

Columbia River Gorge National Scenic Area Ordinance Update

Virtual Public Meeting
Webex Remote Public Meeting

Oliver Orjiako and Mike Sallis

Community Planning

October 5, 2021



Agenda

- Background
- 2021 Gorge Ordinance Update Overview
- Changes Related to CCC 40.240
Columbia River Gorge National
Scenic Area
- Additional Changes to CCC 40.510
- Questions
- Next Steps

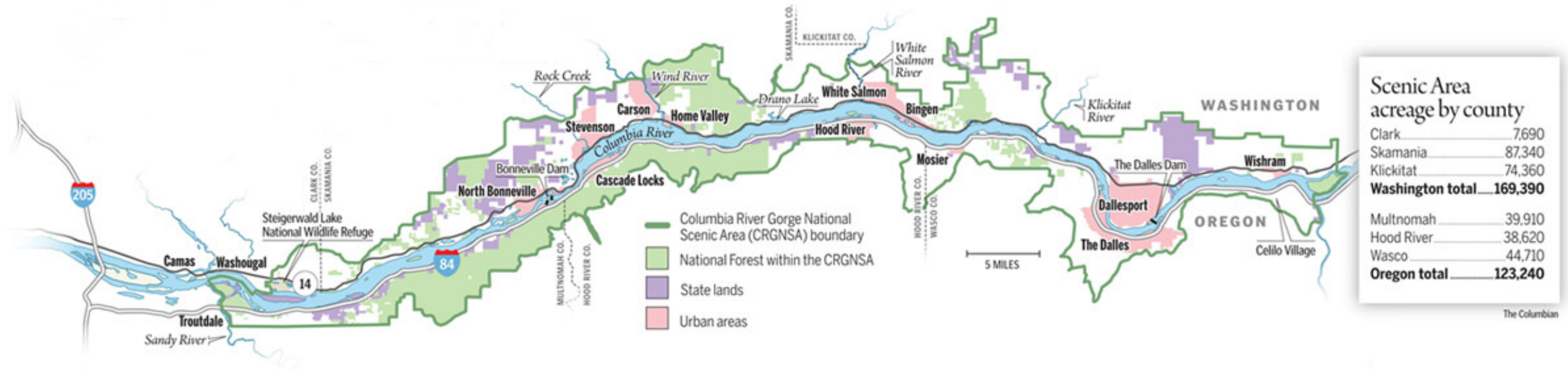


Background

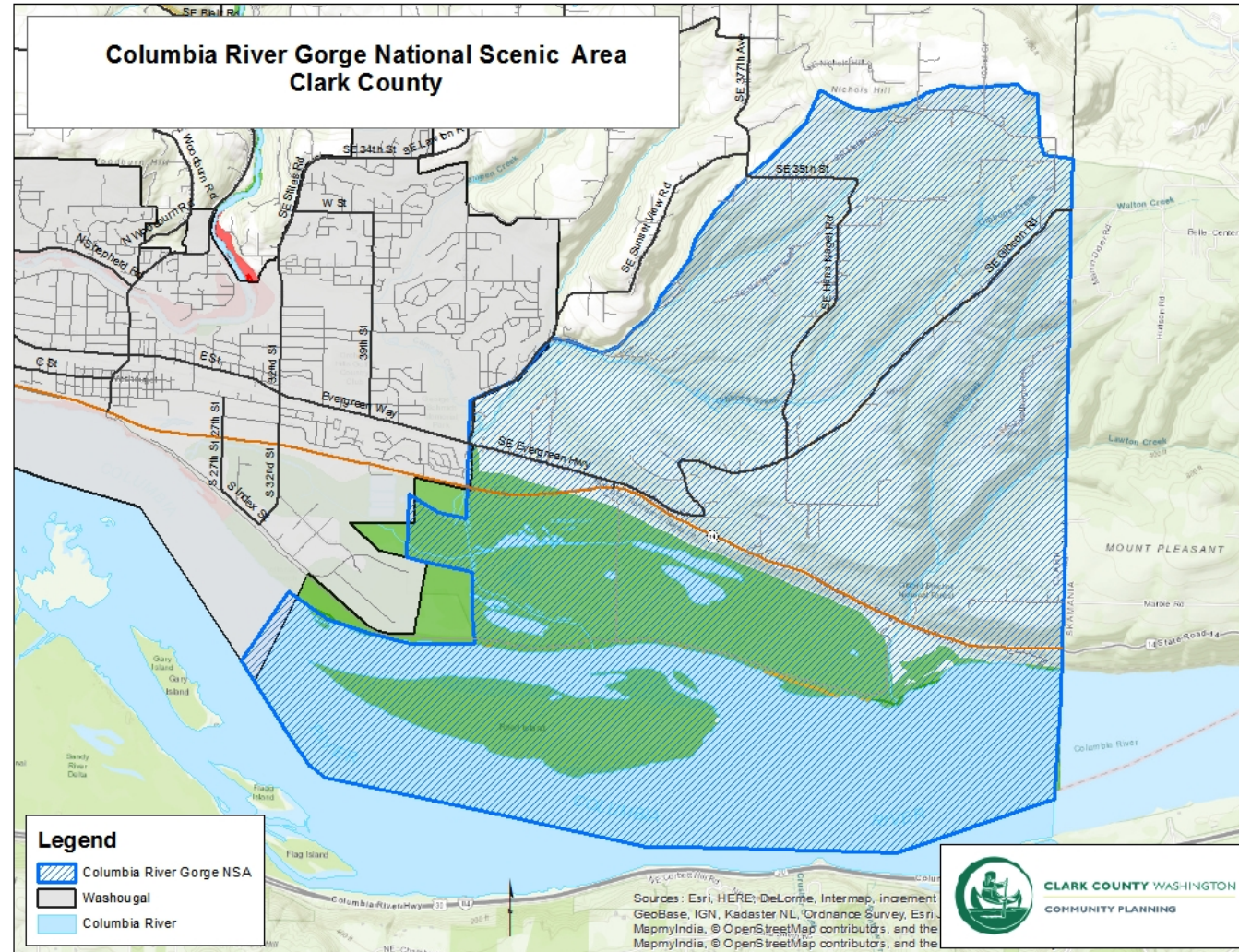
- The Columbia River Gorge Commission was established in 1987 by the States of Oregon and Washington.
- The Commission's mission is to establish, implement and enforce policies and programs that protect the National Scenic Area.
- In 1991 the Gorge Commission and the Forest Service adopted a Management Plan which helps keep consistent standards and regulations within the Columbia River Gorge National Scenic Area and under Clark County Code 40.240



Columbia River Gorge National Scenic Area



Columbia River Gorge National Scenic Area – Clark County



Gorge Ordinance Update Overview

- On October 13, 2020, the Gorge Commission adopted revisions to their Management Plan as part of a three-year update.
- The Gorge Commission focused on updates to increase protections in the Scenic and Natural Resources chapters, as well as Economic Development, Land Uses, Urban Area Boundary revisions, and Recreation chapters.
- The County adoption of revisions is mandatory under the National Scenic Area Act of 1986 which protects the Columbia River Gorge Scenic Area, along with RCW 43.97.015; Columbia River Gorge Compact.
- Variations are allowed if they provide greater protection for Gorge resources.



Gorge Ordinance Update Overview, continued

- The County has 270 days from March 16, 2021, to adopt these revisions, effective December 11, 2021.
- Ordinance amendments go into effect after the Gorge Commission and Secretary of Agriculture and Forest Service concur, and the amendments are consistent with the Management Plan.



Changes related to Clark County Code 40.240

- Update wetland protection policies to require no loss of wetlands, rather than the previous standard of no net loss. CCC40.240.840(F)(8)(e).
- Allow cideries, to follow the guidelines established for wineries under CCC40.240.310, 440, 520, 660.
- Allow fruit and produce stands to sell a broader range of agricultural products and other incidental materials under CCC40.240.430, 520.
- Include new guidelines in some land use designations for owner-occupied "overnight accommodations," limited to 90 room nights per year under CCC40.240.310(4)(b).
- Exempts buildings that are 1,500 square feet or less from the compatibility guideline for scenic resource protection under CCC40.240.430(5)(a).



Changes related to County Code 40.240, continued

- Update guidelines for recreational developments, including new "recreation setting" descriptions for each Recreation Intensity Class under CCC40.240.890(D), (E).
- Update the Agricultural Income Test for new dwellings on Agricultural Land, requiring applicants to produce \$80,000 in gross agricultural income in 2020 dollars, indexed annually to inflation, before a dwelling can be permitted under CCC40.240.430(B)(c)(4).



Additional Changes

- Would clarify how appeals for final decisions are heard by the Gorge Commission.
- Throughout 40.240, replace the word “mail”, with the word “sent”, to be consistent with 40.510 and procedures.

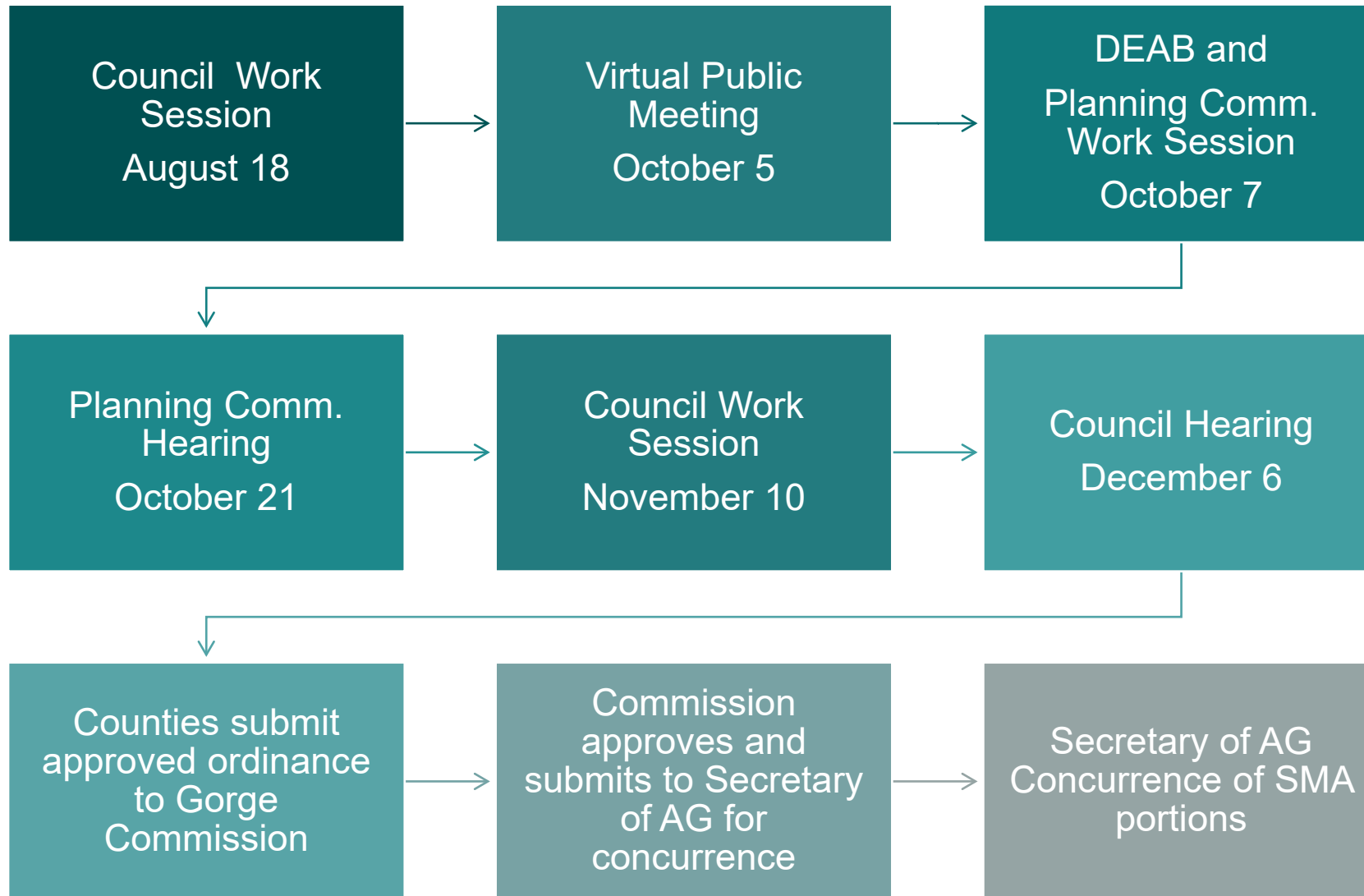


Public Participation

- Creating of a project webpage;
- A virtual public meeting to engage the public in questions and comments;
- SEPA distributed for comments;
- Development and Engineering Advisory Board (DEAB) meeting;
- Planning Commission work session and public hearing; and
- County Council two work sessions and a public hearing.



Project timeline



Thank you!

Questions and comments

Webpage Link: <https://clark.wa.gov/community-planning/cpz2021-00007>

Clark County Public Service Center

1300 Franklin Street • PO Box 5000

Vancouver, WA 98666-5000

