

2018 Community Planning Work Program

County Council Work Session

February 27, 2018



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Agenda

- **2018 Community Planning work plan (review)**
 - GMHB Order on Compliance (update)
 - Annual Reviews
 - Dockets
 - Program Management
- **Pending requests:** Projects that the council has discussed, but not yet approved for the 2018 docket work program.
- **Parking lot:** Items received by planning after the annual docket work session that may be reviewed by council in the fall 2018 for the 2019 work plan.
- **Next steps**



Growth Management Hearings Board Order

County complies with GMA:

- Returning AG-20 and FR-40;
- Returning R-5, R-10 and R-20.
- Repealing the Urban Reserve use list.
- Returning the Battle Ground UGA to its pre-update status.
- Naming a maximum size of the Rural Industrial Land Bank (RILB).

County noncompliant with GMA:

- Ridgefield and La Center UGB expansions
- Unlawful de-designations of agricultural lands
- Unlawful de-designation of agricultural land for the RILB

- Jan. 10, 2018



Annual Reviews

Process to allow property owners to request changes to comp plan and zoning designations.

2018 Annual Reviews

- **Ward:** Community Commercial to Urban High Density Residential
- **Gaither:** General Commercial to Office Residential
- **Faith Center:** Mixed Use to Urban Low Density Residential
- **Strawberry Hill:** Neighborhood Commercial to Urban Low Residential
- **Storedahl:** Yacolt Mt. Surface Mining Overlay



Dockets

Process for suggested improvements in comp. plan and development regulations submitted by interested persons, hearing examiners and staff of other agencies. – CCC40.560.030

2018 Approved Docket Items:

- **Arterial Atlas:** NE 99th Street, Paradise Point Circulation Plan (La Center Junction); Fairgrounds Circulation Plan
- **Comp. Plan Text:** Complete Streets
- **Capital Facilities Plan:** CRWWD (CFP update); NE 179th St. & I-5
- **Comp. Plan and Zone Maps:** Proebstel Rural Center
- **Urban Holding Analysis:** NE 179th St. & I-5
- **Title 40 amendments:** Freight Rail, Manufactured Housing and Shoreline



Program management

Programs managed by planning.

- Annual Reviews and Dockets
- Bicycle and Pedestrian Advisory Committee
- Buildable Lands & Plan Monitoring Report
- Columbia River Gorge National Scenic Area Management Plan
- Commission on Aging
- Historic Preservation (2018 Title 40 updates)
- Planning Commission
- School Advisory Council
- Shoreline Master Plan



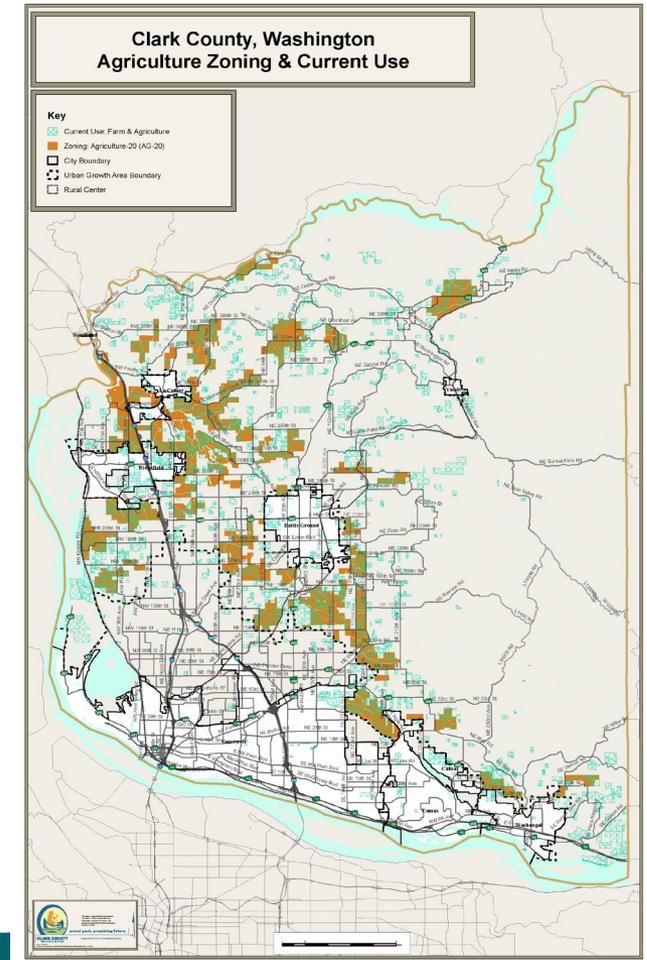
Pending requests:

Area-wide Agriculture Assessment - A review and analysis of agricultural resource land designations pursuant to WAC Chapter 365-190-050 Minimum Guidelines.

- Total acres in Current Use – Farm and Agriculture (urban/rural): approx. 38,000 acres
- Total acres designated Agriculture: approx. 32,000 acres
- Total acres designated Agriculture and in Current Use - Farm and AG: approx. 16,000 acres

Timeframe: 12-18 months (RFP process)

Budget request: \$300,000 (2018-2019)



Pending requests

Park Impact Fees (PIF) for trails – Currently, park impact fees cannot be used for trails.

Should PIF be used to construct trails? What needs to change?

- Policy analysis and recommendation
- Establish trail criteria, private developer process, liability
- Review current trail projects
- Update the park and open space CFP
- Establish trail construction specs
- Propose draft Title 40 amendments for calculating PIF
- Updating PIF district(s)



Timeframe: 8 months (PW on-call contract)
Budget request: \$25,000 (PW funds)

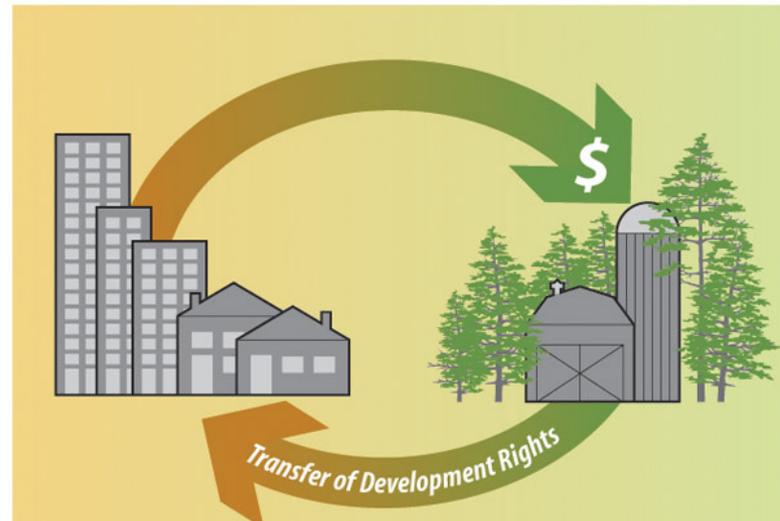


Pending requests

Transfer of Development Rights program (TDR) – voluntary market-based tool that transfers development rights from privately owned farmland, forestland and natural area to areas that can accommodate additional growth.

Is a TDR program right for Clark County?

- Policy analysis – review existing policies
- Conservation priorities
- Landowner outreach
- Developer outreach
- Economic analysis
- Program design



Timeframe: 12 months (RFP)

Budget request: \$67,000



Pending requests

Arterial Atlas: NE 139 Street – Petition received by Bonaventure Senior Living. The petition seeks an extension of NE 139th St. east to Salmon Creek.

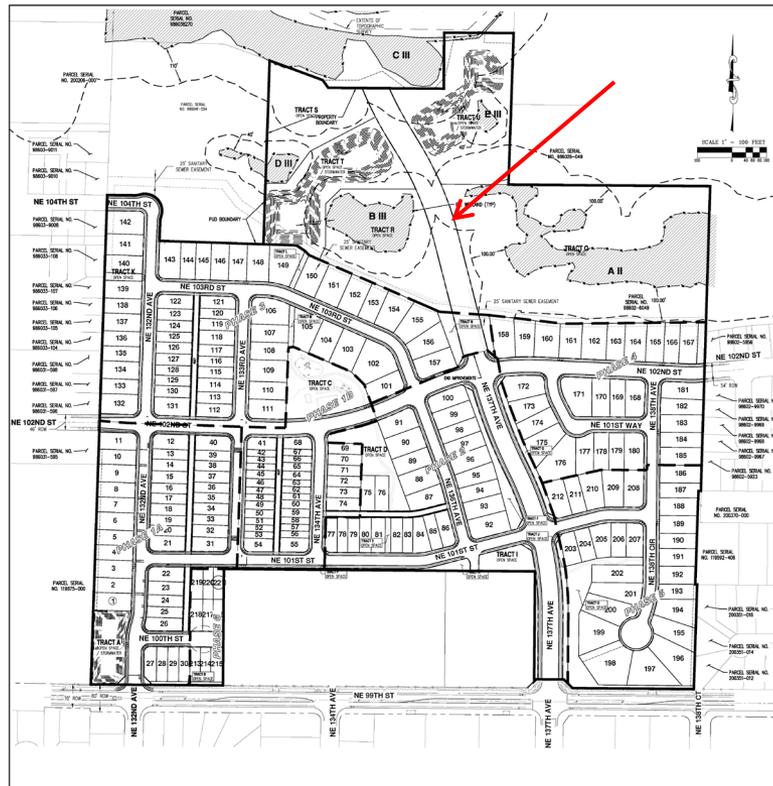


Timeframe: 7 months
Budget request: staff assignment



New Pending requests

NE 137th Ave Extension - Austin Heritage Development: Proposal to amend the Comprehensive Plan's Capital Facilities Plan to add the 137th Ave Extension project.



Timeframe: 7 months
Budget request: staff assignment



New Pending requests

La Center School District CFP update

Timeframe: 7 months

Budget request: staff assignment



Parking lot

- Buildable Lands Program Amendments
- Clark County Facility Financial Plan update (Jail Study Commission)
- Community Framework Plan update
- Comprehensive Plan text amendments
- Coordinated Water System Plan update
- Countywide Planning Policy process and review
- Critical Area/Shoreline Master Program
- Economic Development Element
- Title 40 amendments:
 - Cell Towers
 - Public Facility/Schools
 - Signs (Supreme Court - Reed v. Gilbert)
 - University District (WSU-V Master Plan)
 - Water (Hirst)
 - School Facilities and Utilities
 - On-site sewage systems
 - School Siting - Rural Areas
 - Sewer Service Exceptions
 - Wetland Buffers



Thank you!

Comments and questions

Clark County Community Planning

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