

Biannual Code Updates

Spring 2025

Community Development

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DEAB Presentation March 6, 2025



Background

- Periodically staff “batch” minor amendments to the Clark County Code for Council’s consideration.
- Proposed changes include:
 - Correction of scrivener’s errors;
 - Updated references;
 - Clarifying of standards; and
 - Proposed minor policy changes.
- These batches of code changes are commonly known as “Biannual Code Amendments.”



Process

- Gather proposed updates from prior Council direction, staff, DEAB, and customer suggestions
- Prepare preliminary draft updates
- Council work session on 2/19 – approval to proceed
- Review with DEAB on 3/6 – recommendation to Council
- 60-day notice to Commerce for Title 40 updates
- Legal review of final draft of updates
- SEPA review and threshold determination
- Planning Commission work session and hearing for Title 40 updates – TBD
- Council Hearing(s) for proposed adoption – TBD



Overview of Non-policy Changes

Title 32

- Gender neutral references to responsible parties

Title 40

- Type II/III timelines for application holds under new state law
- Time limit for expenditure of impact fee revenue per state law
- Urban ADU standards consistent with state law
- Clarify language allowing townhouses in Low Density Districts without a Planned Unit Development.
- Clarify School Impact Fee Calculation Methods



Summary of Proposed Minor Policy Changes

Title 40

- Rural light and glare standards for new development
- Forest Practices code update
- Temporary Hardship allowance to use existing permanent structures
- Street adjacent off-street parking for middle housing

Title 6

- Late fee for overdue Fire Marshal invoices



Forest Practices Ordinance 40.260.080

- Reviewed for consistency against the following state and county codes:
 - Related sections of Title 40
 - County critical areas ordinances
 - Revised Code of Washington (RCW) 76.09 Forest Practices
 - Washington Administrative Code (WAC) 222-16 concerning forestland conversions



Forest Practices Ordinance 40.260.080

Recommended code changes:

- Add provisions for issuance of class I forest practices permits currently absent from the code
- Update code language for consistency with RCW 76.09, WAC 222-16, and critical areas ordinances
- Develop a clear list of exemptions from permit requirement
- Update provisions for class IV general (conversion) and conversion option harvest plans to be consistent with Title 40
- Update title 6 to consolidate class I and site inspection fees



Request

- Identify items to revise, remove, or table for future consideration
- Approval to proceed with proposed Biannual Code Updates



Thank you!

Comments and questions

Community Development

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