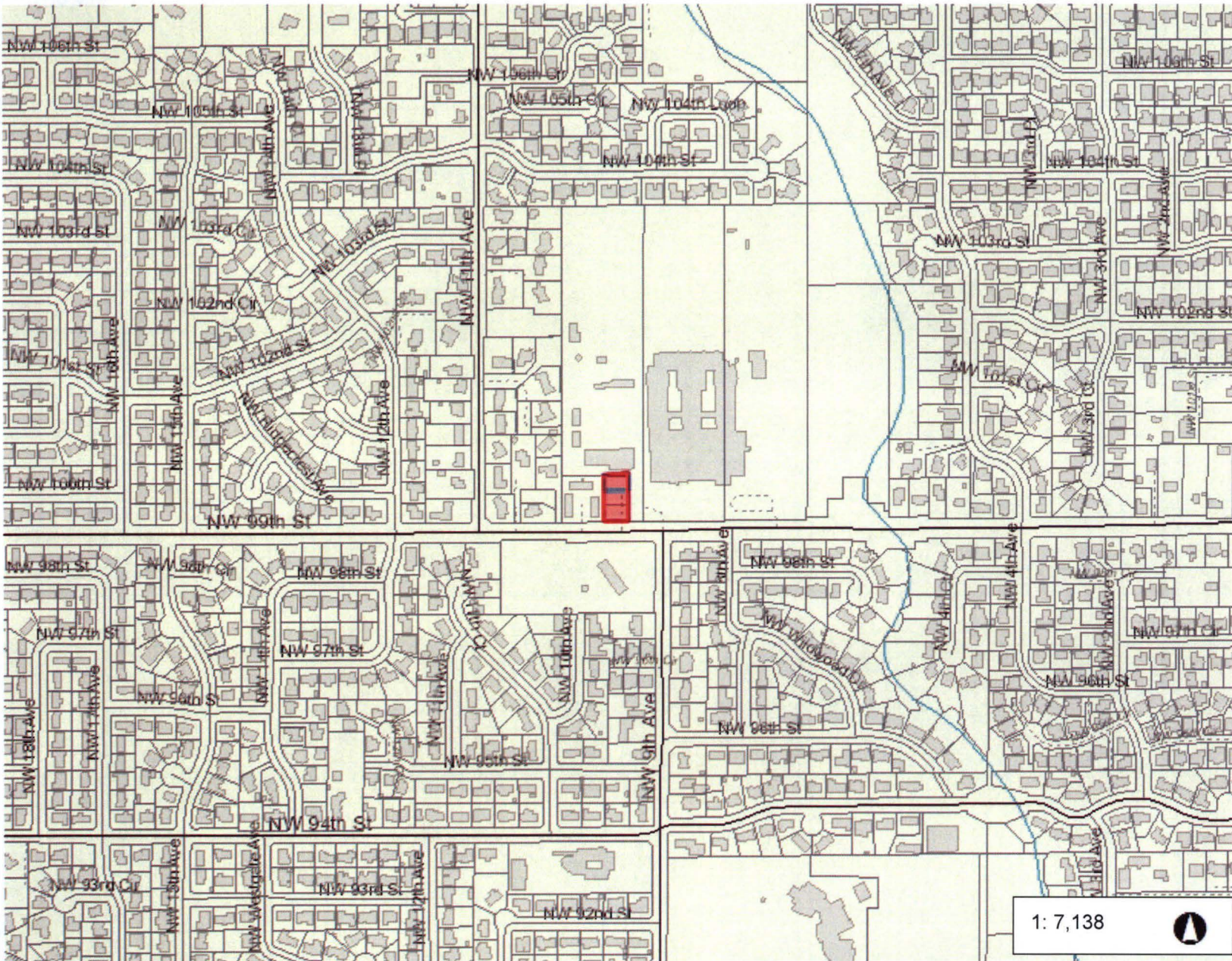
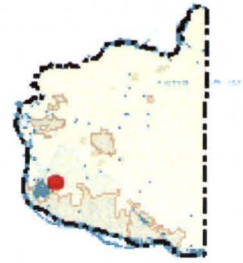
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 13

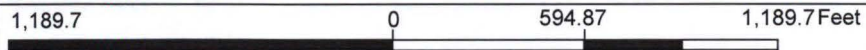
VSD#1: R1-7.5 to PF



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
 TL: 986027187
 986027186
 189301000

1 : 7,138



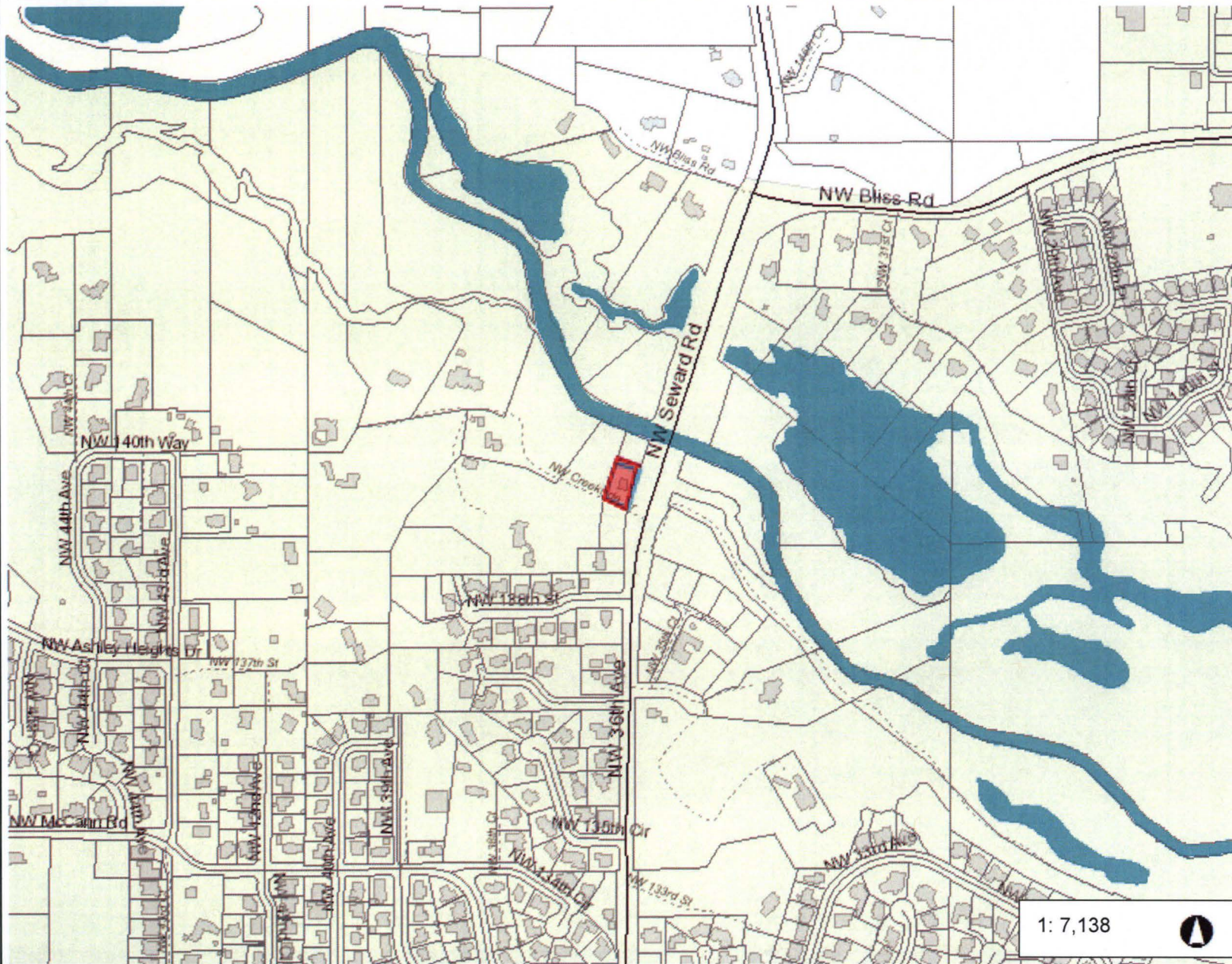
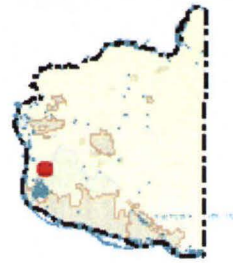
WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 14

DSC#1: R1-10 to PF



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL: 184828000

1: 7,138



1,189.7 0 594.87 1,189.7 Feet

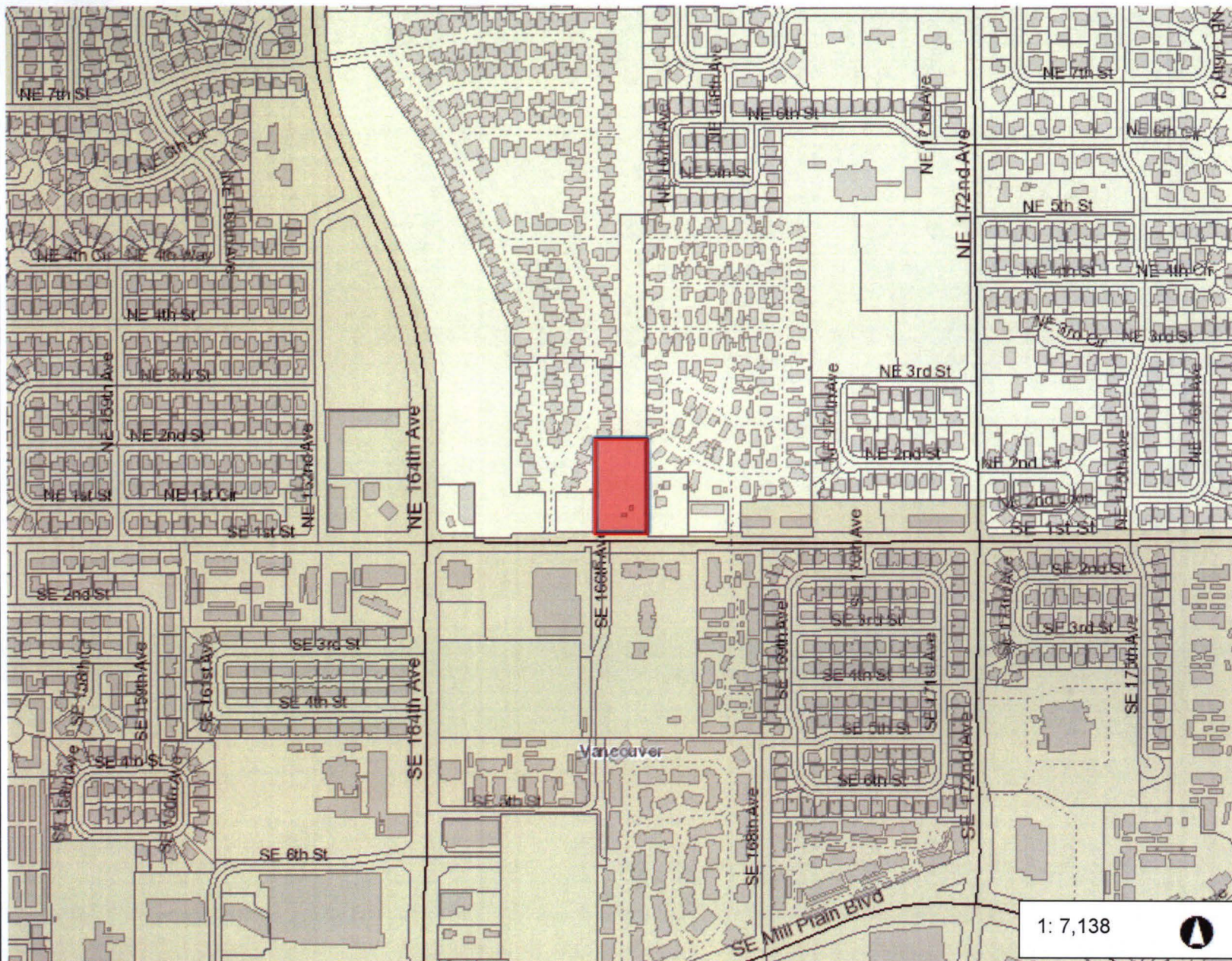
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 15

CPU#41: PF to R1-5



Legend

-  Building Footprints
-  Taxlots
-  Cities Boundaries
-  Urban Growth Boundaries

Notes:

TL: 164502000

1: 7,138



1,189.7 0 594.87 1,189.7 Feet

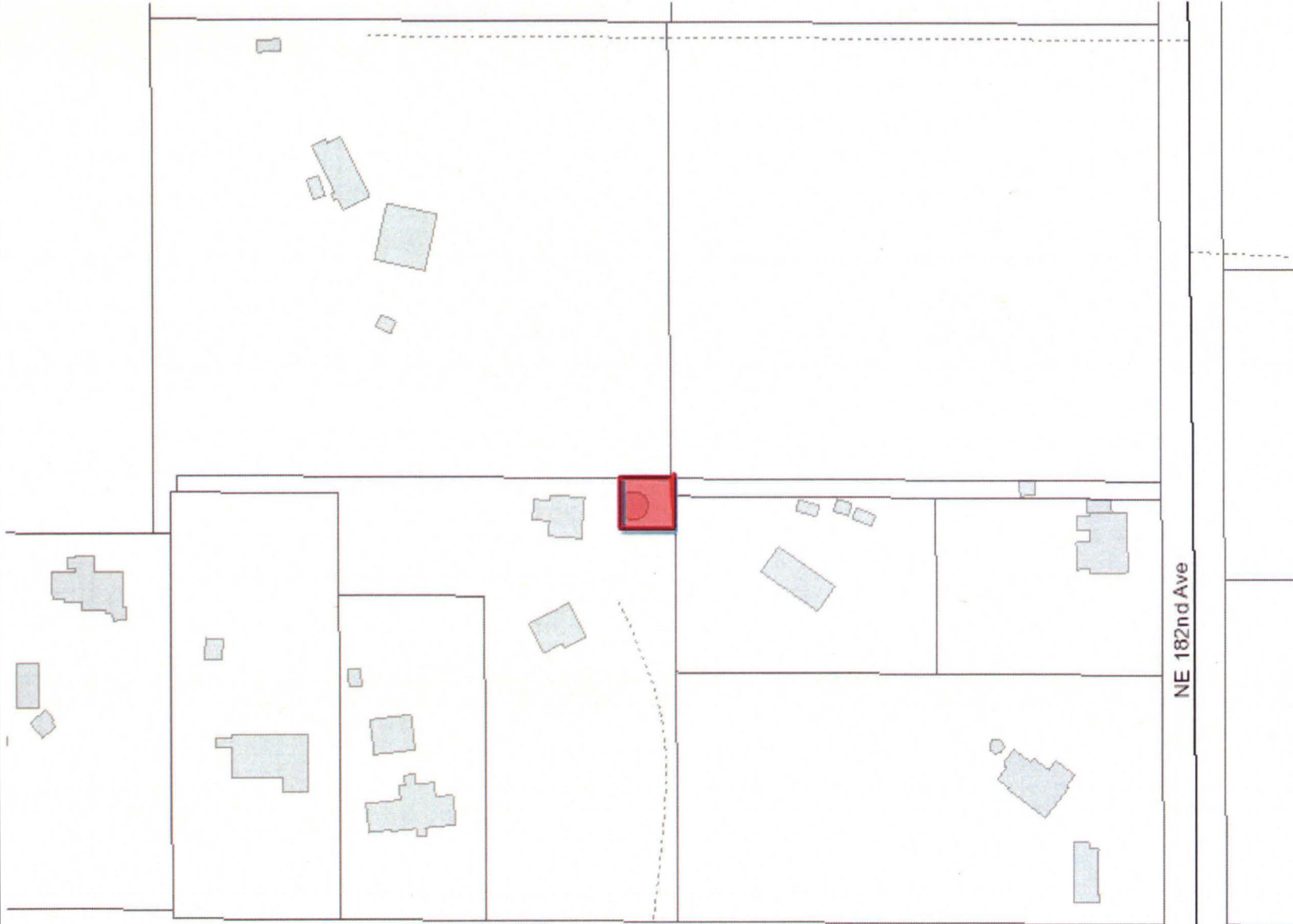
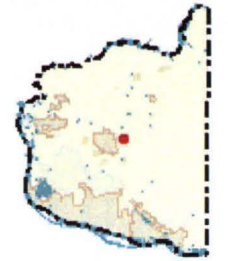
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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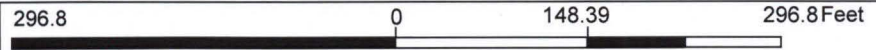
Exhibit 16

CPU#40:PF to R-5



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
 TL: 236107000

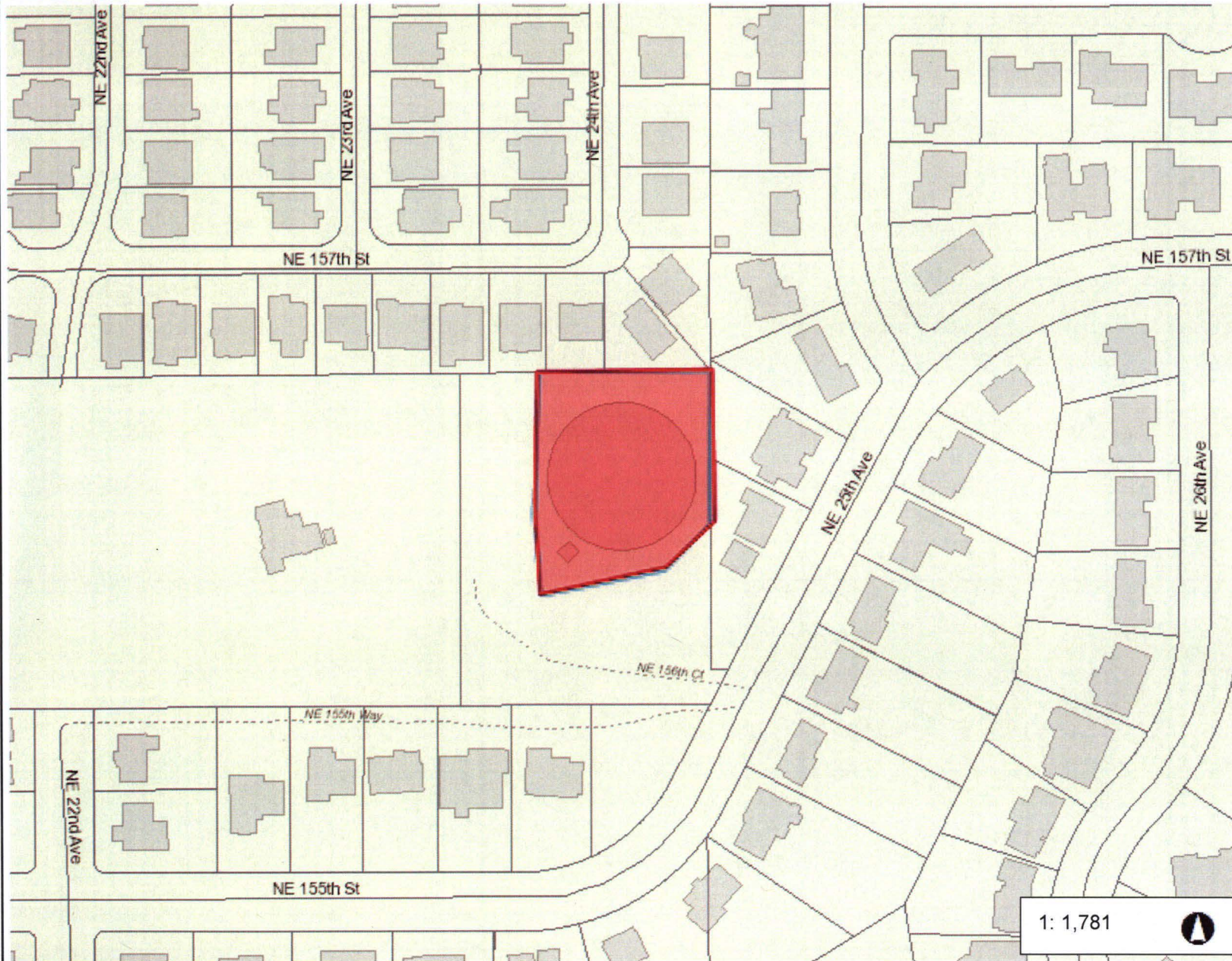
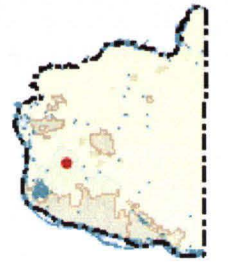


1: 1,781



Exhibit 17

CPU#39: PF to R1-10



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL:185766000

1: 1,781

296.8 0 148.39 296.8 Feet

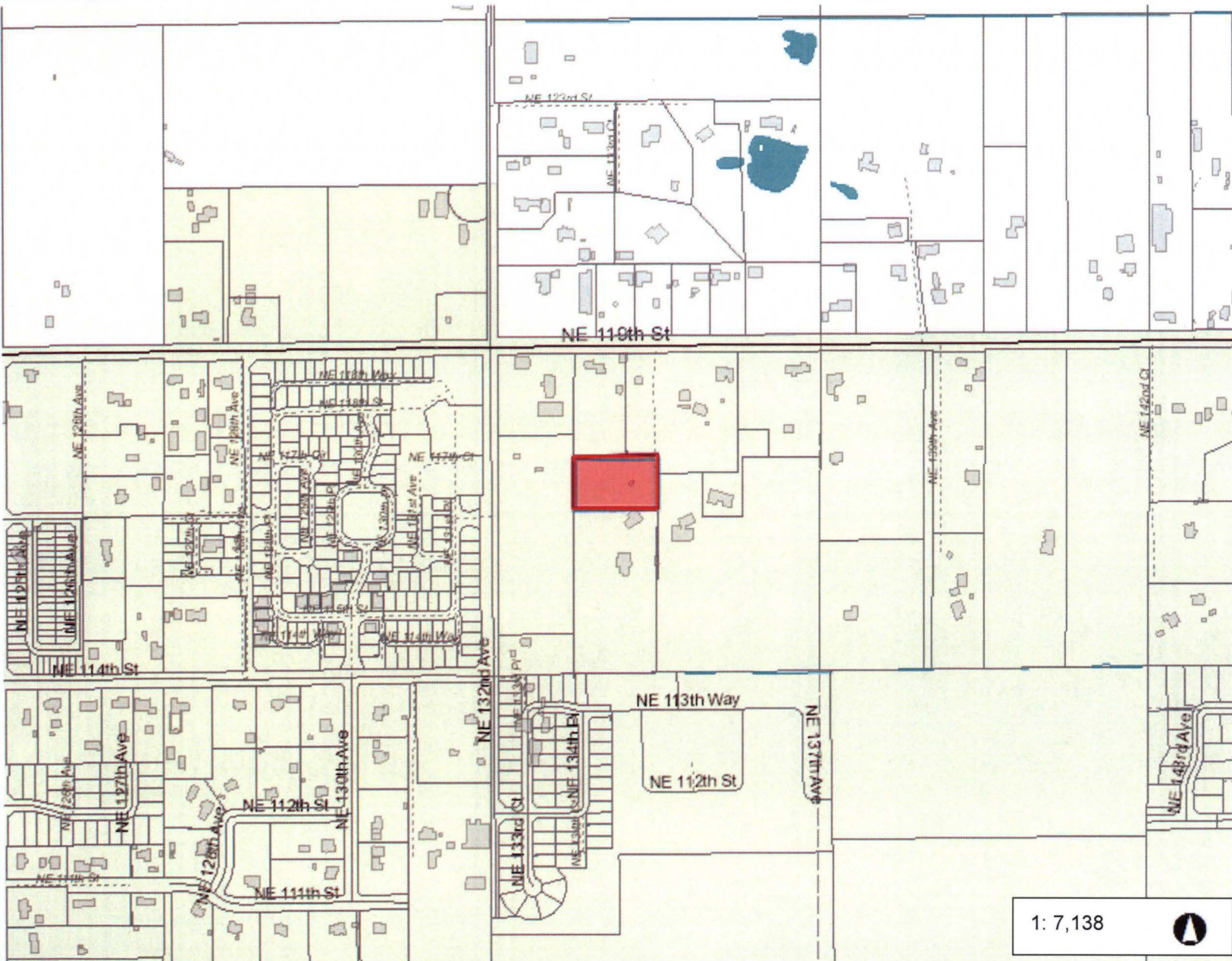
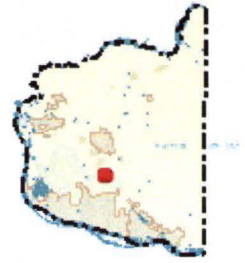
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 18

CPU#38: PF to R1-5



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL:200350000

1: 7,138



1,189.7 0 594.87 1,189.7 Feet

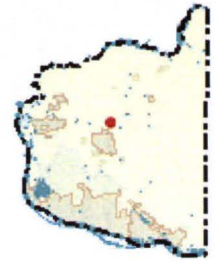
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Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 19

CPU#37: PF to R-5



Legend

-  Building Footprints
-  Taxlots
-  Cities Boundaries
-  Urban Growth Boundaries



1: 1,781



296.8 0 148.39 296.8 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

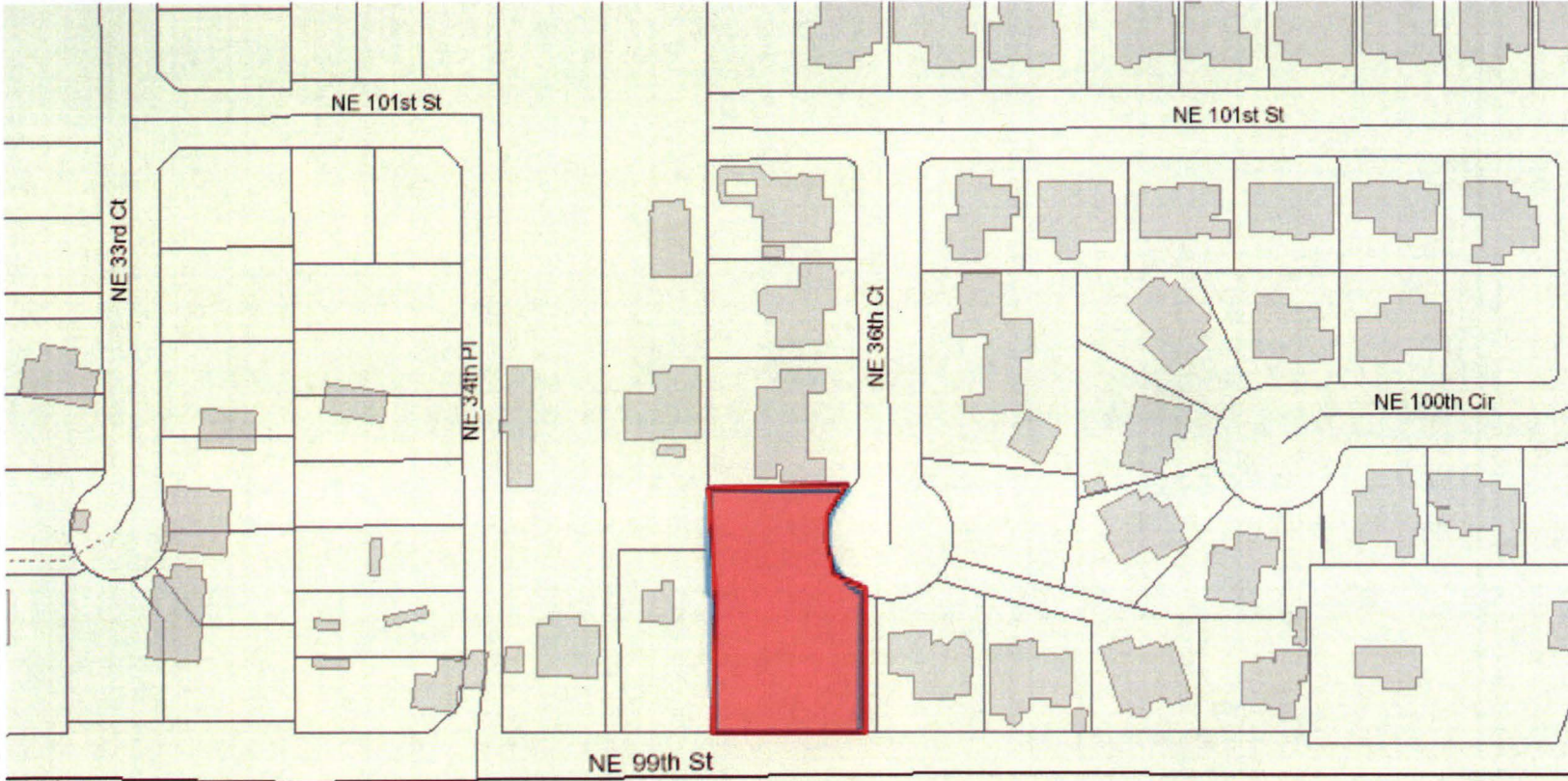
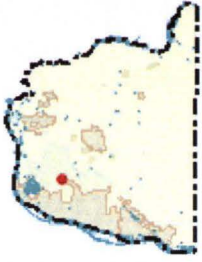
Notes:

TL:226078000

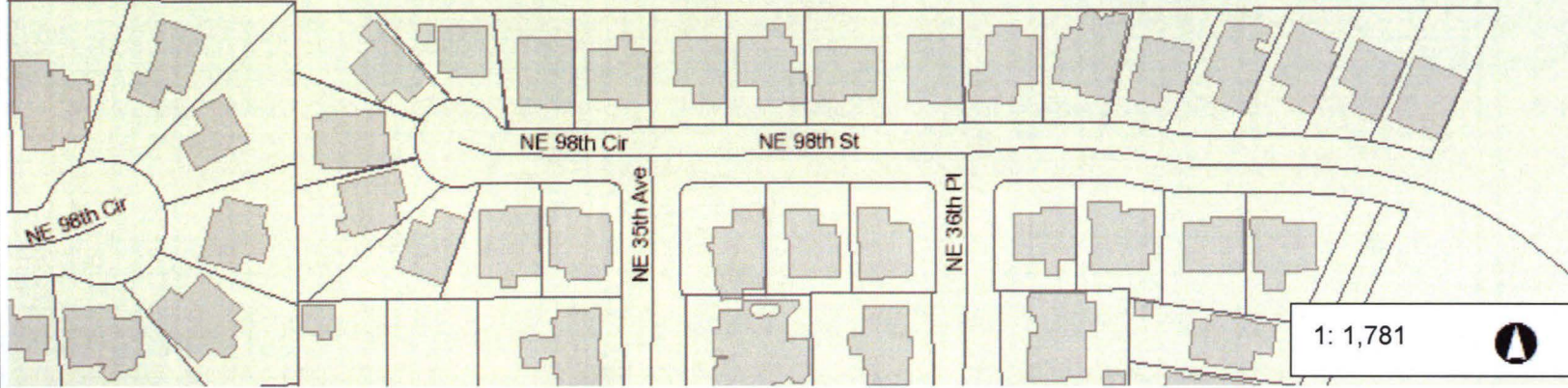


Exhibit 20

CPU#36:PF to R1-6



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries



Notes:
TL:189840000

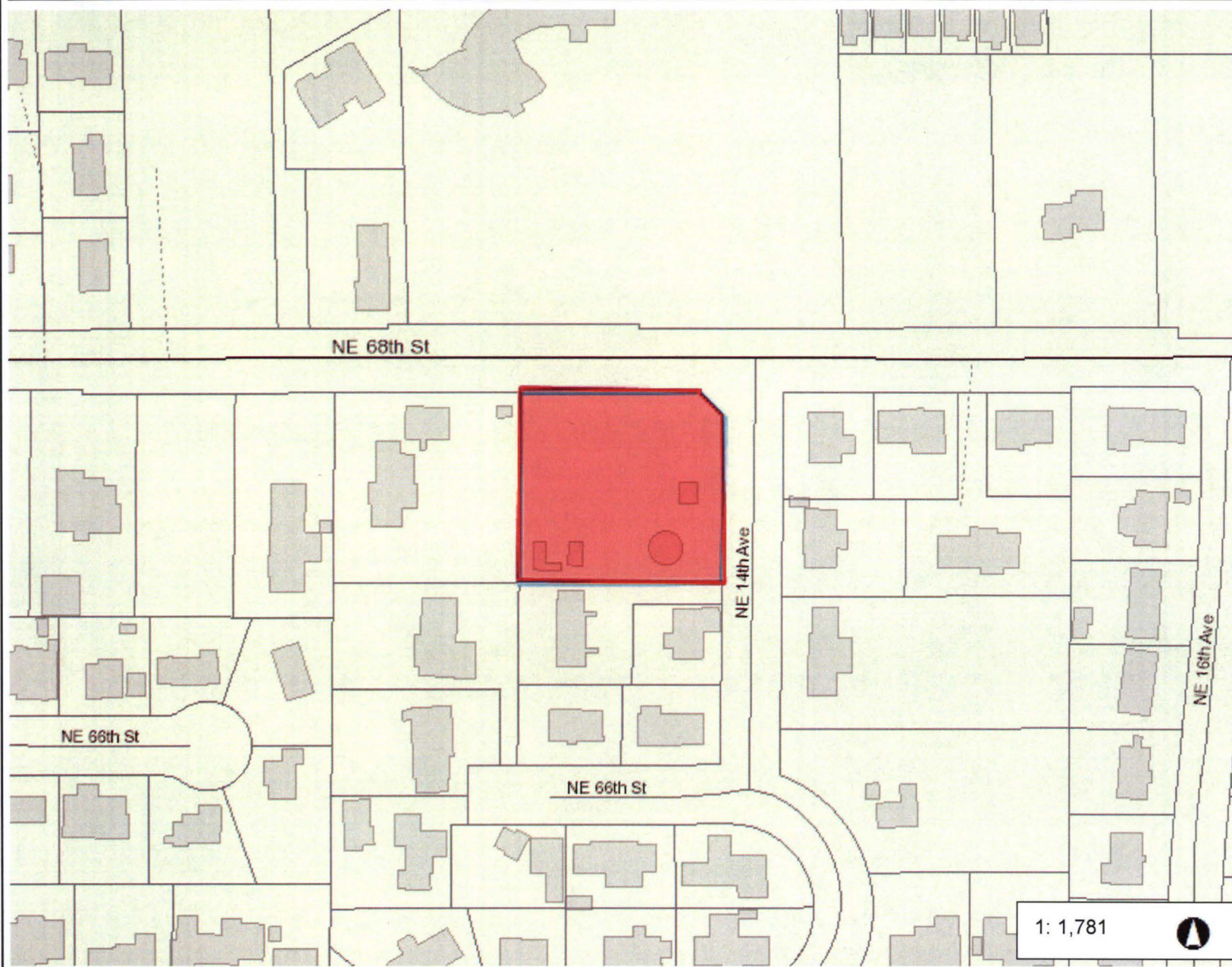
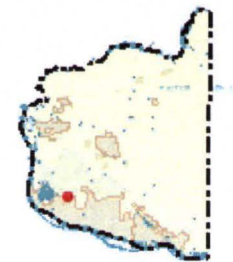
1: 1,781

296.8 0 148.39 296.8 Feet



Exhibit 22

CPU#34: PF to R1-6



Legend

-  Building Footprints
-  Taxlots
-  Cities Boundaries
-  Urban Growth Boundaries

Notes:

TL:148464000

1: 1,781

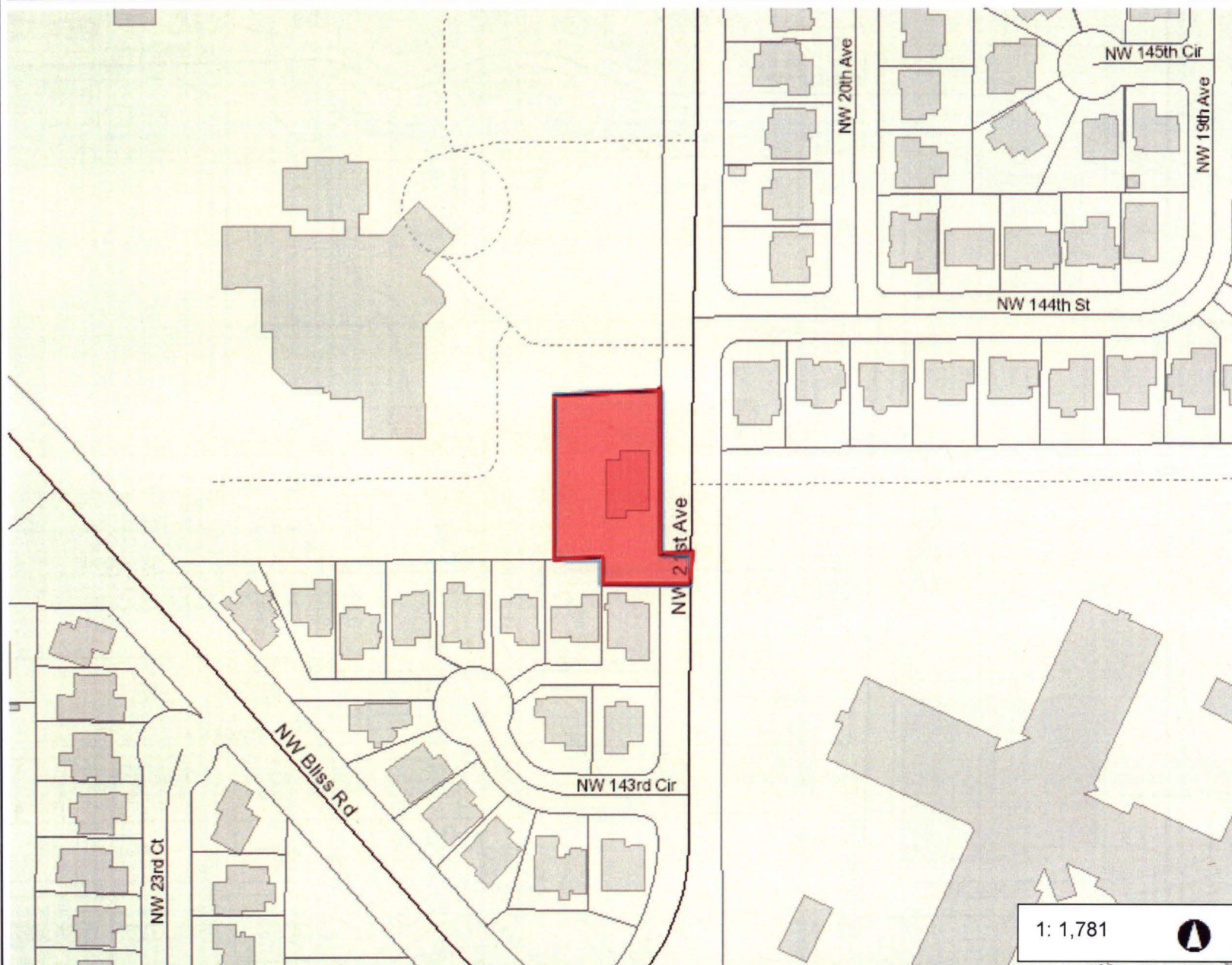
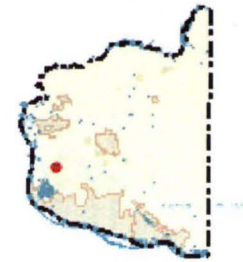


296.8 0 148.39 296.8 Feet



Exhibit 23

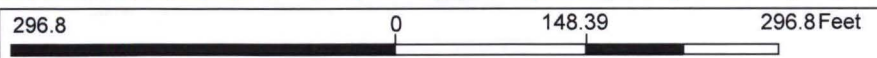
CPU#33: PF to R1-6



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
 TL:185207000

1: 1,781



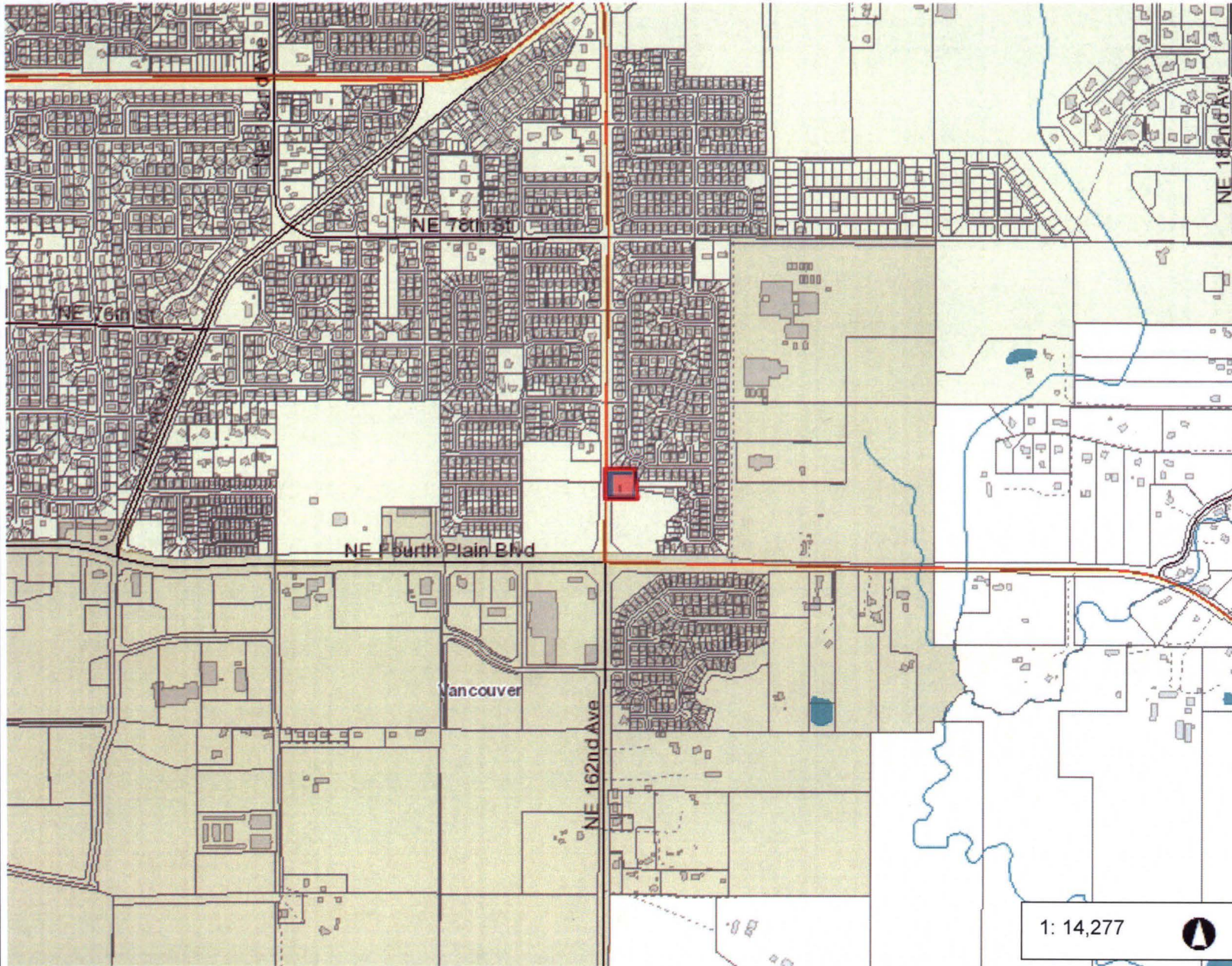
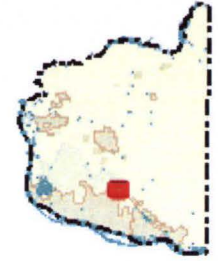
WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 28

CPU#28:PF to R1-6



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL:159165000

1: 14,277

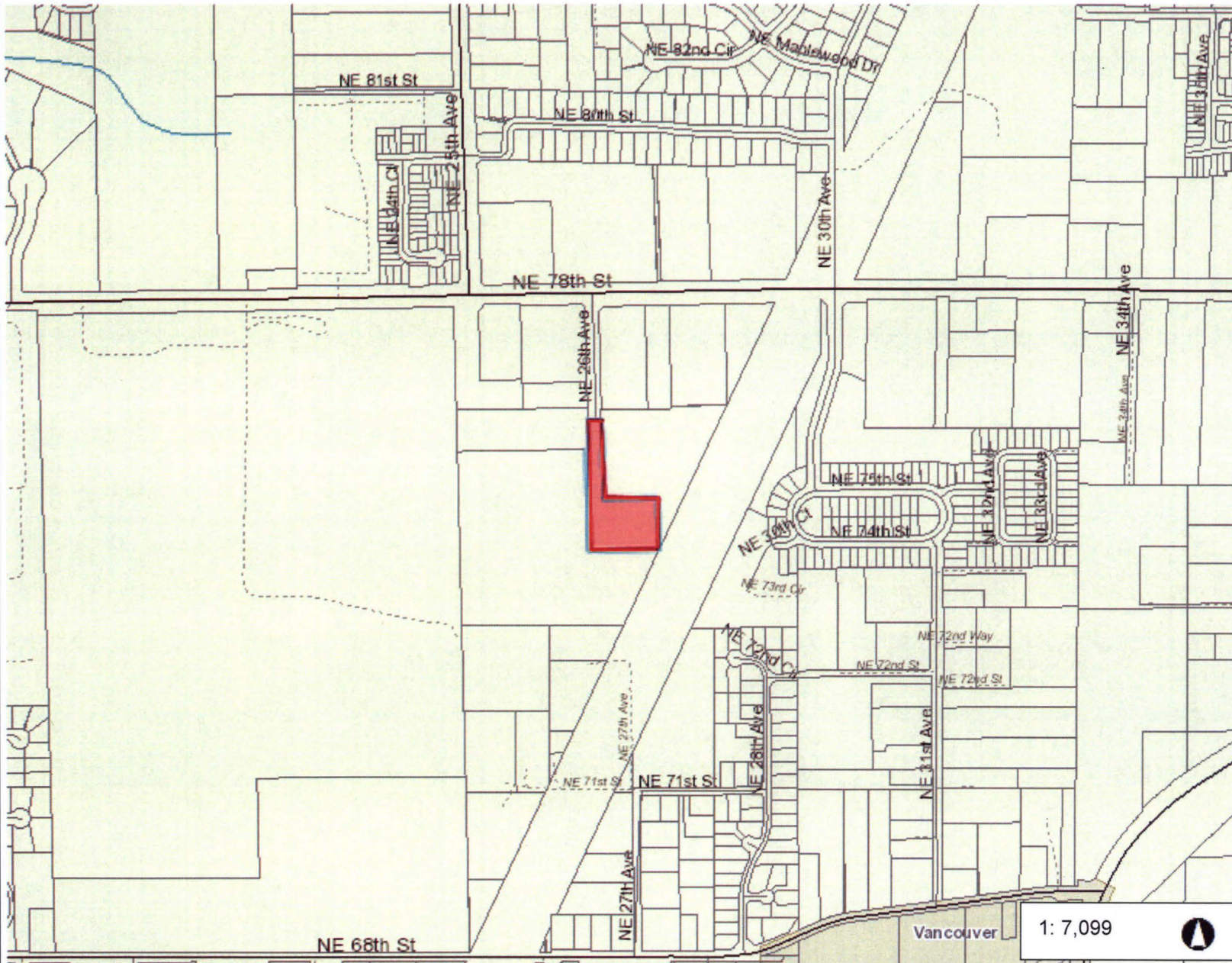
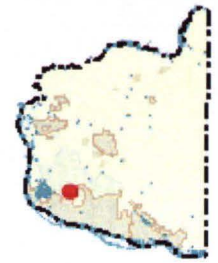


2,379.5 0 1,189.74 2,379.5 Feet



Exhibit 29

CPU#27:PF to UM-18



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

144742000

1,183.2 0 591.59 1,183.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Vancouver

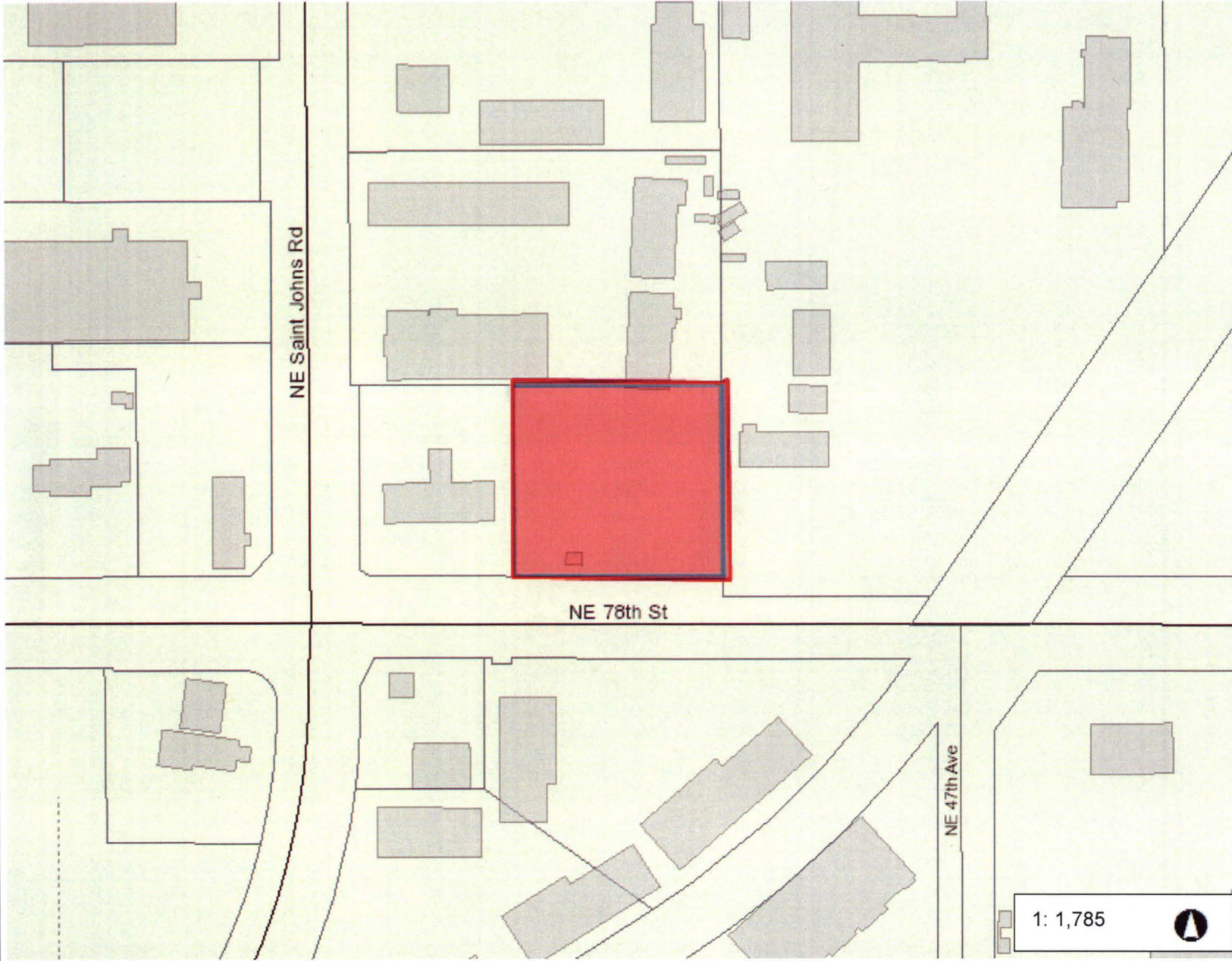
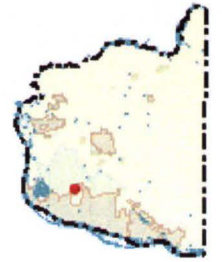
1: 7,099





Exhibit 30

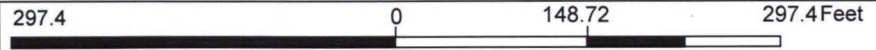
CPU#26: PF to IL



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
TL: 144291000

1: 1,785



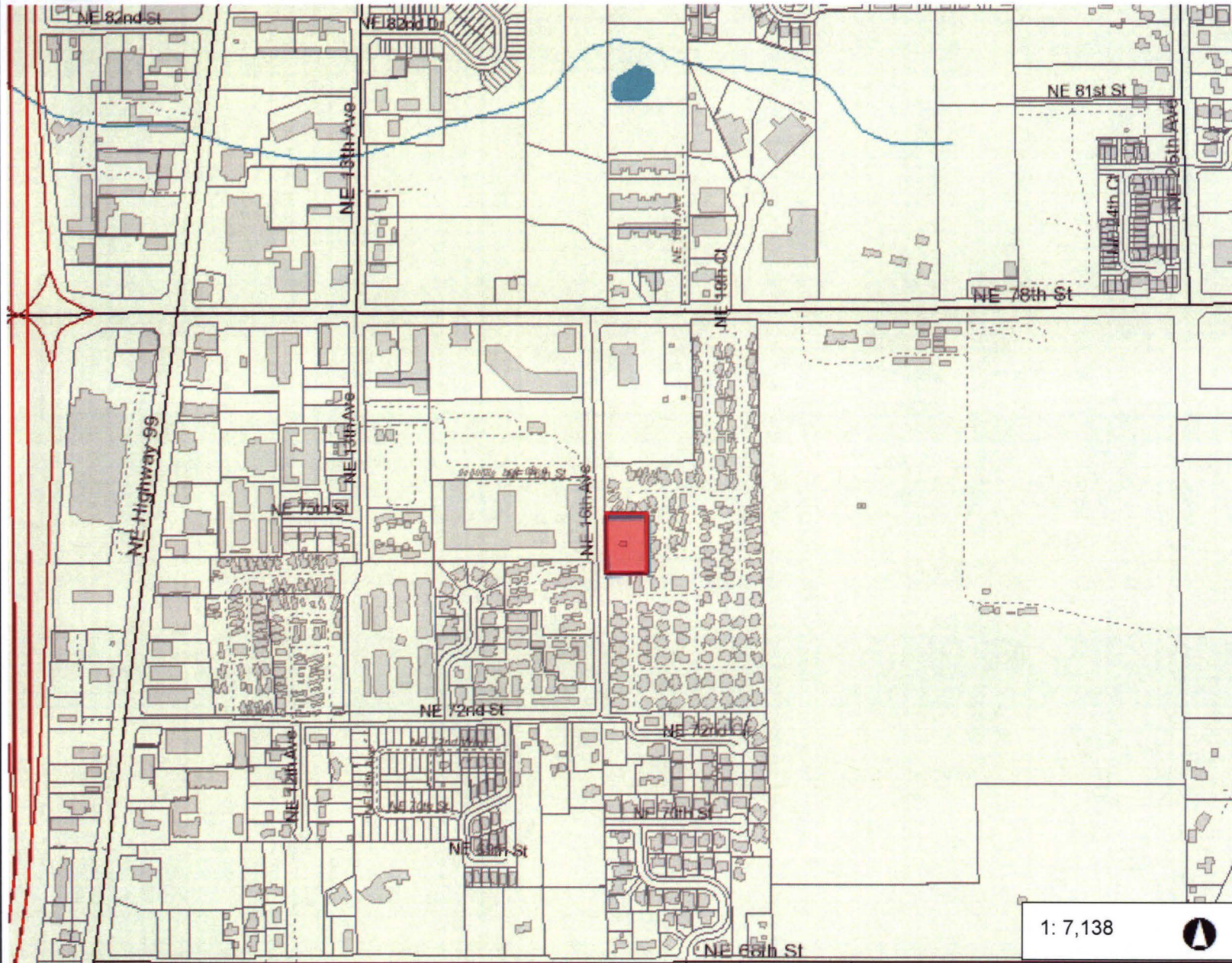
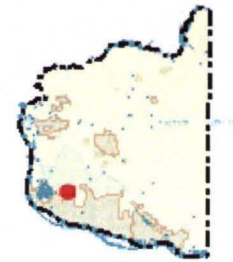
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA - GIS - <http://gis.clark.wa.gov>

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Exhibit 31

CPU#25: PF to R-30



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
 TL:148164000

1: 7,138

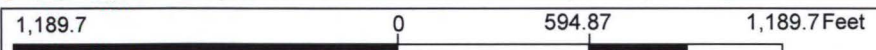
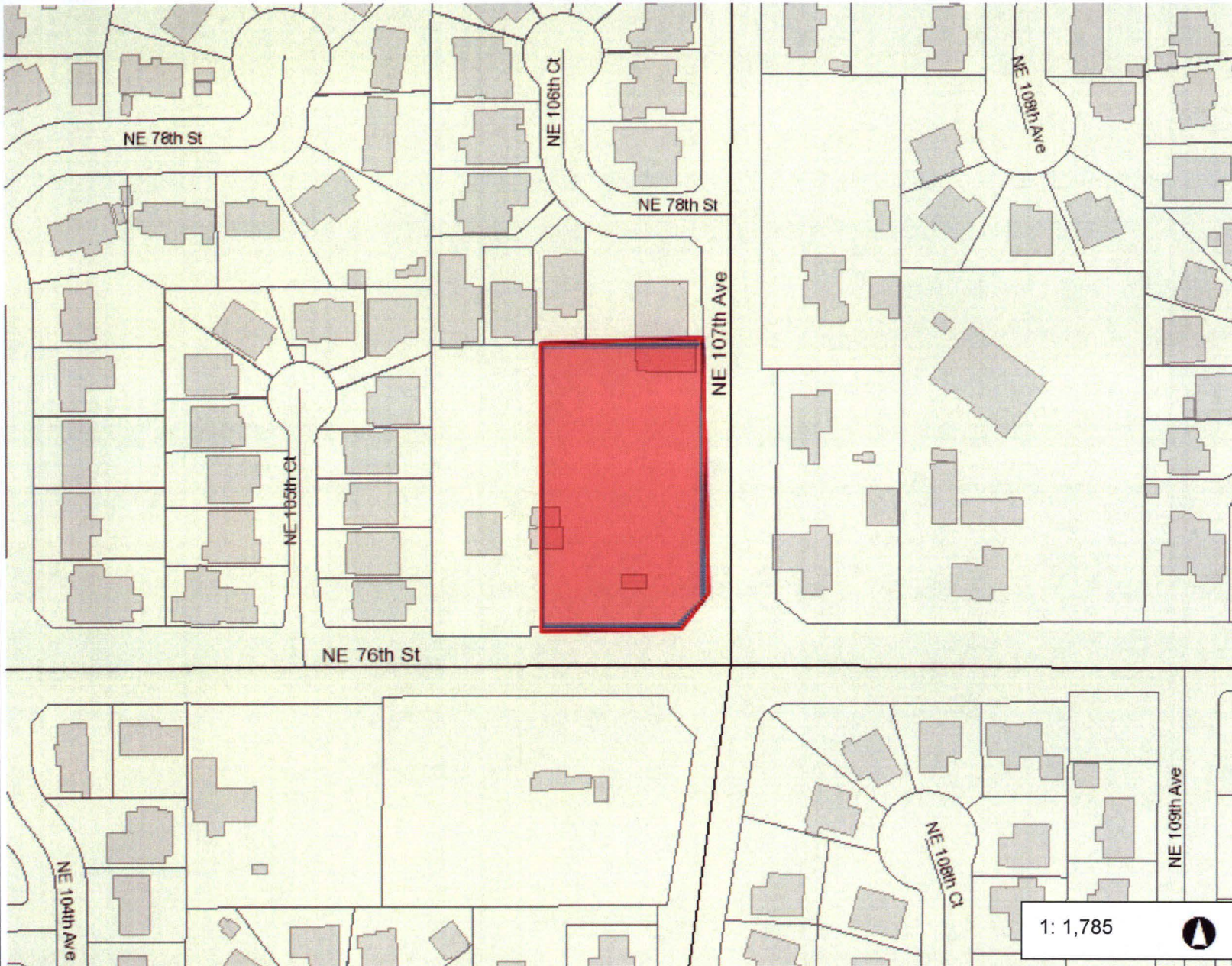
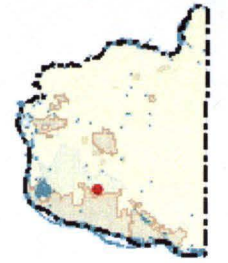




Exhibit 32

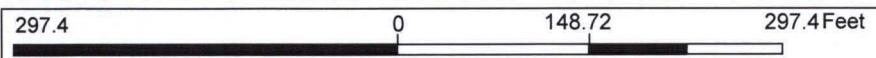
CPU#24: PF to R1-7.5



- Legend
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
 TL: 104356000

1: 1,785



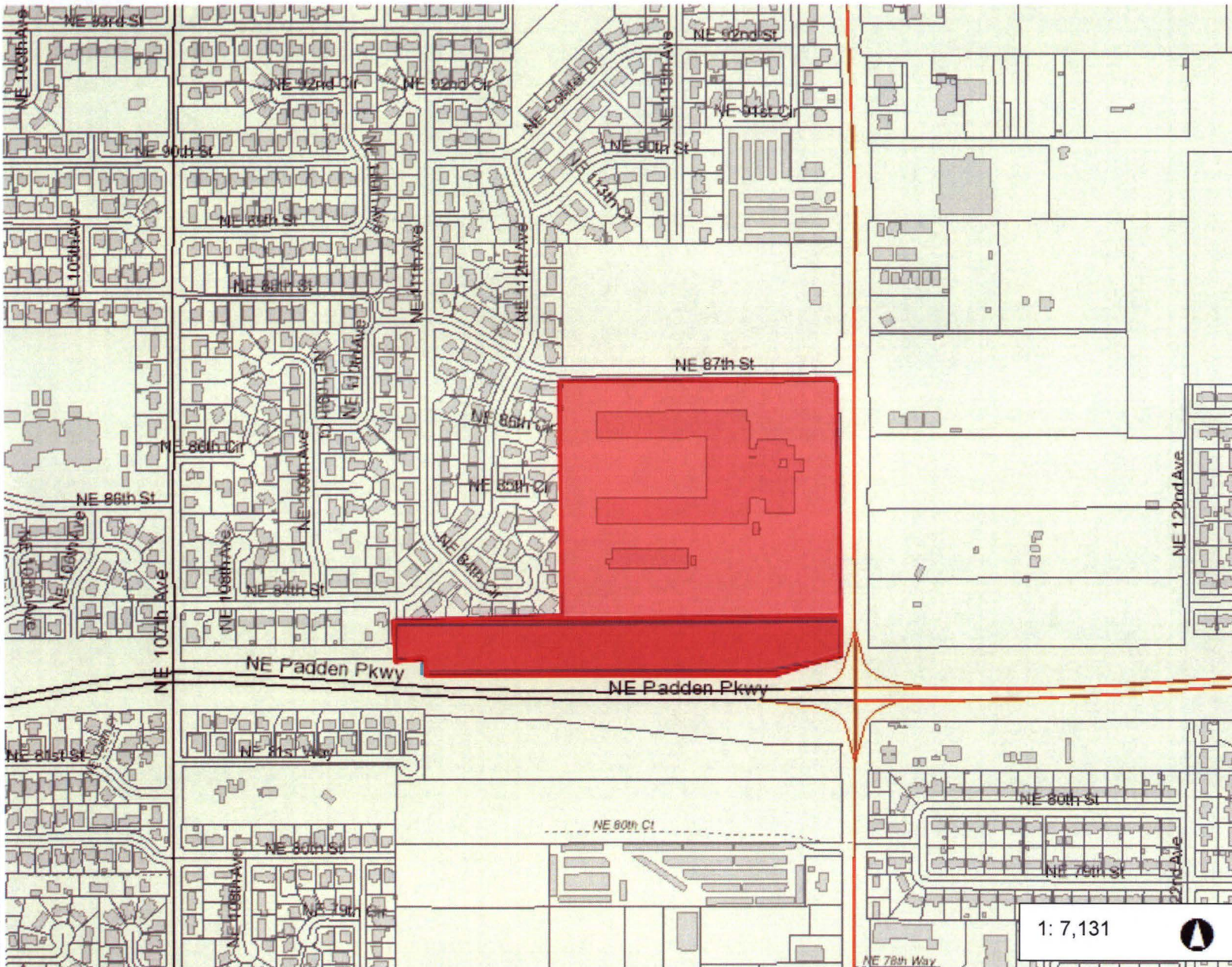
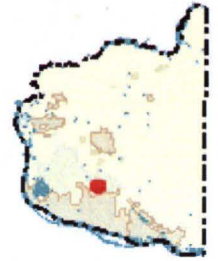
WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 33

CPU#23: PF to IL



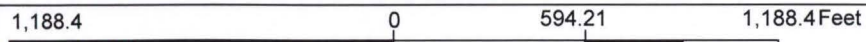
Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL: 155126000 & 155118000

1: 7,131



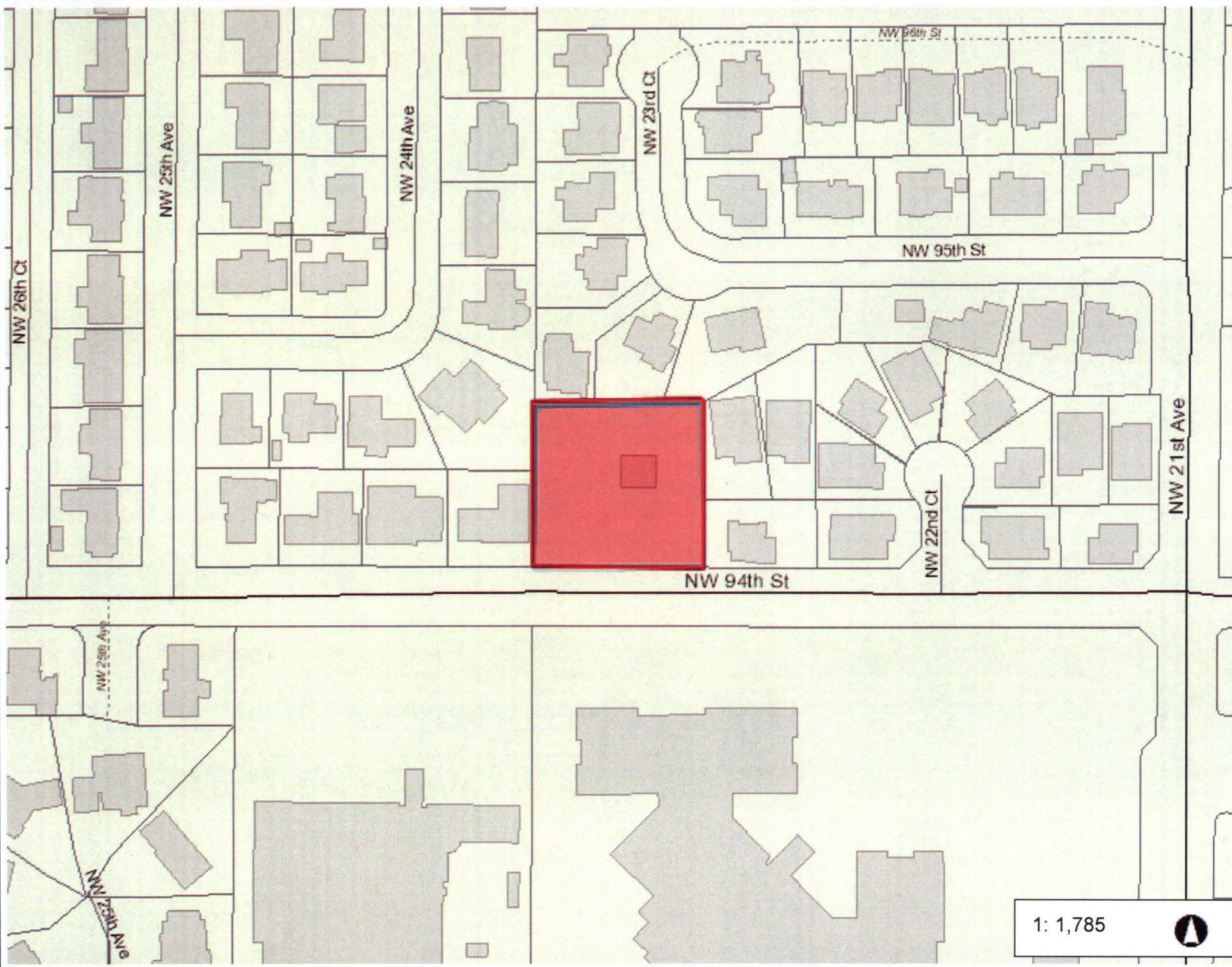
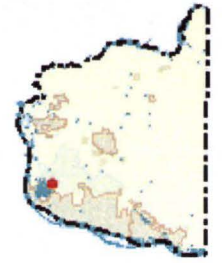
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 34

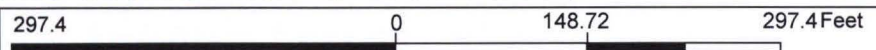
CPU#22: PF to R1-7.5



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
TL:146239000

1: 1,785



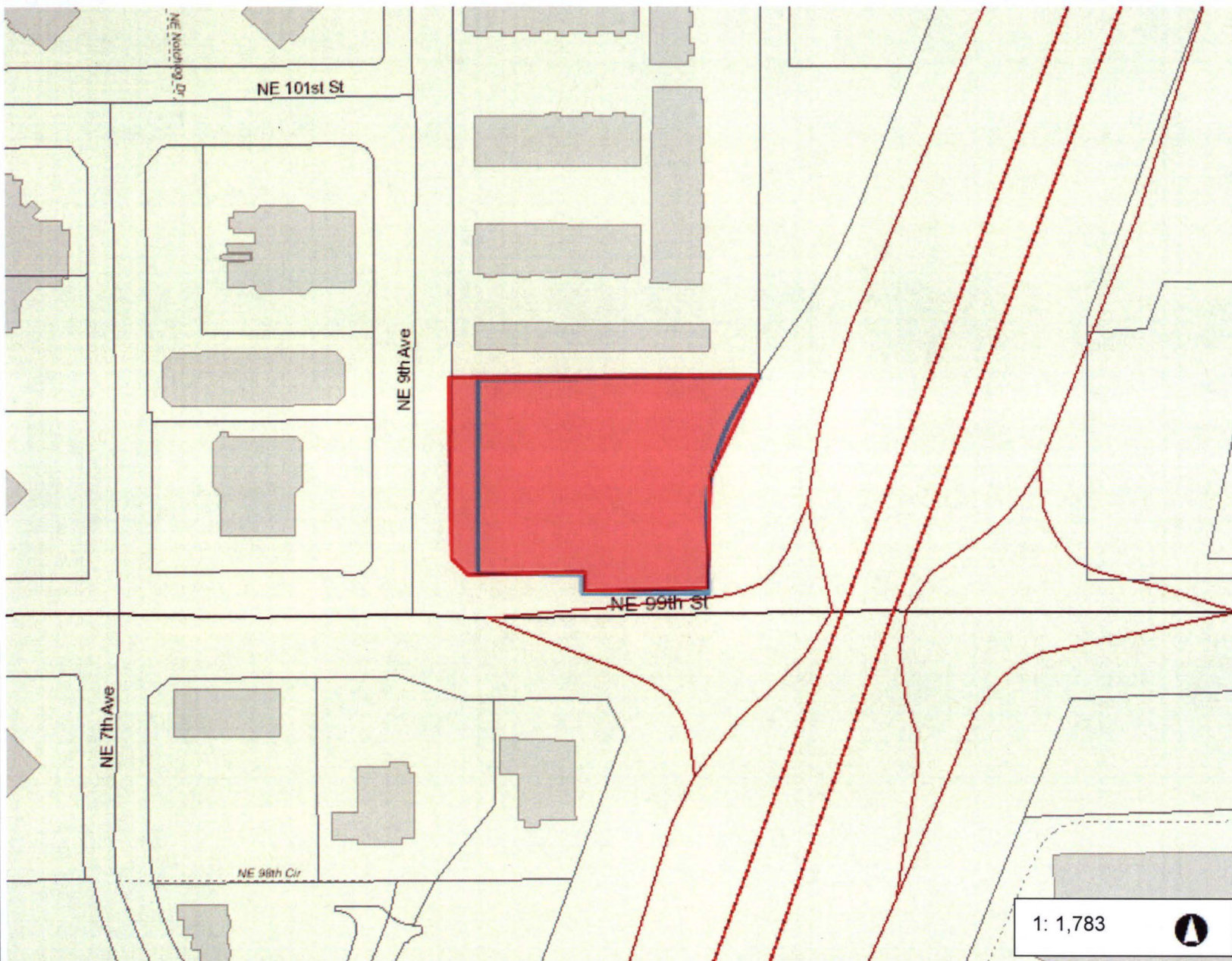
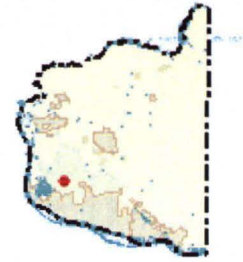
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 35

CPU#21: PF to R-30



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL: 189249000 & 189386000

1: 1,783



297.1 0 148.55 297.1 Feet

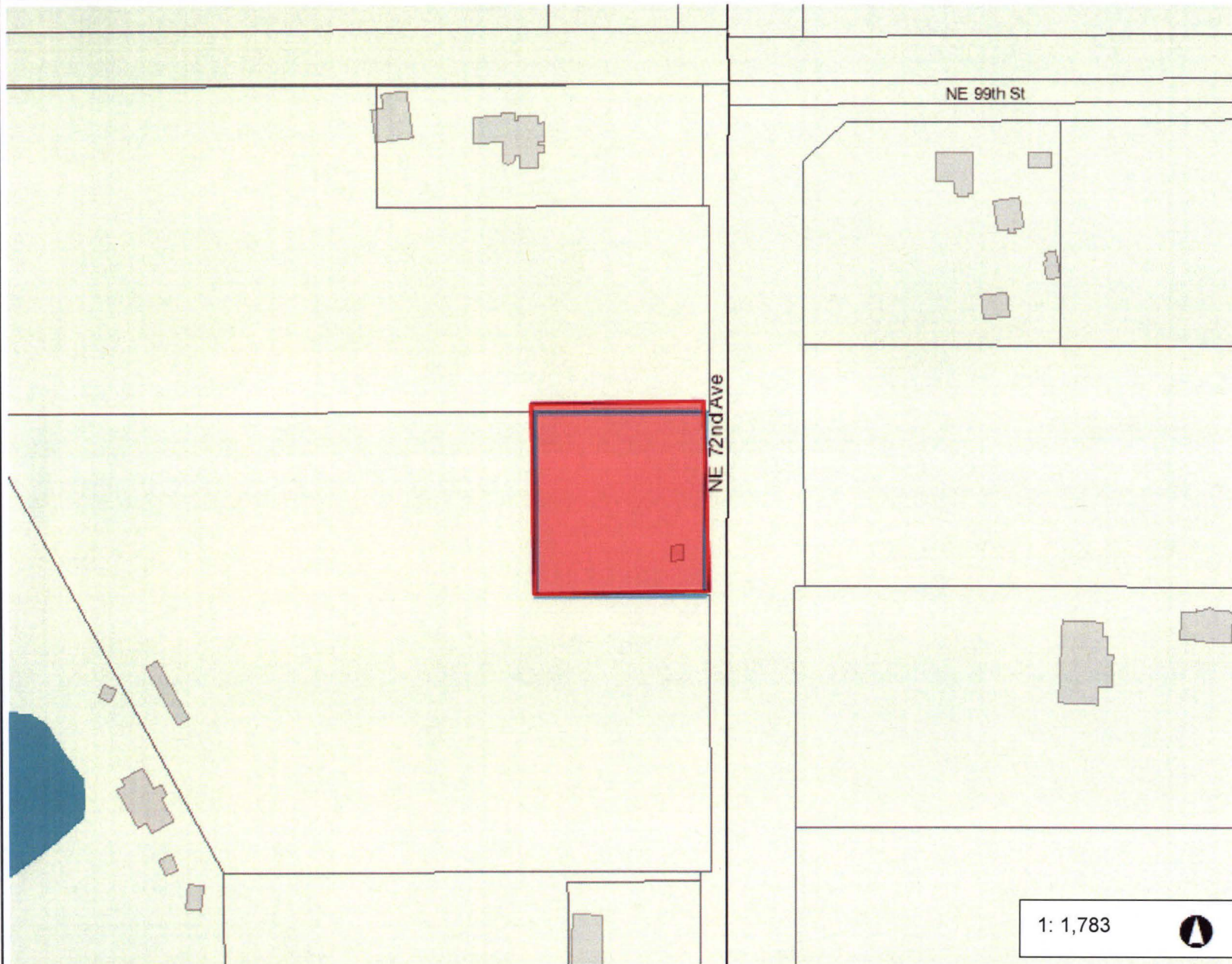
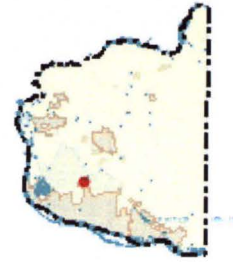
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 36

CPU#20: PF to IL



Legend

-  Building Footprints
-  Taxlots
-  Cities Boundaries
-  Urban Growth Boundaries

Notes:

TL: 156238000

1: 1,783



297.1 0 148.55 297.1 Feet

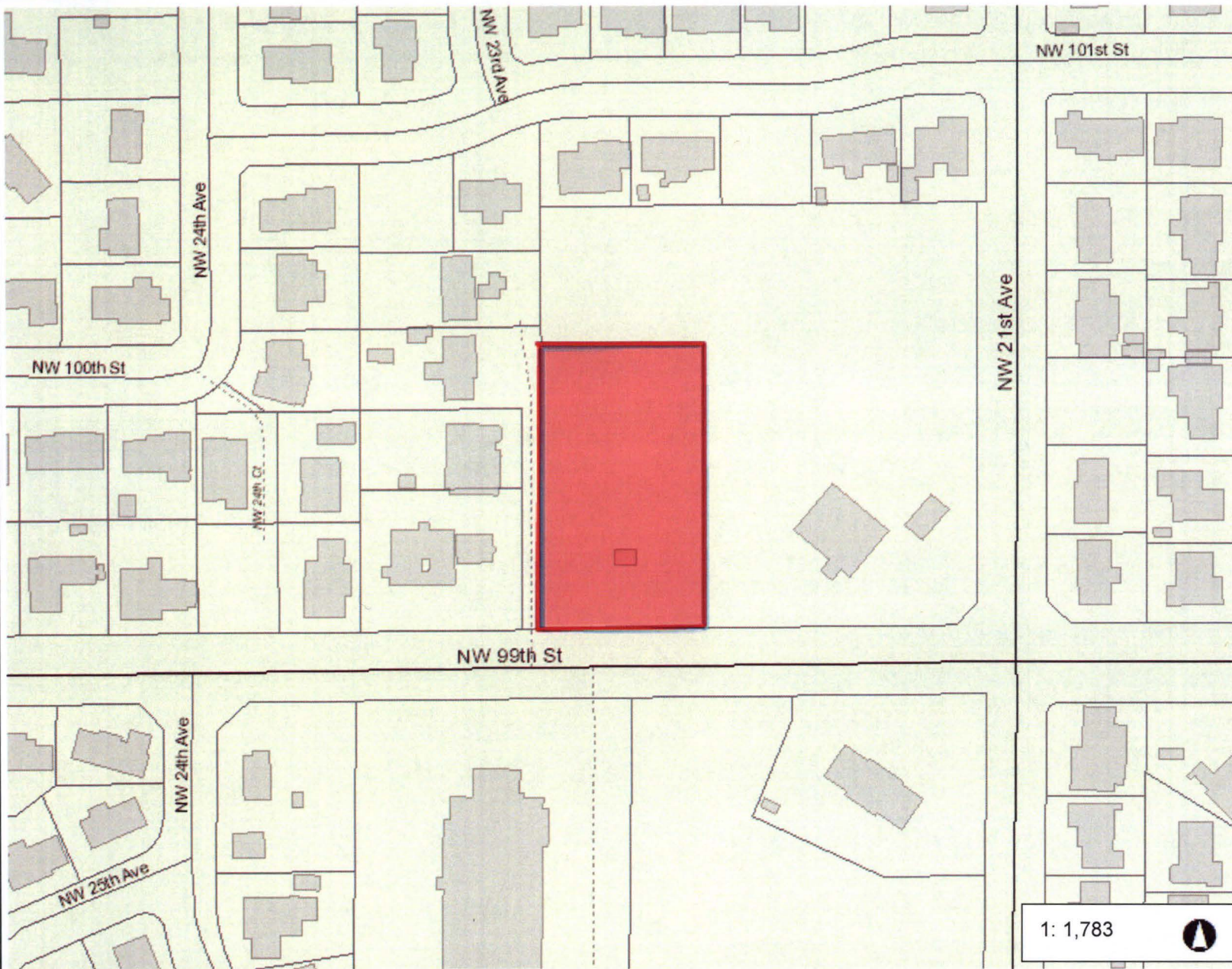
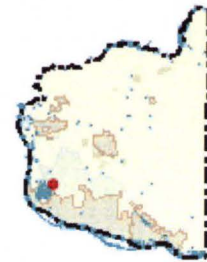
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 37

CPU#19: PF to R1-7.5



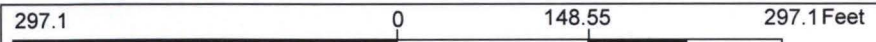
Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL: 189189000

1: 1,783



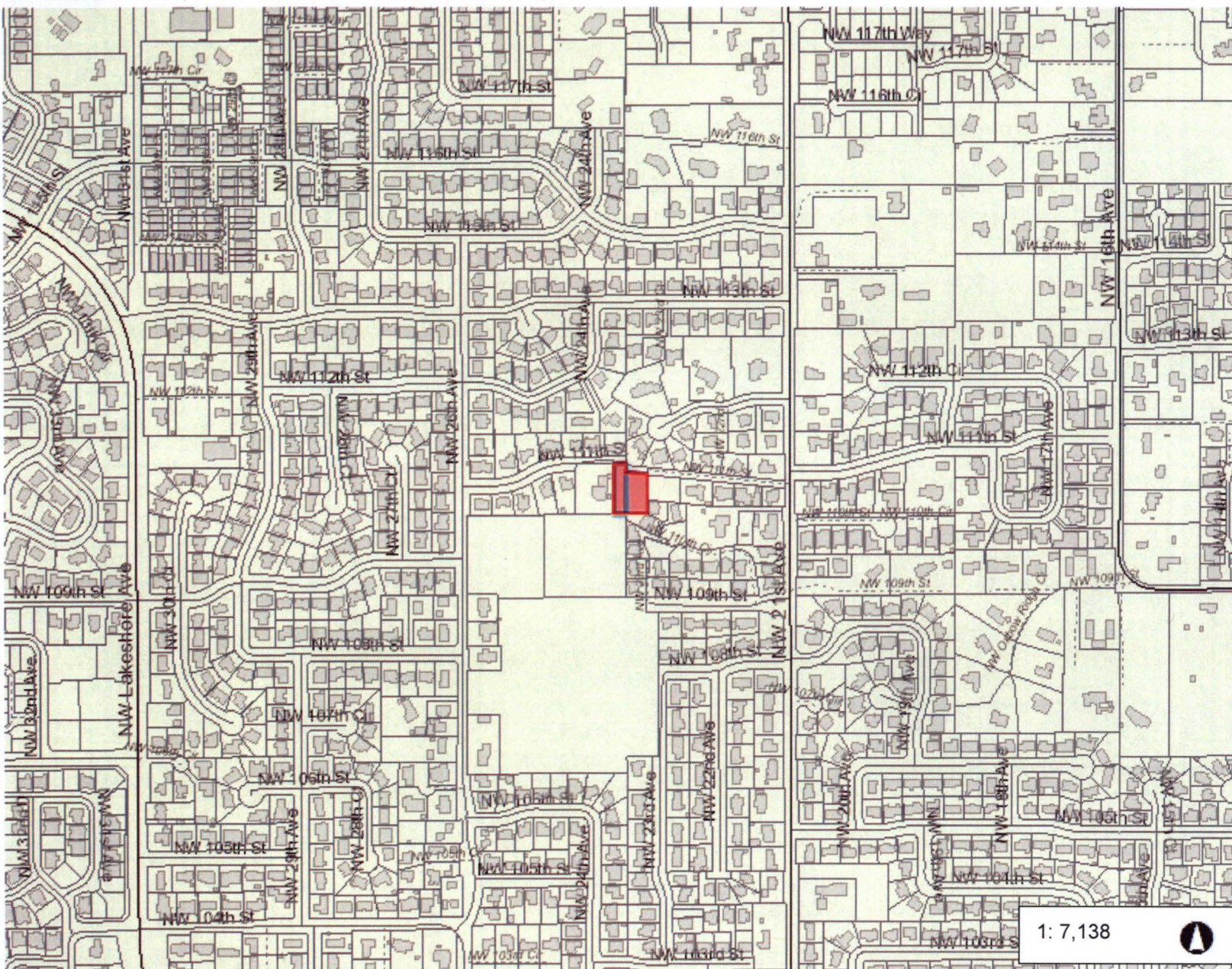
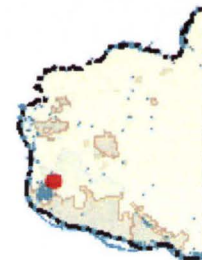
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 38

CPU#18:PF to R1-7.5



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL:189054000 & 189027000

1: 7,138



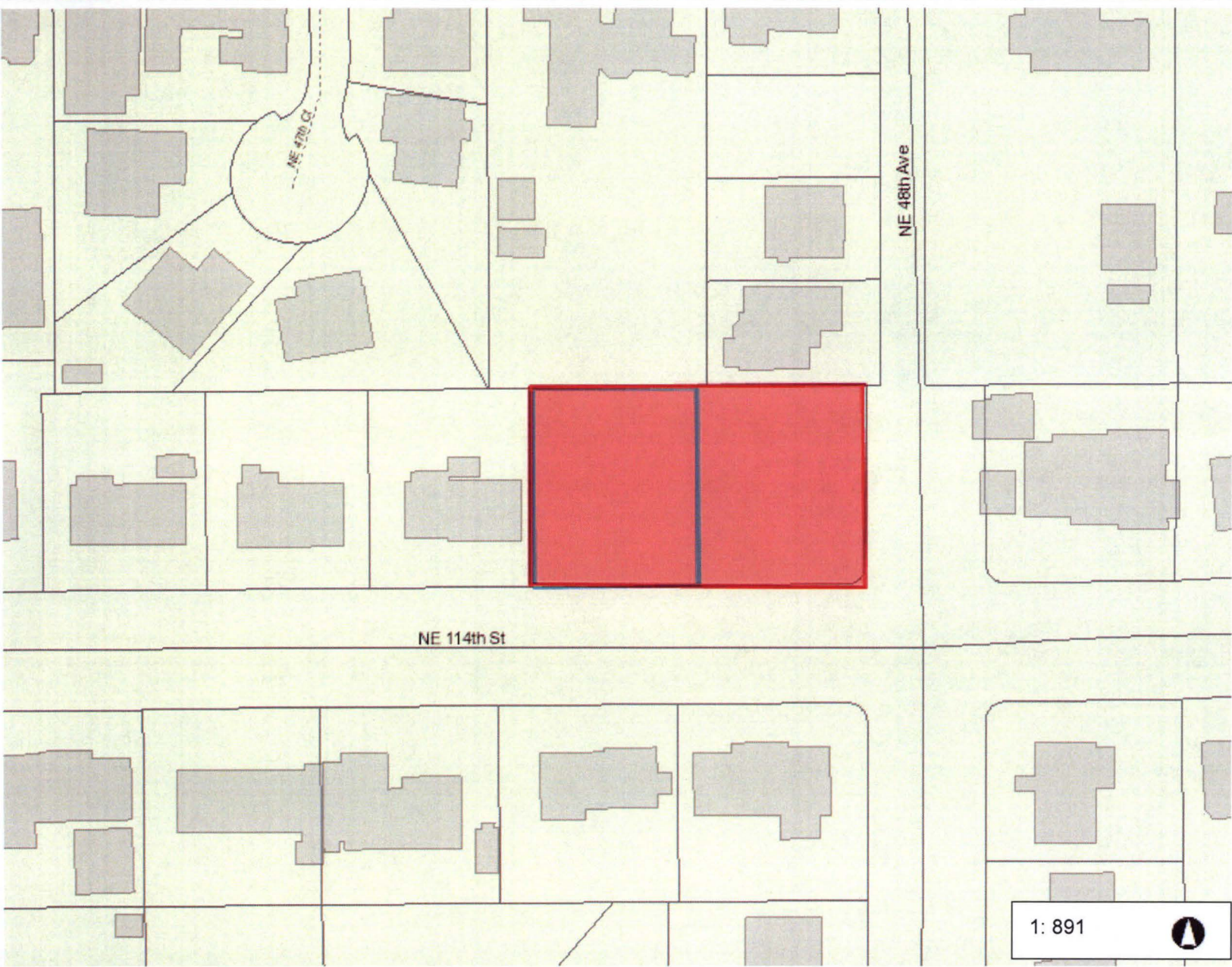
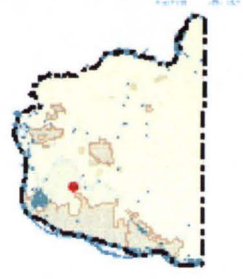
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 39

CPU#17: PF to R1-6



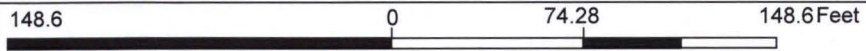
Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL: 118257308 & 118257306

1: 891



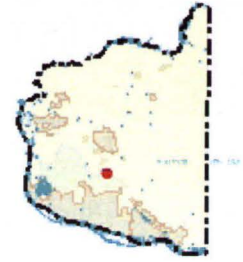
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 40

CPU#16: PF to IL



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL: 198122000 to

1: 1,783



297.1 0 148.55 297.1 Feet

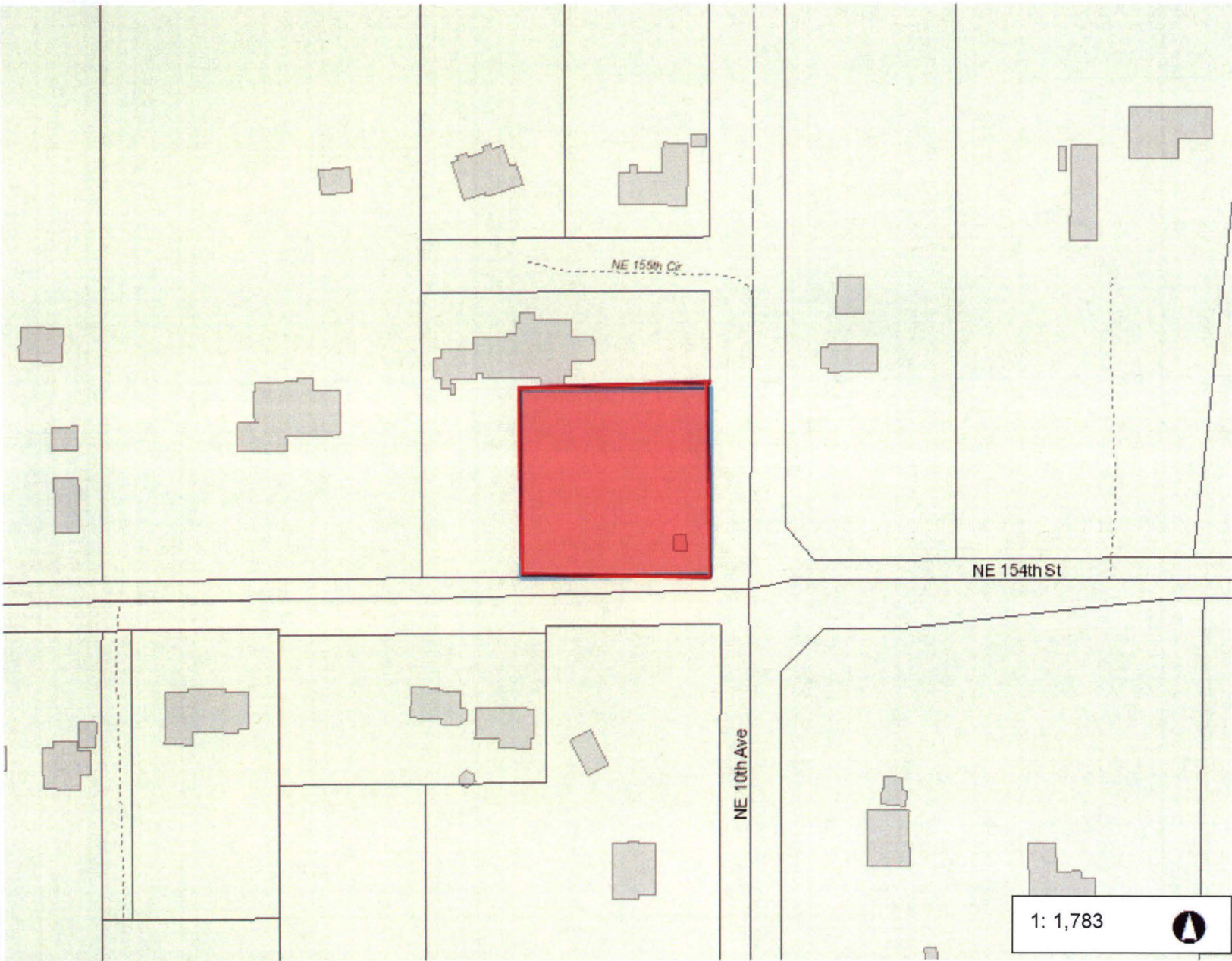
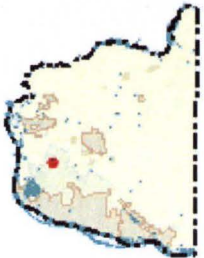
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 41

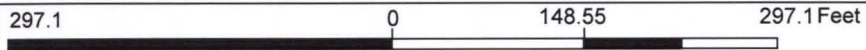
CPU#15: PF to IL



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
 TL: 185464000

1: 1,783



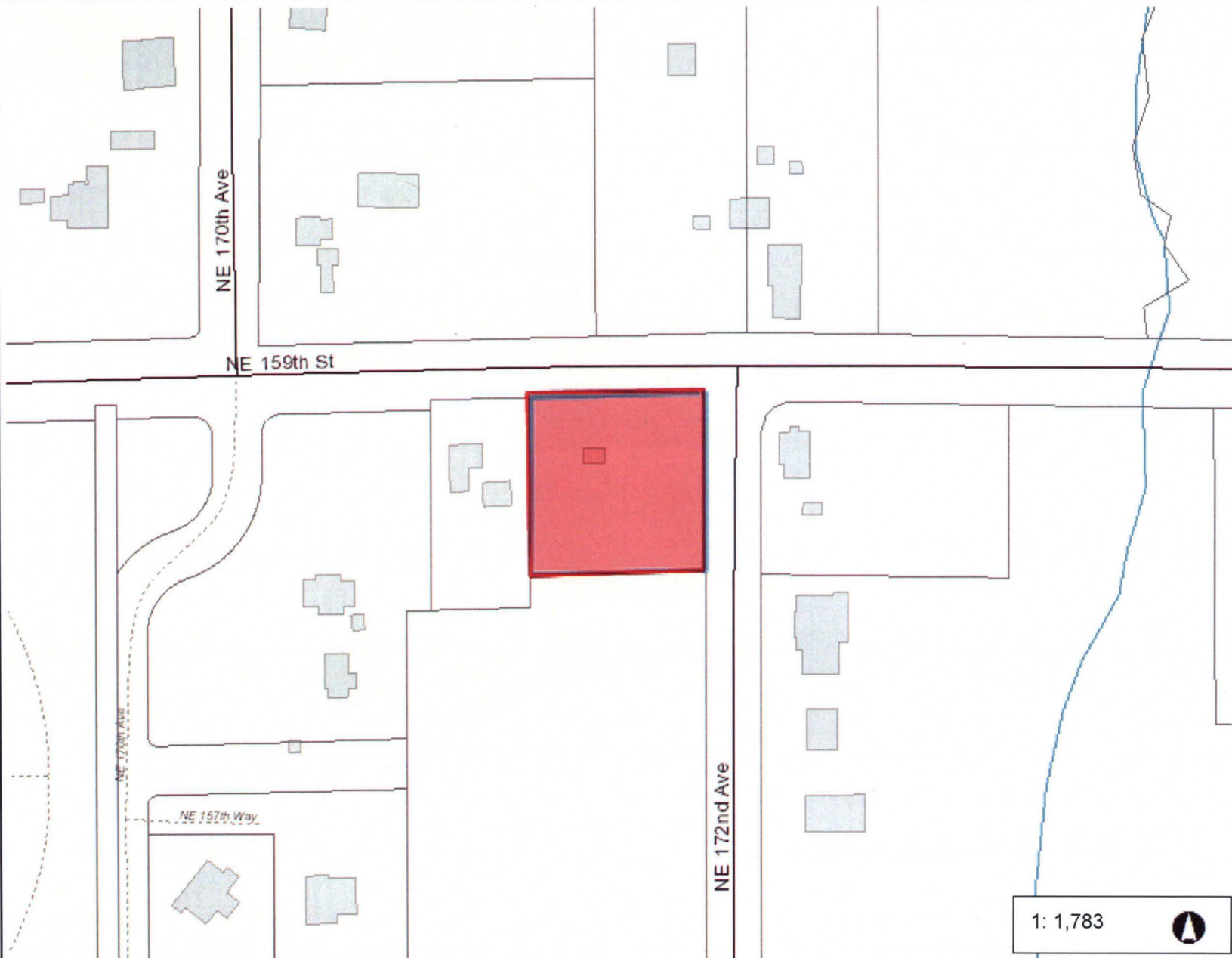
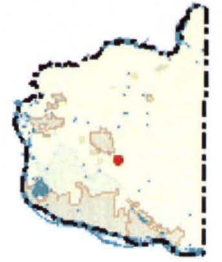
WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 42

CPU#14: PF to R-5



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
TL: 197453000

1: 1,783

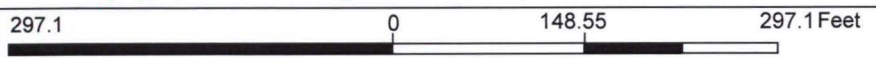
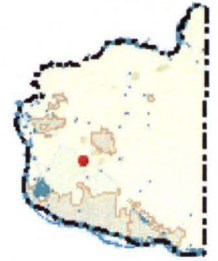




Exhibit 43

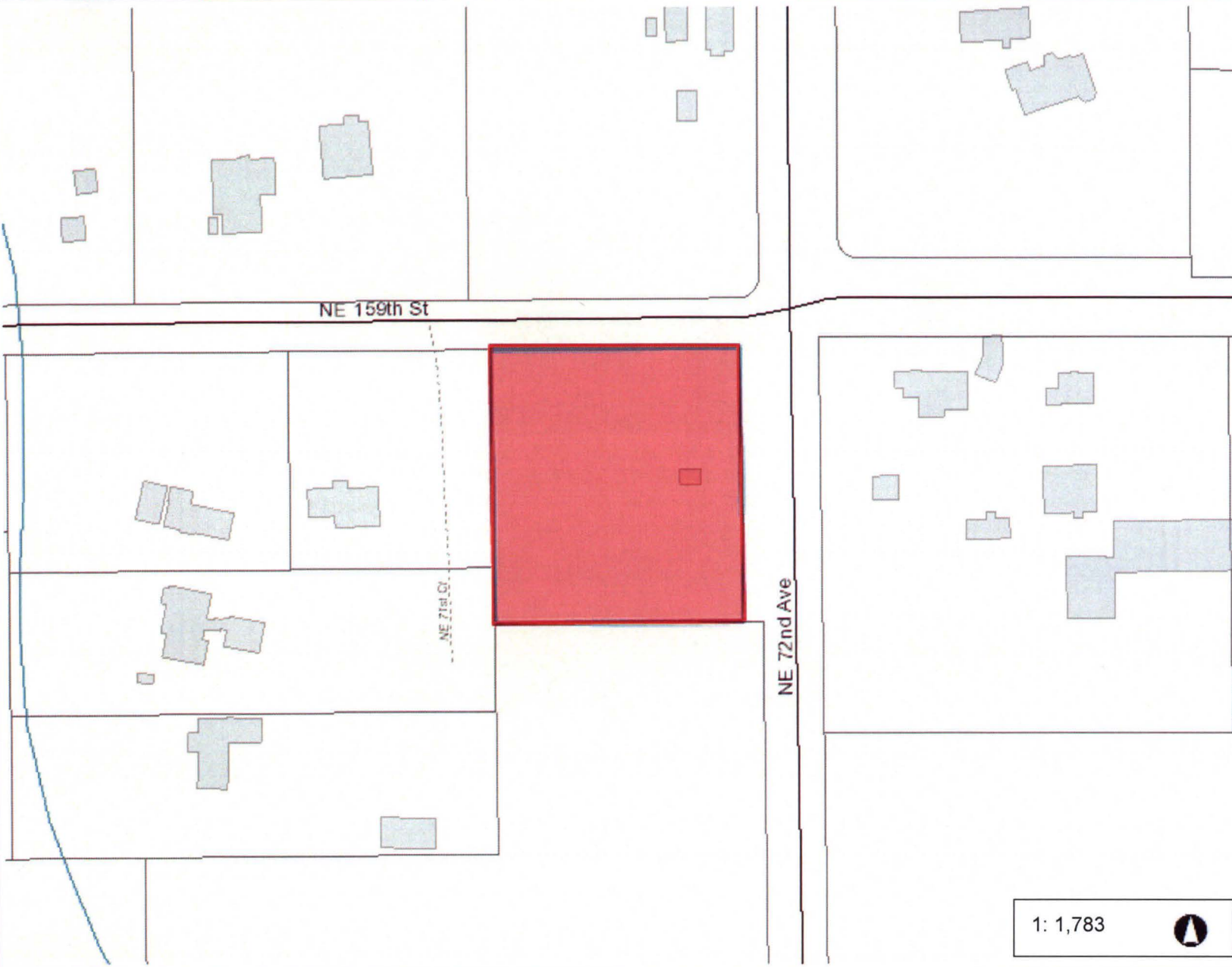
CPU#13: PF to UR-10

UR-10 is now an overlay. The base zone should be R-5. PF to R-5



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries



Notes:

TL:196286000

1: 1,783

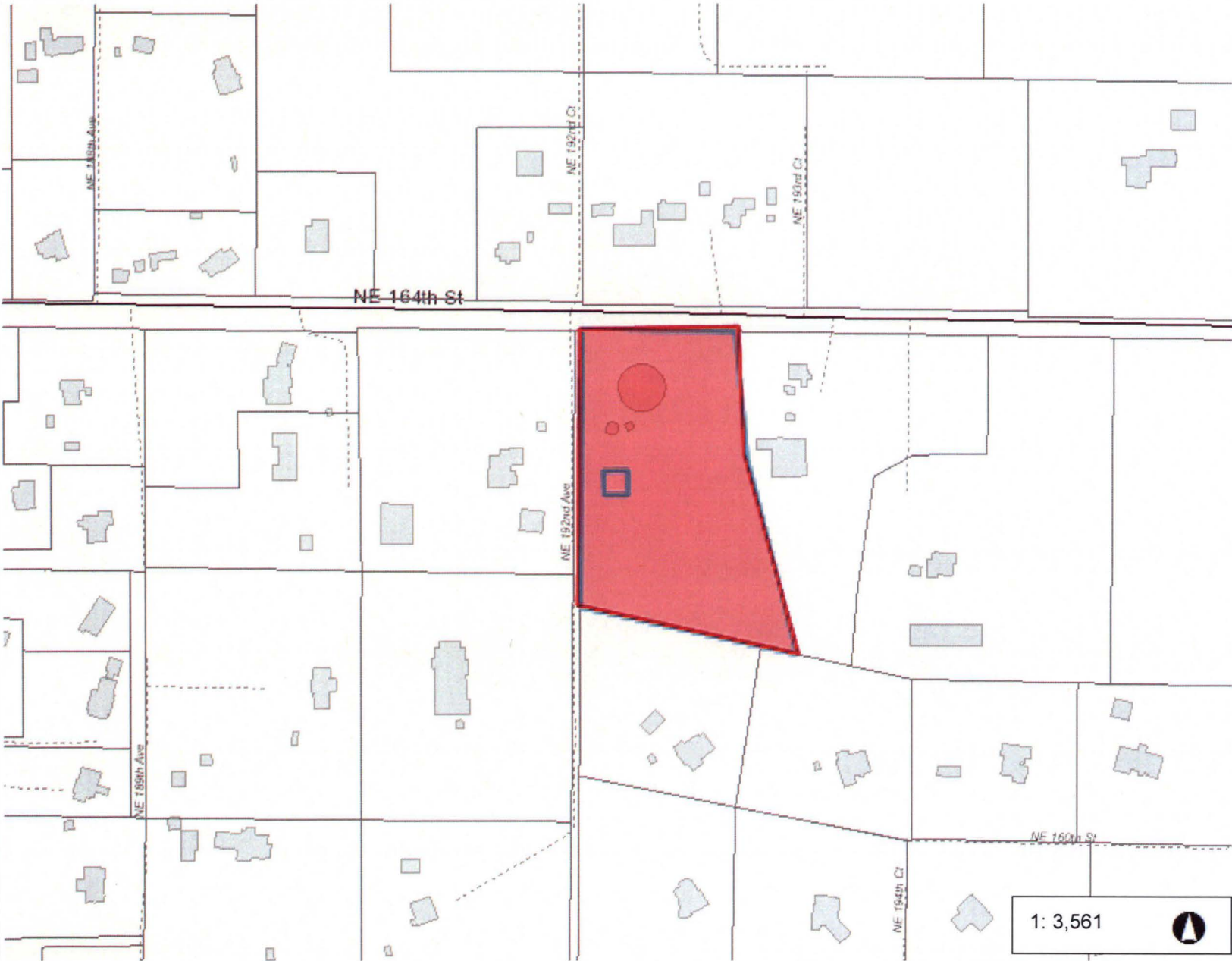
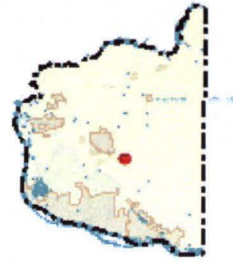


297.1 0 148.55 297.1 Feet



Exhibit 44

CPU#12: PF to R-5



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

204041000 & 204018000

1: 3,561



593.6 0 296.78 593.6 Feet

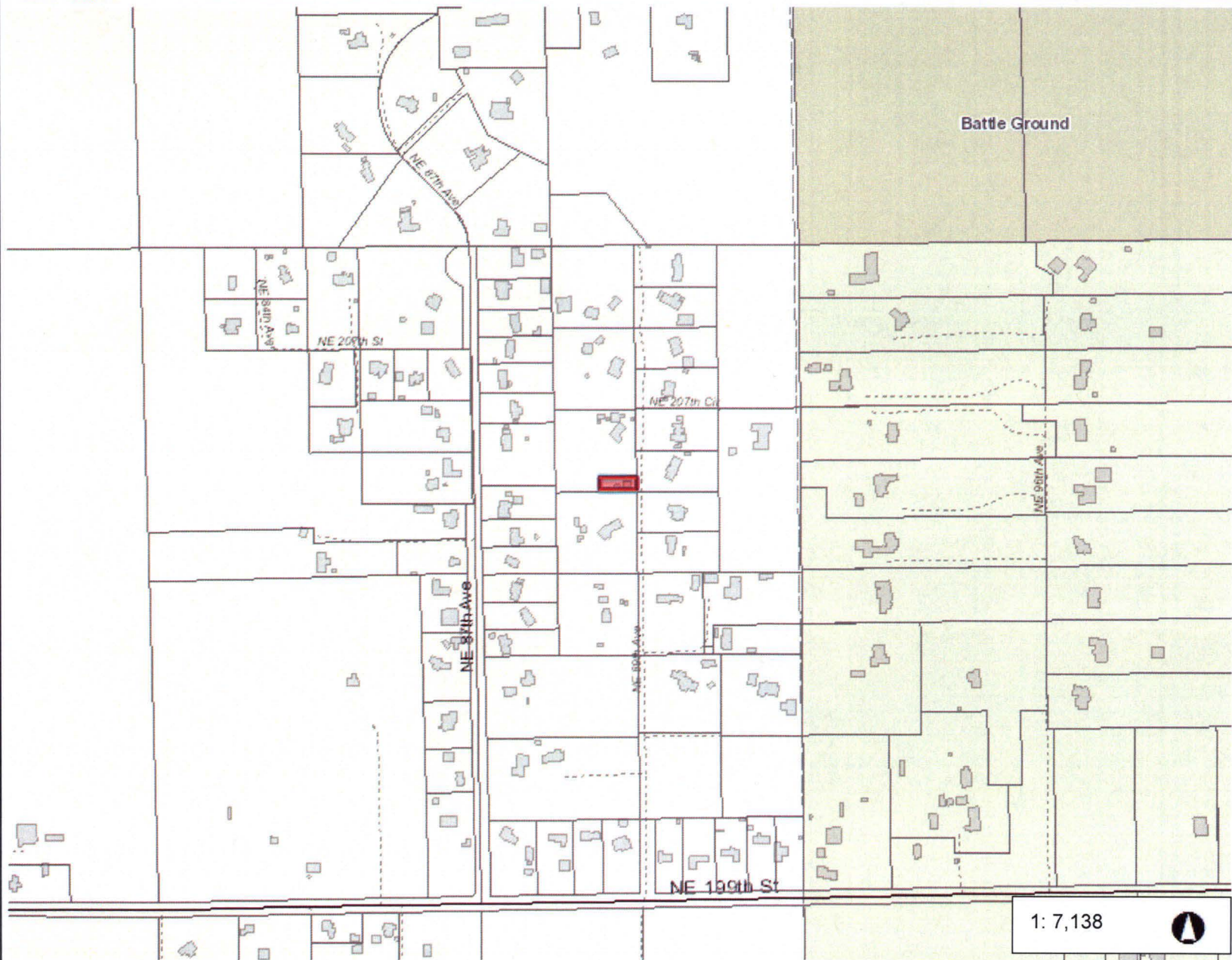
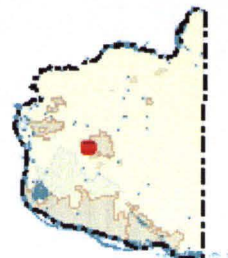
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 45

CPU#11: PF to R-5



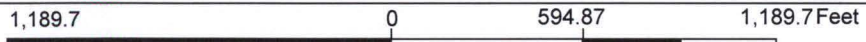
Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL:192906000

1: 7,138



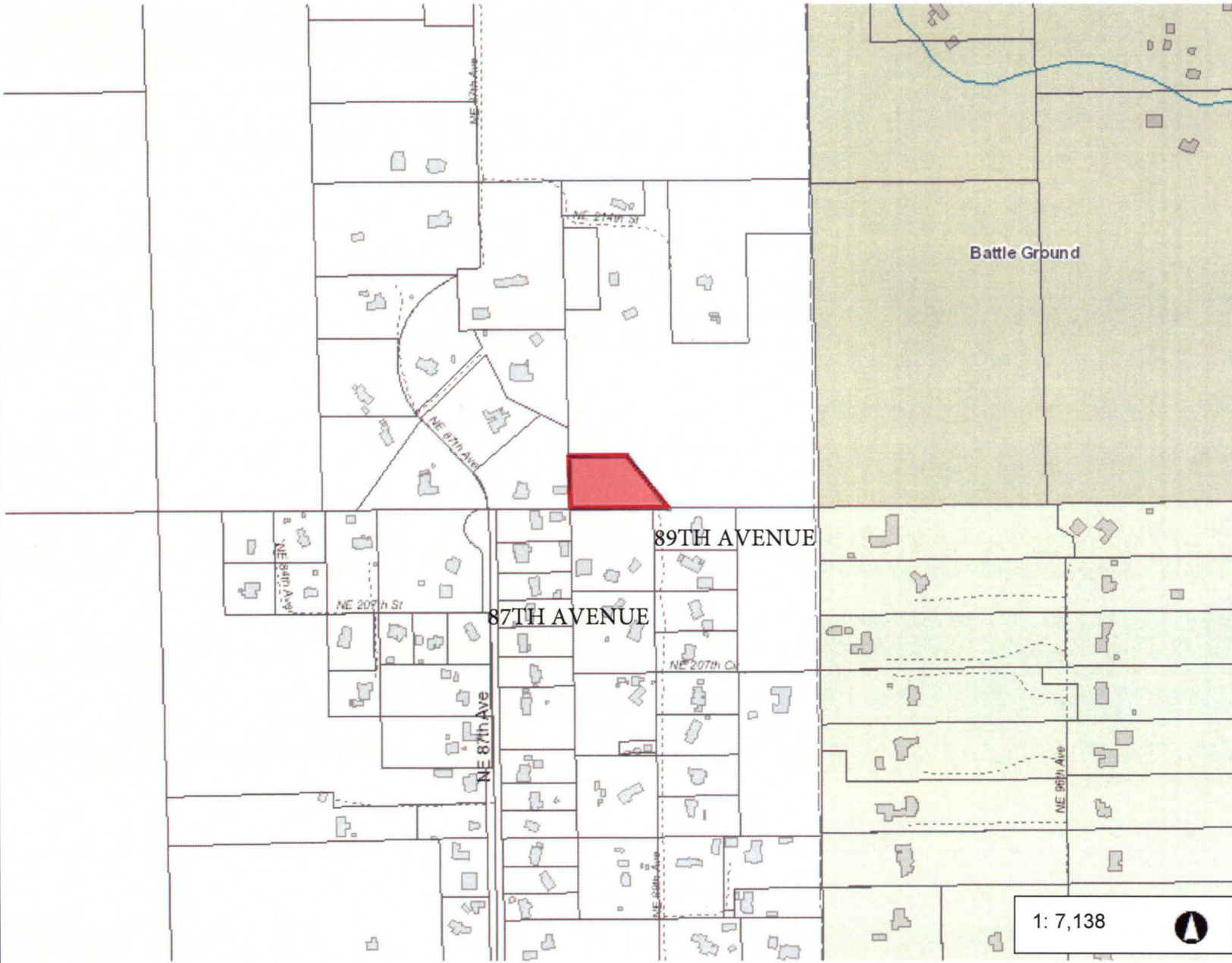
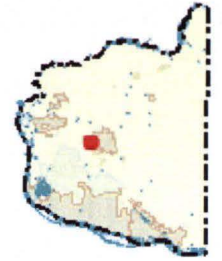
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 46

CPU#10: PF to R-10



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL:192930000

1: 7,138

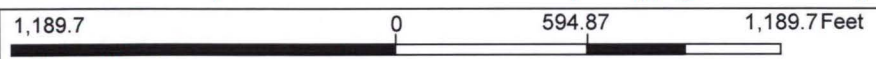
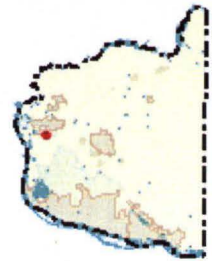




Exhibit 47

CPU#9: PF to R1-7.5



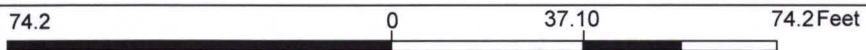
Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL: 216457000

1: 445



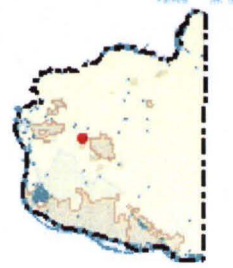
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 48

CP#8: PF to R-5



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries



NE 239th St

NE 72nd Ave

1: 1,781



296.8 0 148.39 296.8 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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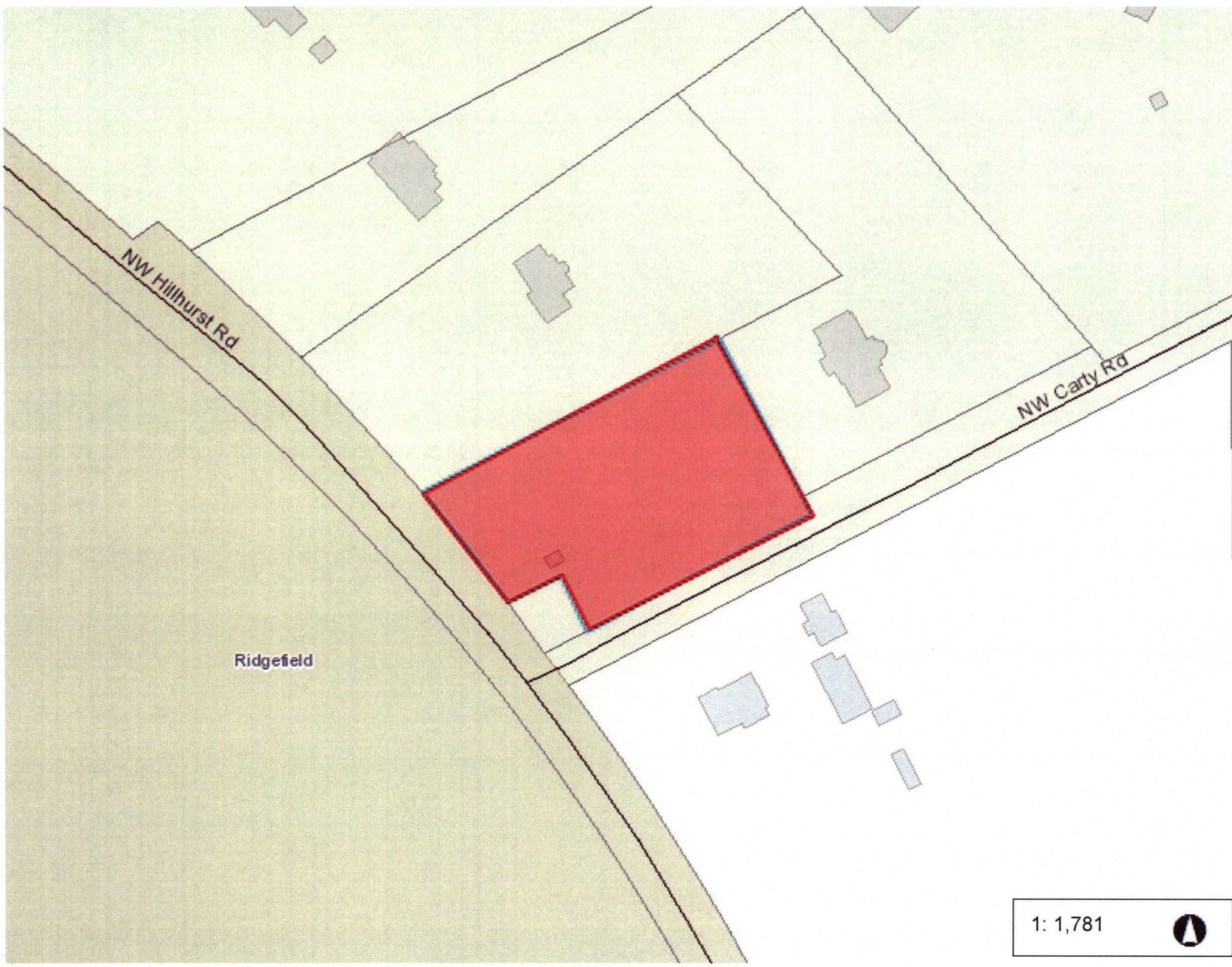
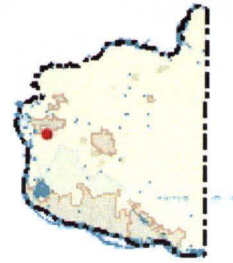
Notes:

TL: 121226000



Exhibit 49

CP#7: PF to R1-7.5



Legend

-  Building Footprints
-  Taxlots
-  Cities Boundaries
-  Urban Growth Boundaries

Notes:

TL: 216472000

1: 1,781

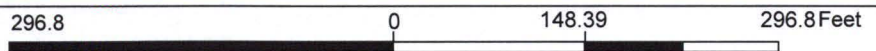
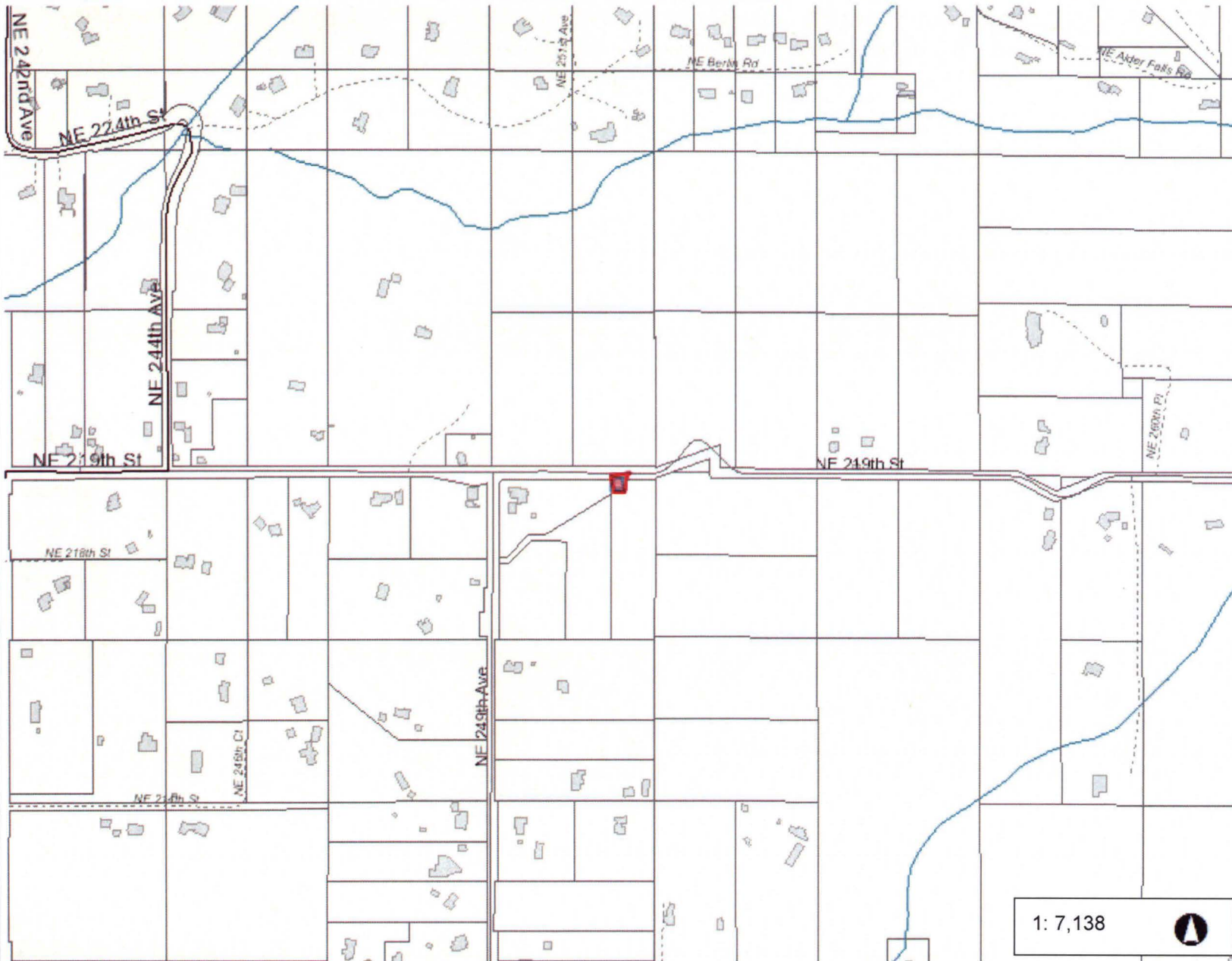
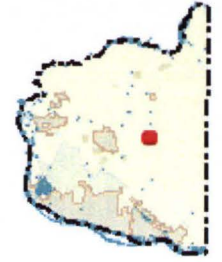




Exhibit 50

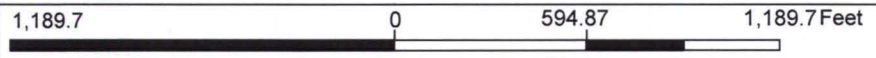
CPU#6: PF to R-5



- Legend
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
TL:120301000

1: 7,138



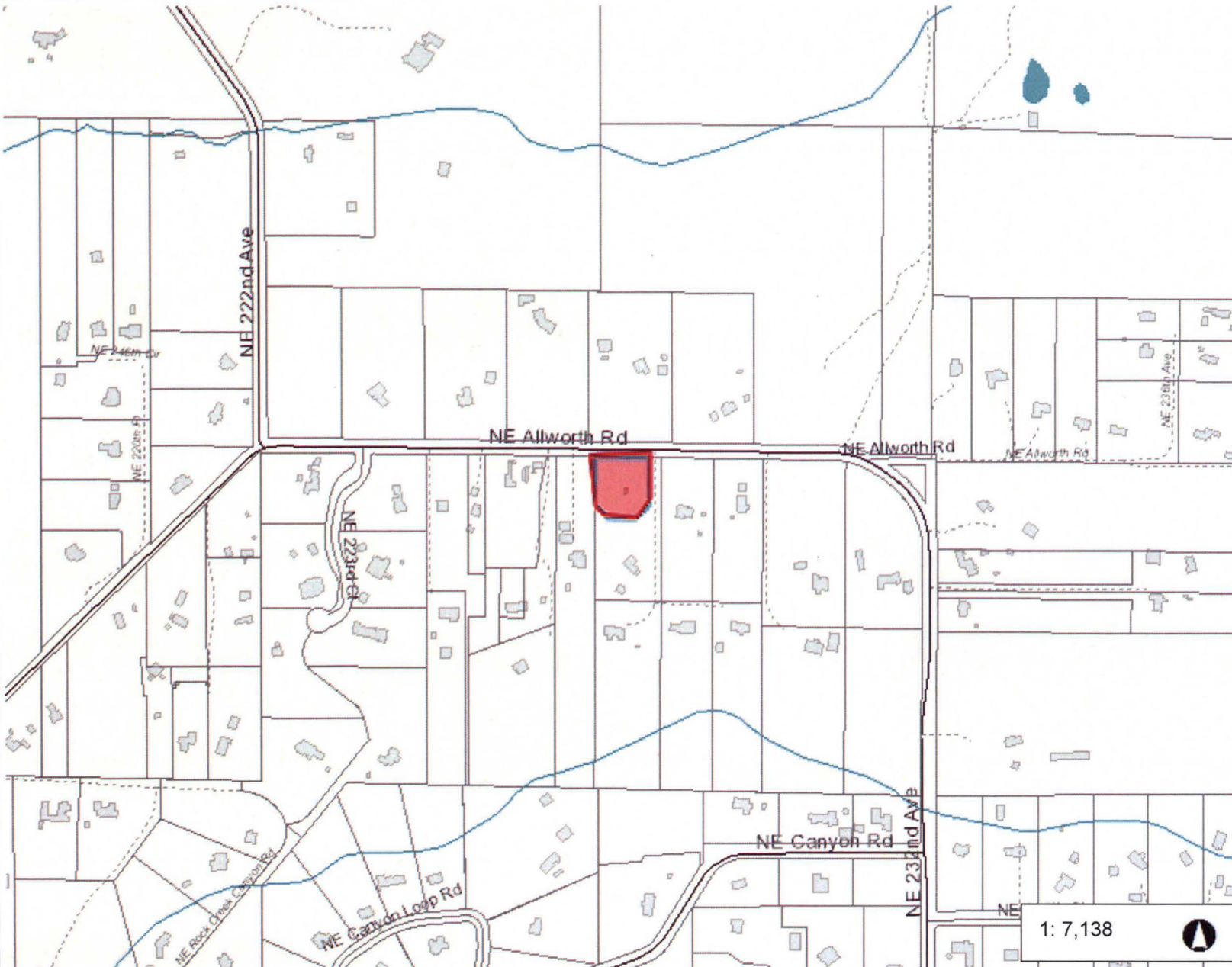
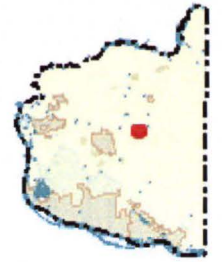
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 51

CPU#5:PF to R-5



Legend

-  Building Footprints
-  Taxlots
-  Cities Boundaries
-  Urban Growth Boundaries

Notes:

TL:235378000

1: 7,138

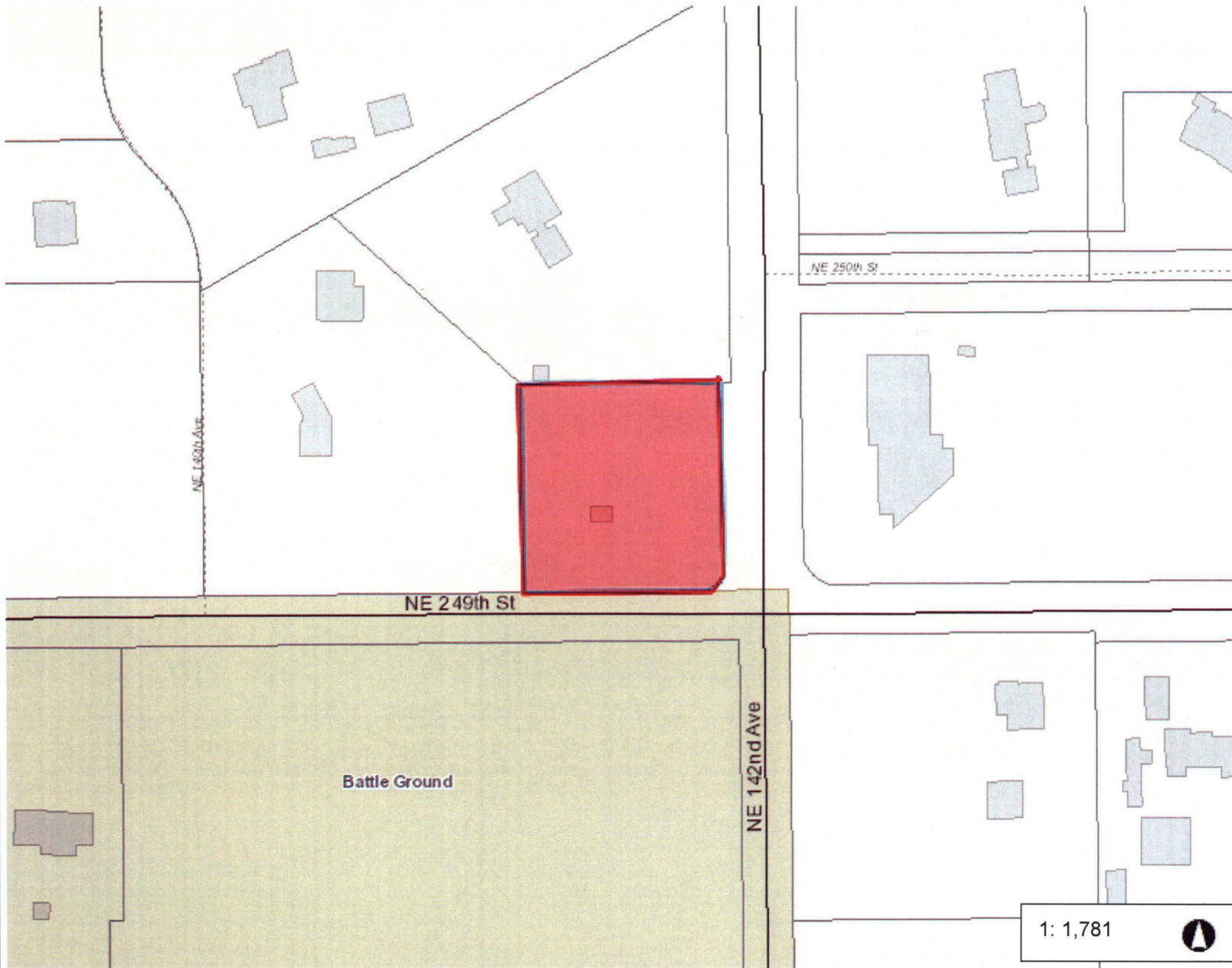
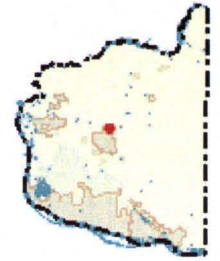


1,189.7 0 594.87 1,189.7 Feet



Exhibit 52

CP#4: PF to R-5



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

226727000

1: 1,781



296.8 0 148.39 296.8 Feet

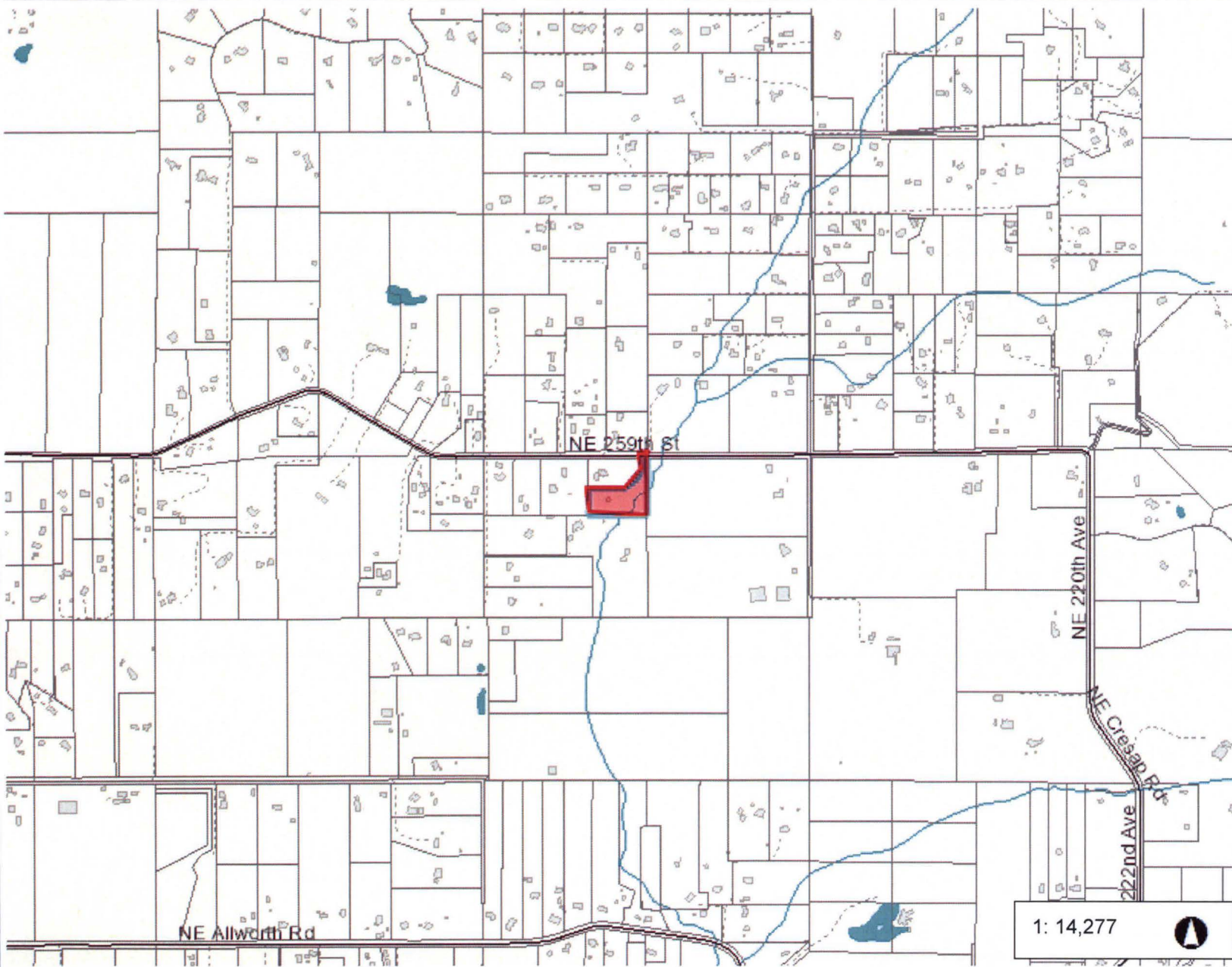
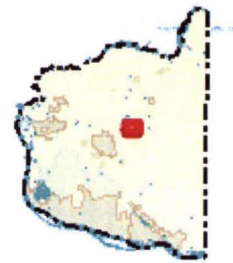
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA- GIS - <http://gis.clark.wa.gov>

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Exhibit 53

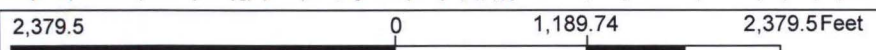
CPU#3: PF to R-5



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
 TL:235666005

1: 14,277



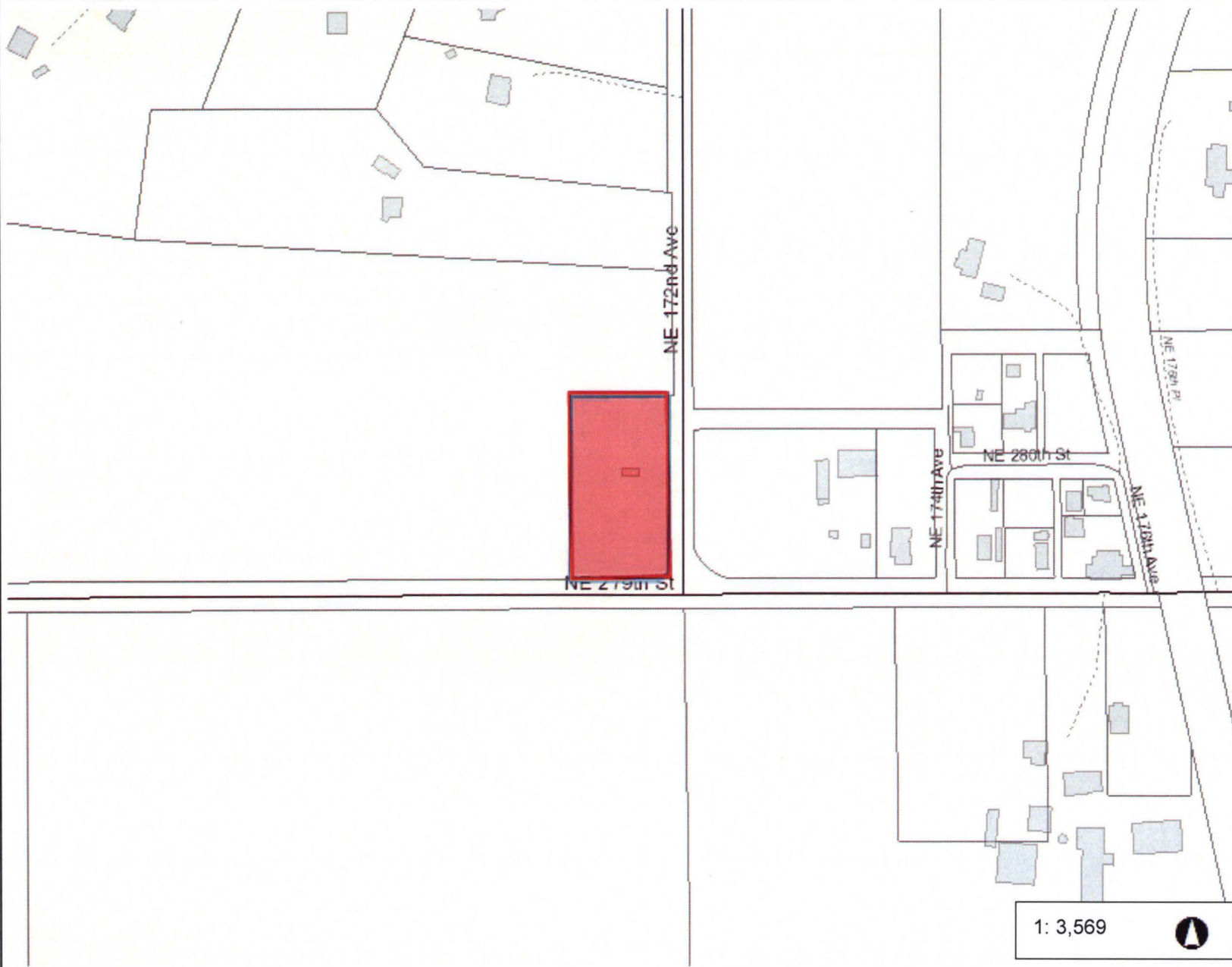
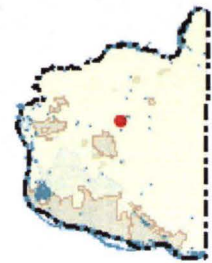
WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 55

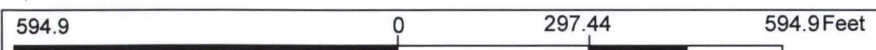
CPU#1: PF to R-5



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
Tax Lot: 223961000

1: 3,569



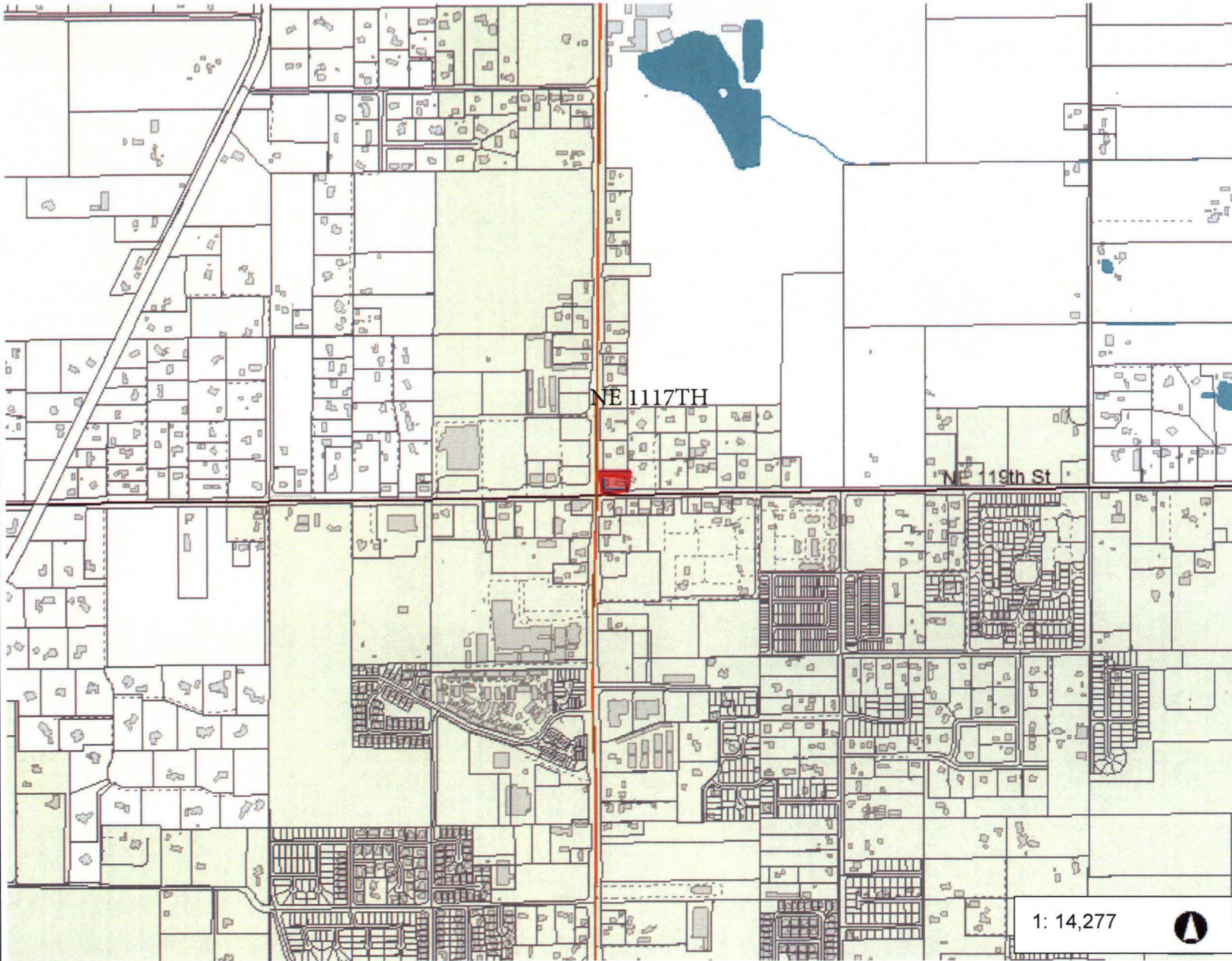
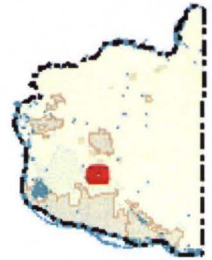
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



Exhibit 56

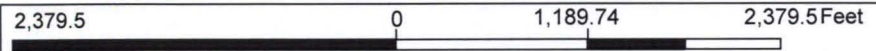
CCPW#1: PF to C-3



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
TL:198094000

1: 14,277



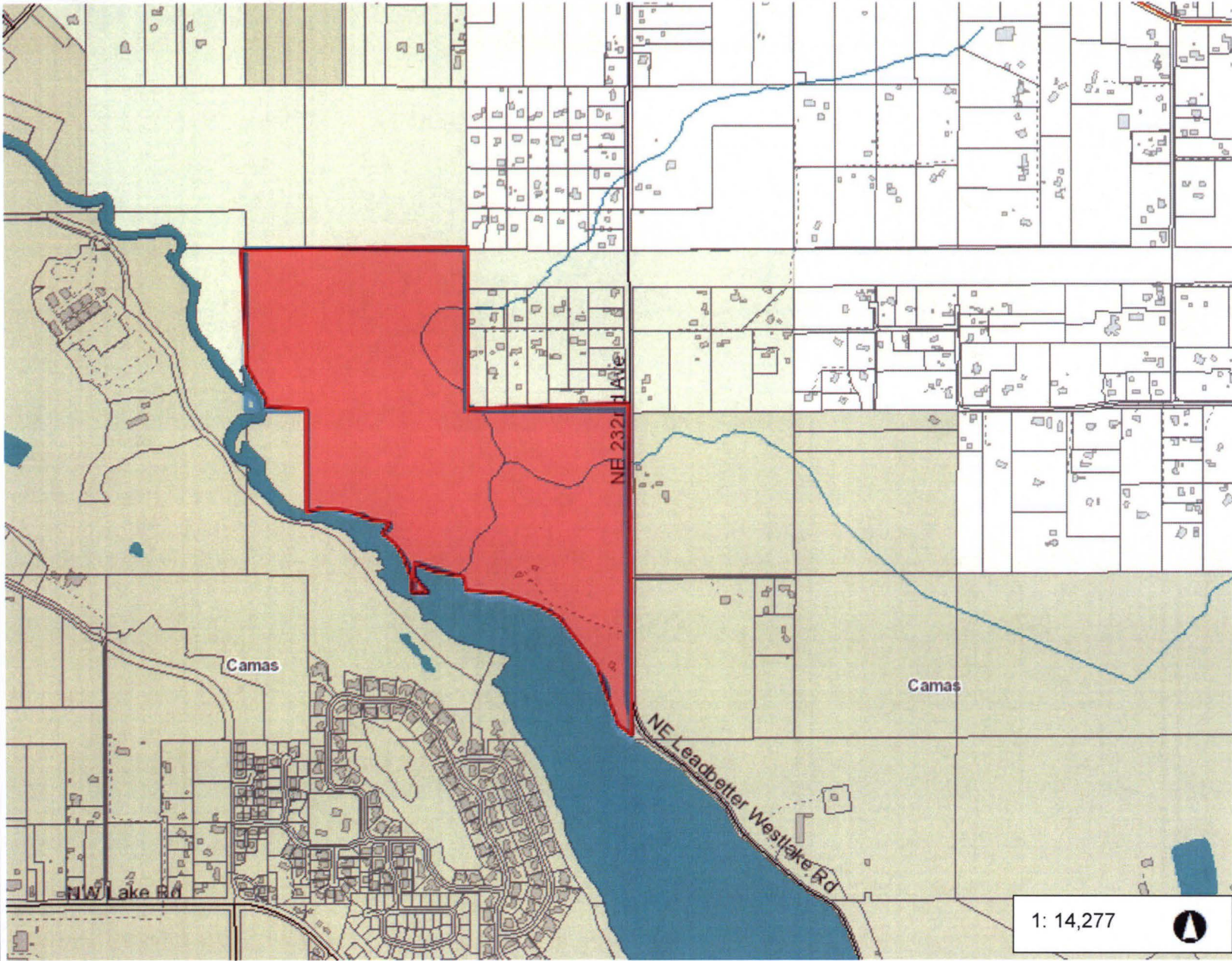
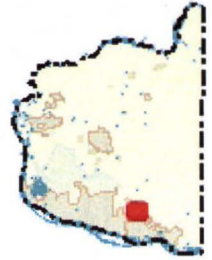
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 57

CCPRKS#1:PF to P/OS



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL:175929000

1: 14,277

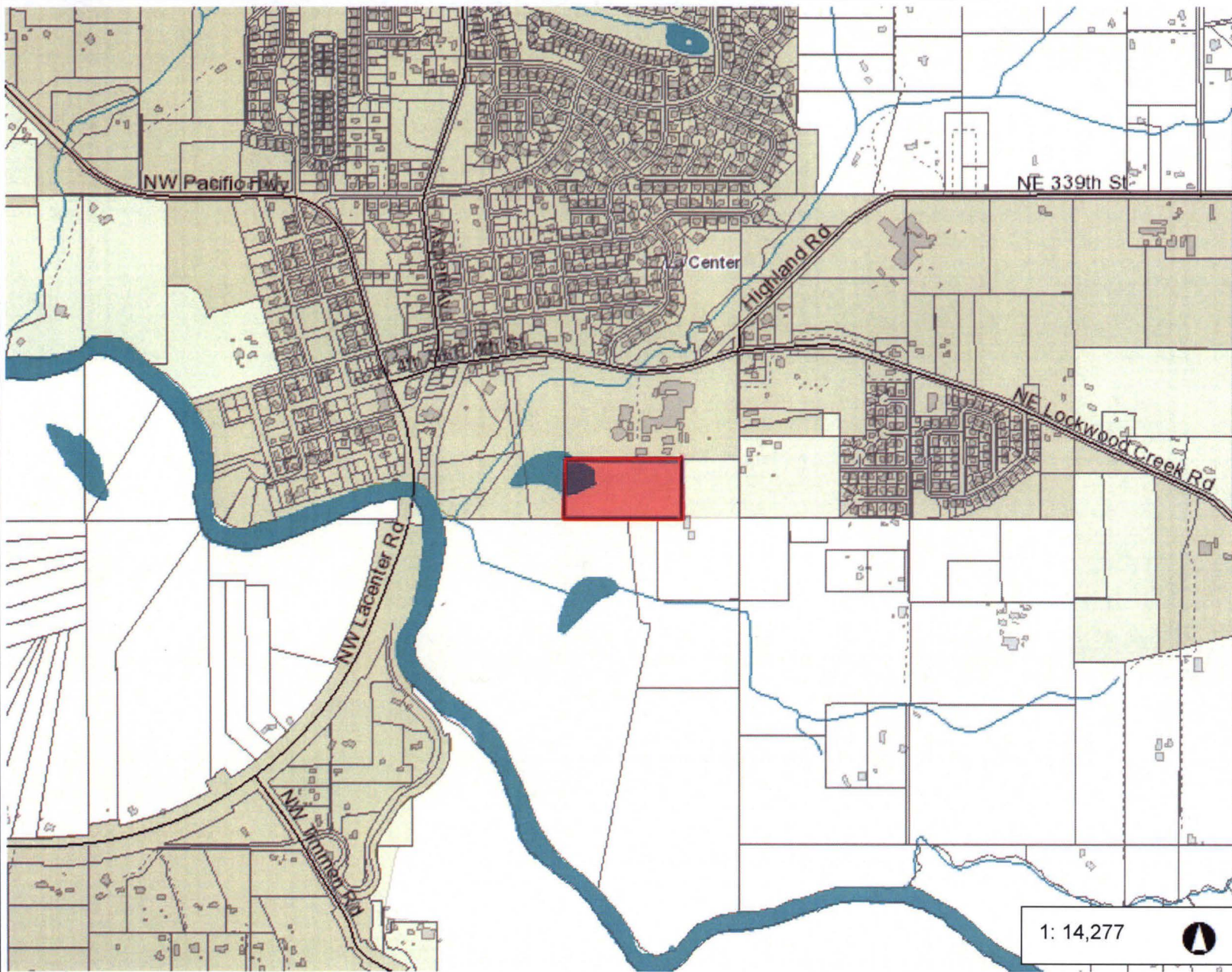
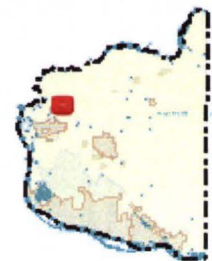


2,379.5 0 1,189.74 2,379.5 Feet



Exhibit 58

CCLEG#1: PF to P/OS



Legend

-  Building Footprints
-  Taxlots
-  Cities Boundaries
-  Urban Growth Boundaries

Notes:

TL: 209483000

1: 14,277



2,379.5 0 1,189.74 2,379.5 Feet

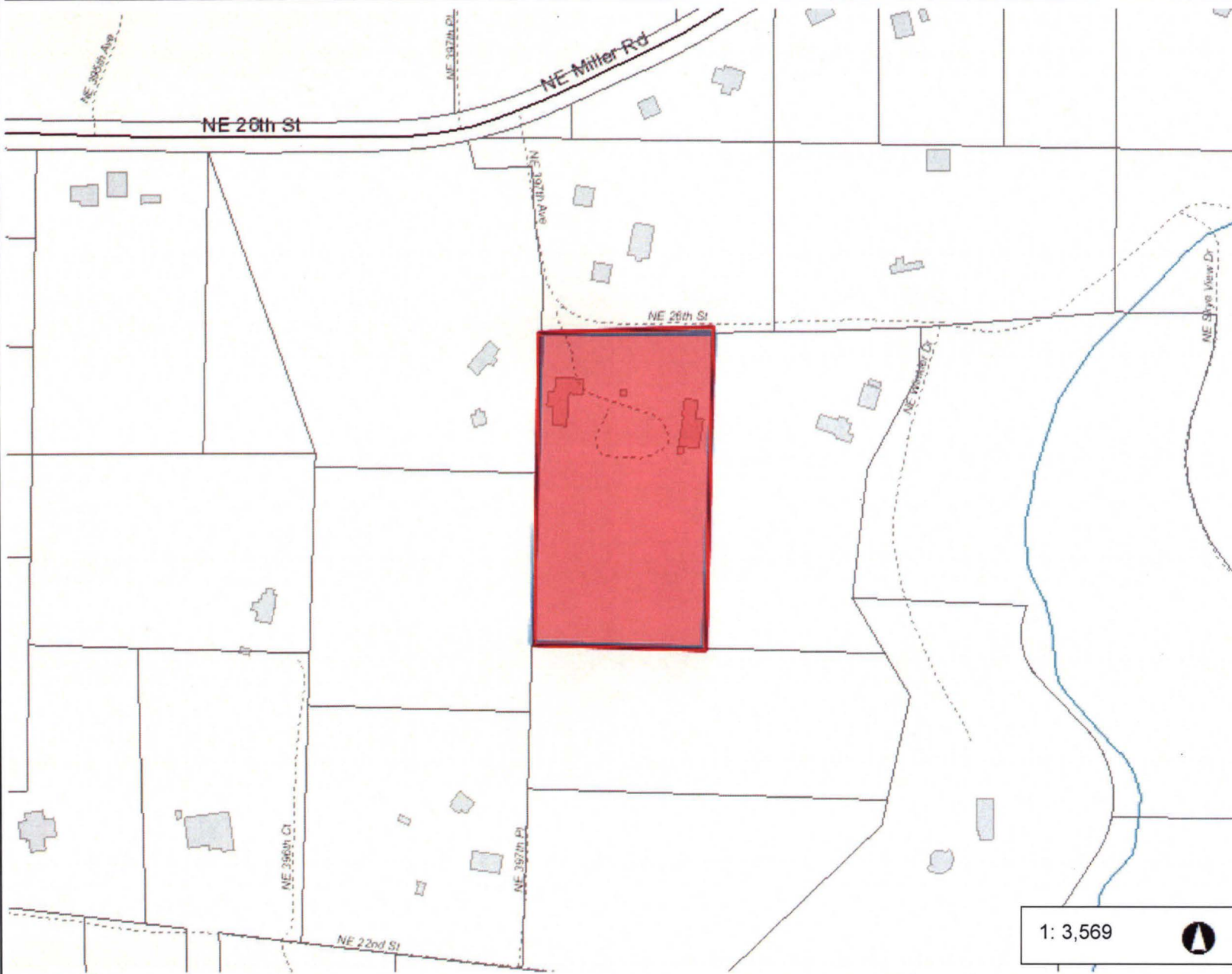
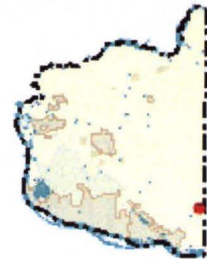
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Exhibit 59

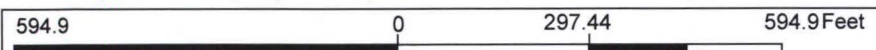
BUCH#1:PF to R-5



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
TL:140879000

1: 3,569

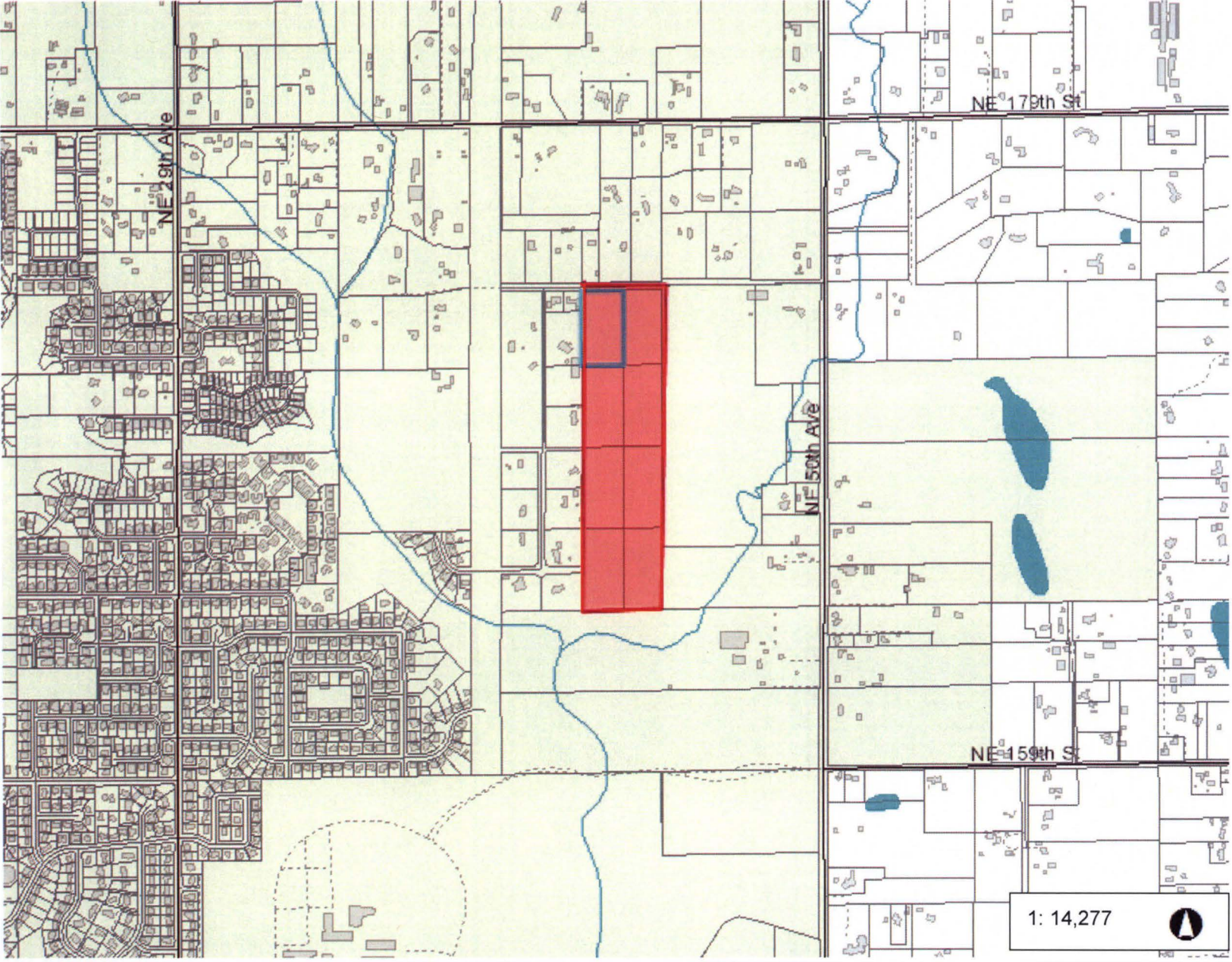
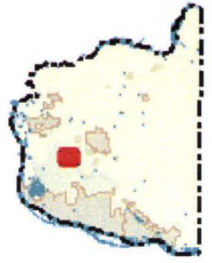


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Exhibit 60

BGSD#2:PF to R1-20



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL:181696000; 181765000;
181766000;181767000;
181764000;181768000; 181769000;
181770000

2,379.5 0 1,189.74 2,379.5 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

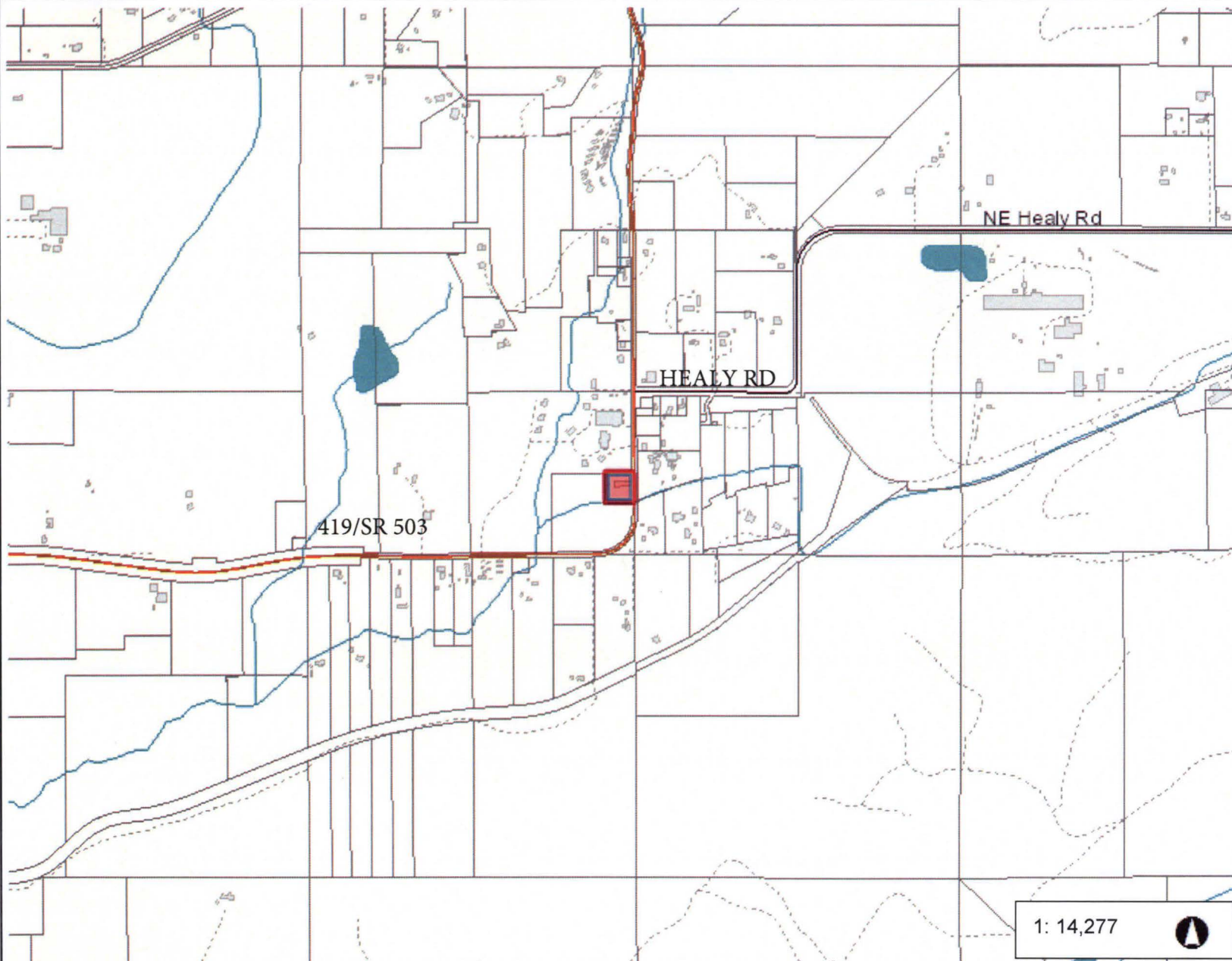
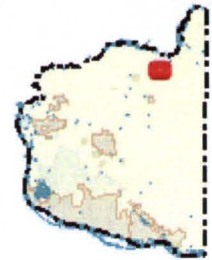
1: 14,277





Exhibit 61

BGSD#1: PF to RC 2.5



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

TL:274348000

1: 14,277



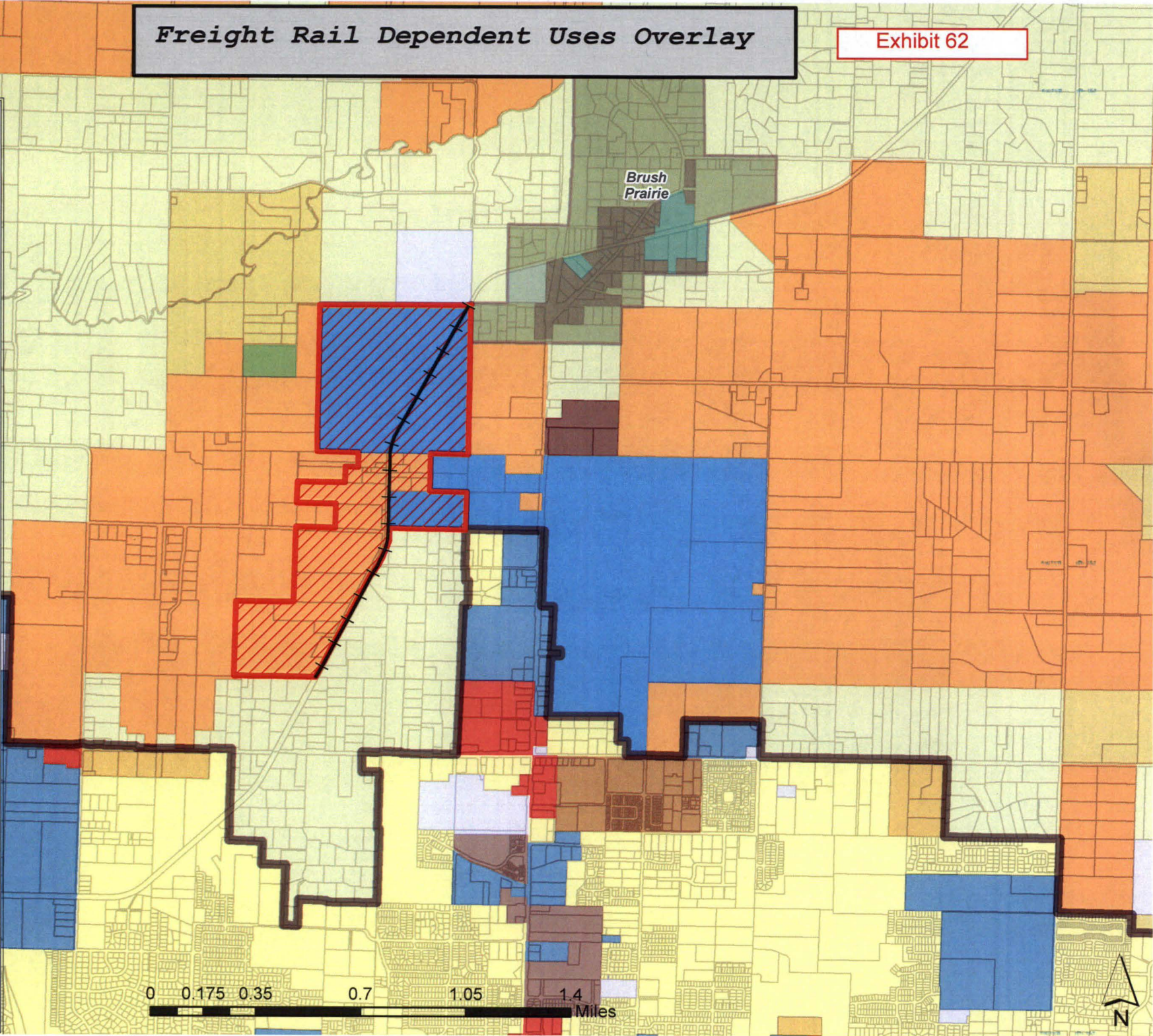
2,379.5 0 1,189.74 2,379.5 Feet

Freight Rail Dependent Uses Overlay

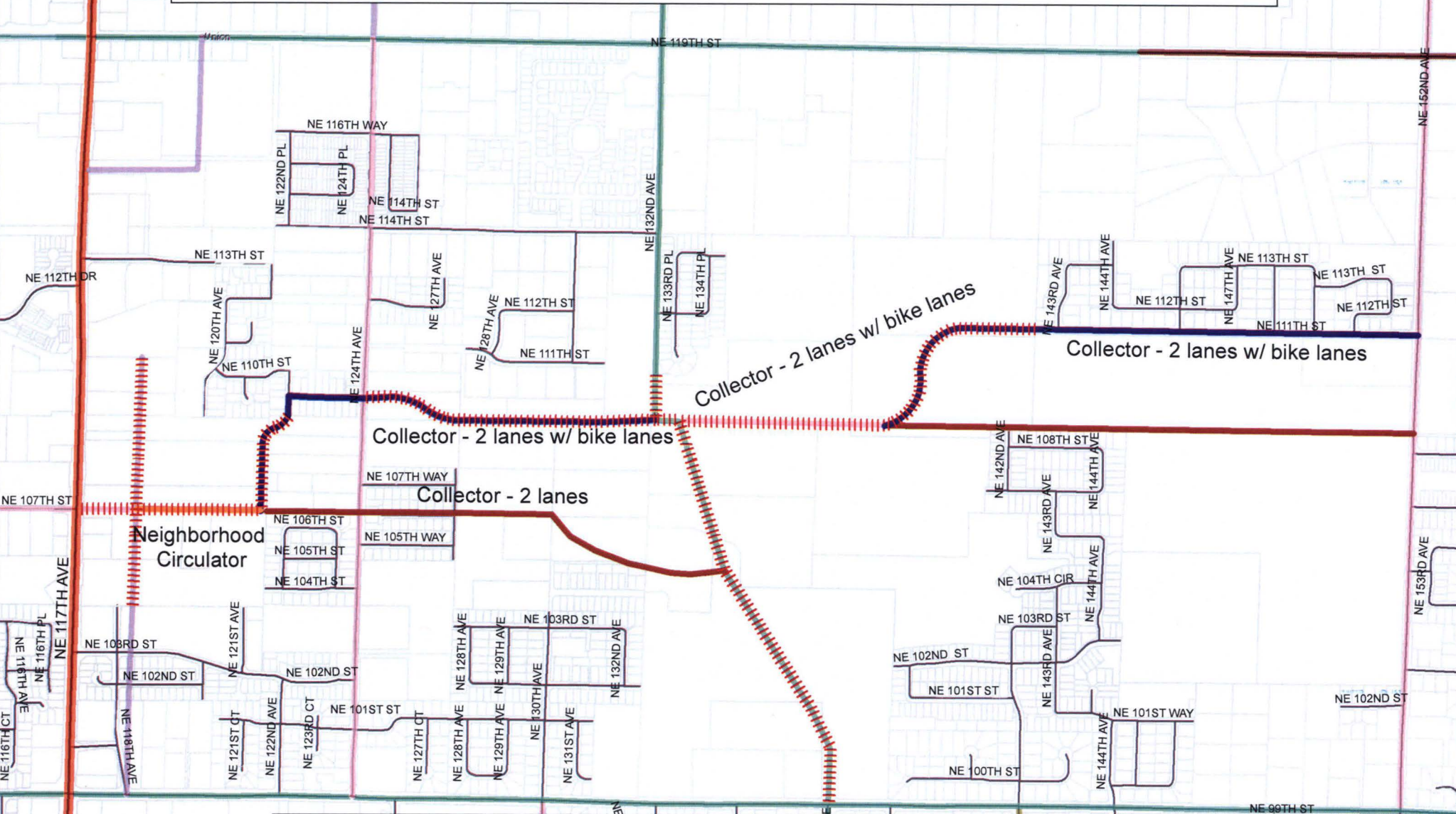
Exhibit 62

Legend

- Rail_bp_vuga
- Freight Rail Dependent Uses Overlay
- Urban Growth Boundary
- Comprehensive Plan
- URBAN
 - Urban Low Density Residential
 - Urban Medium Density Residential
 - Urban High Density Residential
 - Mixed Use
 - Commercial
 - Industrial
 - Public Facility
- RURAL/RESOURCE
 - Rural-5
 - Rural-10
 - Rural Center Residential
 - Rural Commercial
 - Rural Industrial
 - Rural Industrial Land Bank
 - Agriculture
 - Parks/Open Space
 - Airport
 - Taxlots



Proposed Arterial Atlas Amendment to Realign Future Road



Legend		Proposed Amendment Arterial Classes	
Change		Primary Class	
	Proposed		Commercial Industrial Local
	Add		Non-arterial local access streets
	Reclassify		Minor Arterial - 2 lanes w/CLT & bike lanes
	Remove		Minor Arterial - 4 lanes w/CLT & bike lanes
			Neighborhood Circulator
			Principal Arterial Parkway - 4 lanes & regional trail
			Principal Arterial - 4 lanes w/CLT & bike lanes
			Rural Arterial - 2 Lanes
			Rural Major Collector - 2 lanes w/shoulders
			Rural Minor Collector - 2 lanes w/shoulders
			State Route 503

