



Documents from Planning Commission Work Session, October 17, 2019

Click on the text below to quickly access that section of the document. Please note that there is no back button in the PDF to return to this page. You will need to scroll back to return.

Contents

Agenda.....	2
Presentation slides.....	5
Audio recording link.....	28



**CLARK COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 17, 2019**

5:30 P.M. – WORK SESSION
Shoreline Master Plan Update

6:30 P.M. - PUBLIC HEARING

**CC HEARING ROOM, 6TH FLOOR
PUBLIC SERVICES BUILDING
1300 FRANKLIN STREET
VANCOUVER, WA**

AGENDA

I. CALL TO ORDER

II. ROLL CALL & INTRODUCTION OF GUESTS

III. GENERAL & NEW BUSINESS

- A. Approval of Agenda for October 17, 2019
- C. Communications from the Public

IV. PUBLIC HEARING ITEMS:

- A. Clark County completed a review and update of its comprehensive plan according to the Growth Management Act (GMA) on June 28, 2016. The plan was appealed to the Growth Management Hearings Board (GMHB) and a hearing on the issues was held February 8, 2017. The GMHB ruled on March 23, 2017 that certain portions of the 2016 plan update, including the establishment of a Rural Industrial Land Bank (RILB) had not complied with certain requirements of GMA. The county appealed the RILB decision. On Aug. 20, 2019, the Washington State Court of Appeals filed its decision on review of the GMHB decision. The court decision upheld the GMHB ruling that the portion of the 2016 Plan related to the RILB had failed to comply with the GMA. The Planning Commission will consider amendments to the **Comprehensive Growth Management Plan 2015-2035, zoning maps and Title 40** as a response to the GMHB final decision and order regarding the **Rural Industrial Land Bank (RILB)**, CPZ2019-00032_GMA Compliance RILB.

**Staff Contact: Gary Albrecht at Gary.Albrecht@clark.wa.gov or (564) 397- 4318
and Oliver Orjiako at Oliver.Orjiako@clark.wa.gov or (564) 397- 4112**

B. 2019 Annual Reviews amending the 20-Year Growth Management Comprehensive Plan and Zone Map:

CPZ2019-00008 Whipple Creek – A proposal to amend the comprehensive plan and zoning designation from Rural 10 (R-10) with Rural (R-10) zoning to Rural 5 (R-5) comprehensive plan designation with Rural (R-5) zoning on one parcel as follows: 180317002.

Staff Contact: Sharon.Lumbantobing@clark.wa.gov or (564) 397-4909

C. Clark County Unified Development Code (Title 40.250.030) Amendments (CPZ2019-00033 Columbia River Gorge National Scenic Area Code update) –

The proposal is to amend the Clark County Code pertaining to the Columbia River Gorge National Scenic Area to correct a scrivener’s error to CCC 40.240.H, which states that the development and production of mineral and geothermal resources are required to follow a Type IV (legislative) process. The review procedures should be a Type III (quasi-judicial) process as they are elsewhere in code.

V. NEW BUSINESS

VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

VIII. ADJOURNMENT

STAFF REPORT AND RECOMMENDATIONS:

Staff recommendations to the Planning Commission will be available 14 days prior to the hearing date listed above. Staff reports and other information can be accessed on the following web page at: <https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>

Or, contact Sonja Wiser, Program Assistant at (360) 397-2375, ext. 4558, or e-mail Sonja.wiser@clark.wa.gov

SUBMISSION OF WRITTEN TESTIMONY:

If you bring written testimony to read at the hearing, the Planning Commission would request submission of at least ten copies for the record (seven copies for Planning Commission and three copies for staff).

E-MAIL TESTIMONY:

PLEASE NOTE: All e-mails need to be received no later than 48 hours prior to the hearing and need to include full name, address, city, zip code, and phone number to be included as parties of record. Testimony can be e-mailed to the above-listed planners or to Sonja.wiser@clark.wa.gov

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

*The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Relay** (800) 833-6384 or 711; **E-mail** ADA@clark.wa.gov.*

HEARING COVERAGE:

Coverage of this evening's hearing may be cable cast live on Clark/Vancouver television channel 23 or 21, on cable television systems. For replay dates and times, please check your local television guide or www.cvtv.org.

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

Shoreline Master Program Periodic Review 2020

October 17, 2019

Planning Commission Work Session
Public Service Center, 6th Floor Training Room

Jenna Kay, Project Manager
Community Planning



Presentation

- Project recap
- More background information
- Program data
- Process update
- Discussion

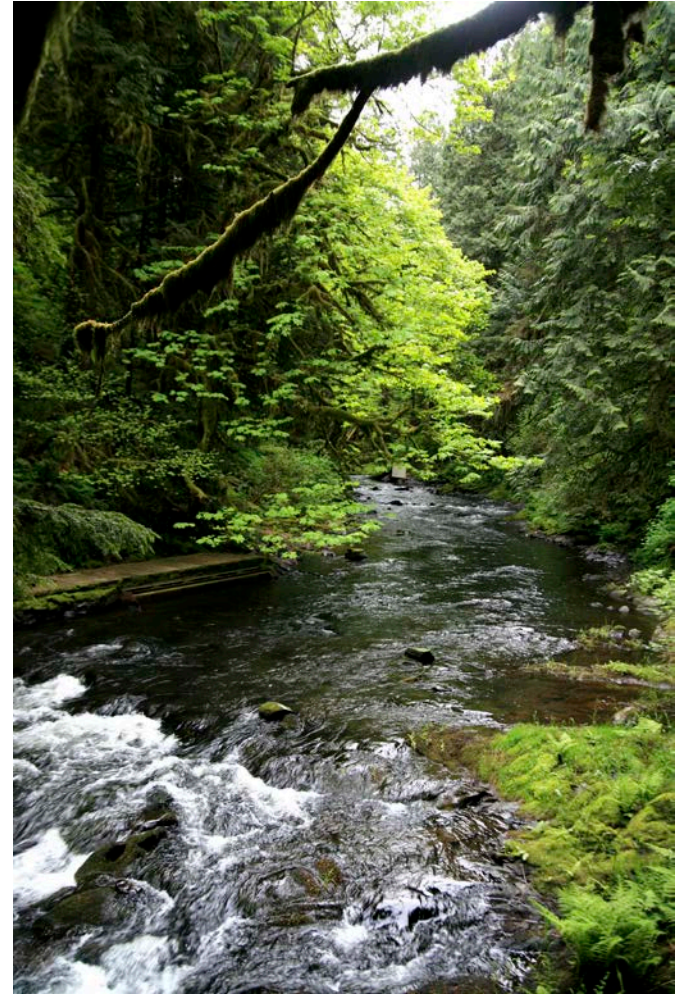


Project Recap



What is a Periodic Review?

- State mandated
- Review and revise, if necessary
- NOT a major update like 2012



What is a Periodic Review?

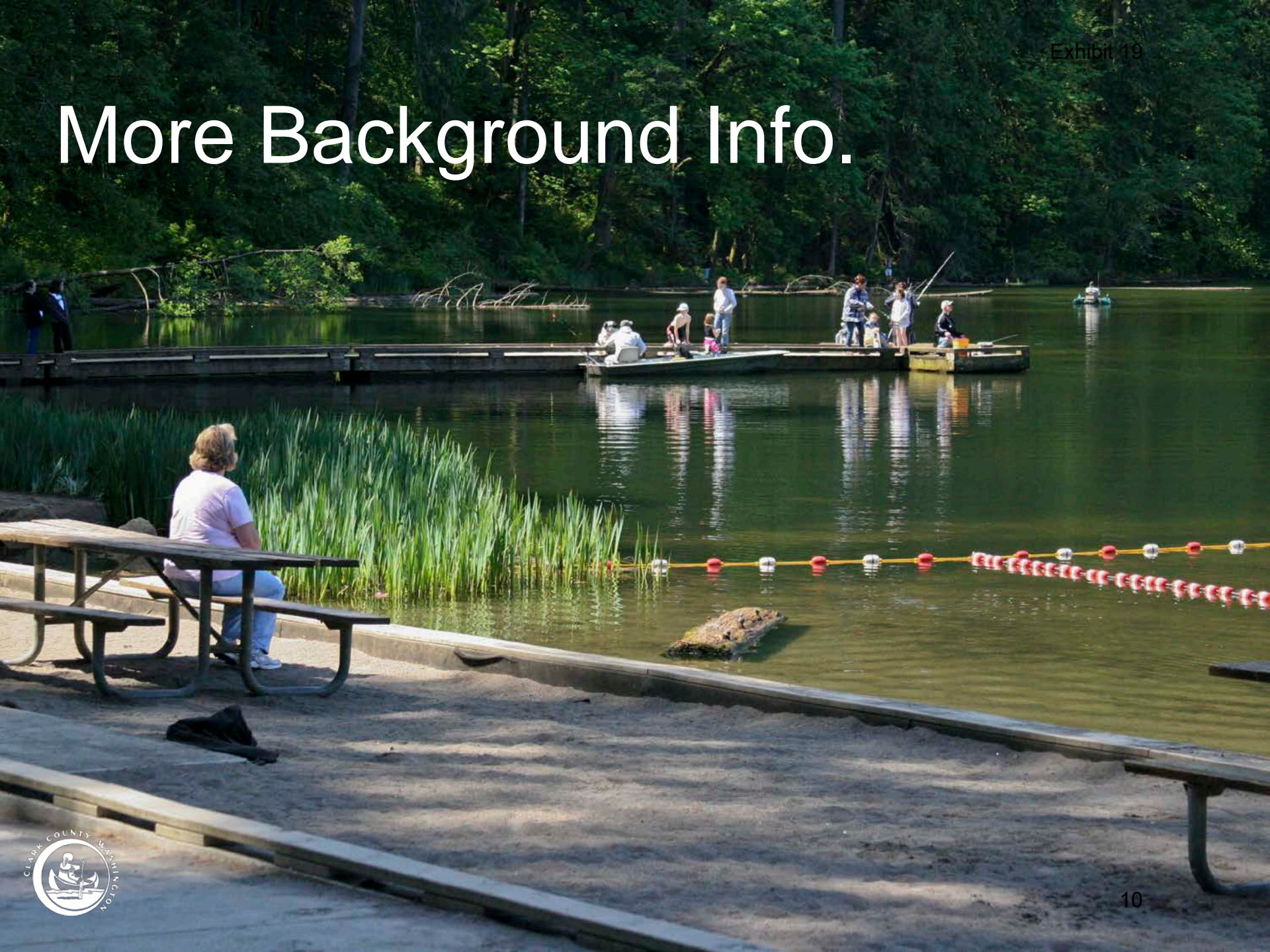
Ensure the Shoreline Master Program (SMP) is:

- Current with changes in laws and rules
- Consistent with other Clark County plans and regulations
- Responsive to changed circumstances, new information and improved data

Due: June 30, 2020



More Background Info.

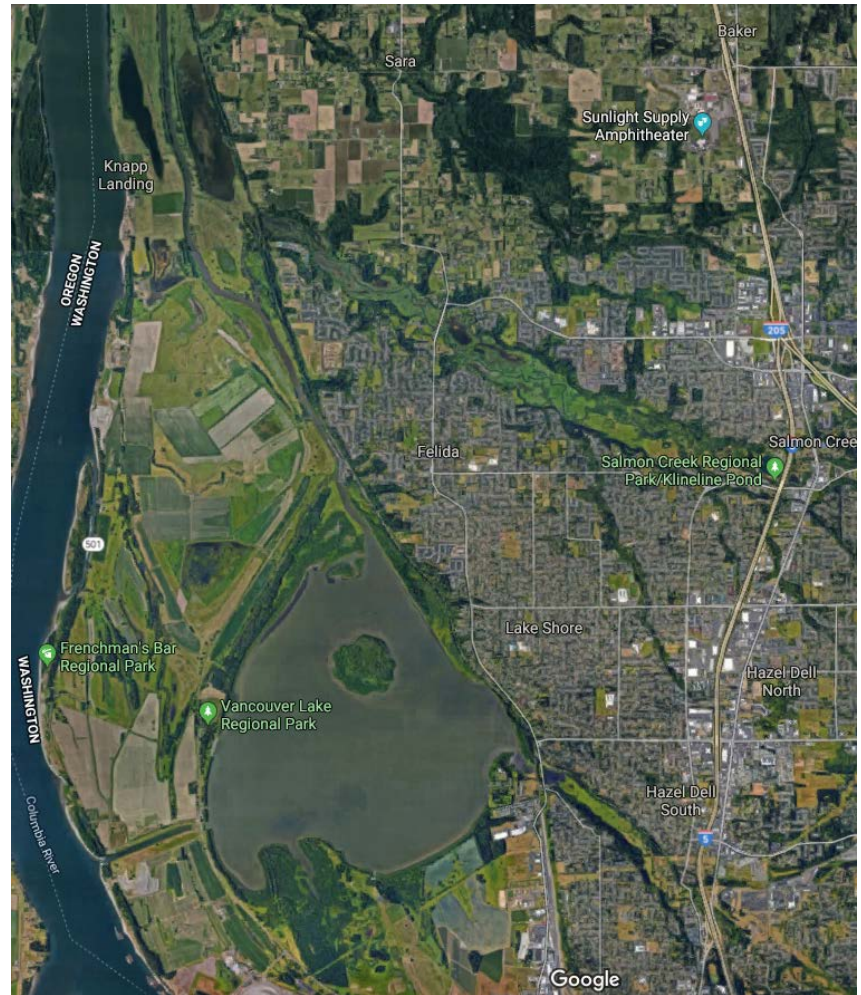


Why is there a Shoreline Master Program (SMP)?

Intent of the Shoreline Management Act

“...prevent the inherent harm in an uncoordinated and piecemeal development of the state’s shorelines.”

RCW 90.58.020



What is a Shoreline Master Program (SMP)?

Policy Goals

- Foster reasonable and appropriate uses
- Protect natural resources
- Promote public access



What activities/uses are regulated by the SMP?

Definition of development includes:



- New or expanded structures
- Land development/alteration
- Restoration
- Trail Construction



What are Shoreline Designations?

KEY

Shoreline Designations

	Aquatic
	Natural
	Urban Conservancy
	Medium Intensity
	High Intensity
	Rural Conservancy Residential
	Rural Conservancy Resource Land

Interactive maps:

- [MapsOnline Interactive Map](#)
- [Online Open House Interactive Map \(See background-maps section\)](#)



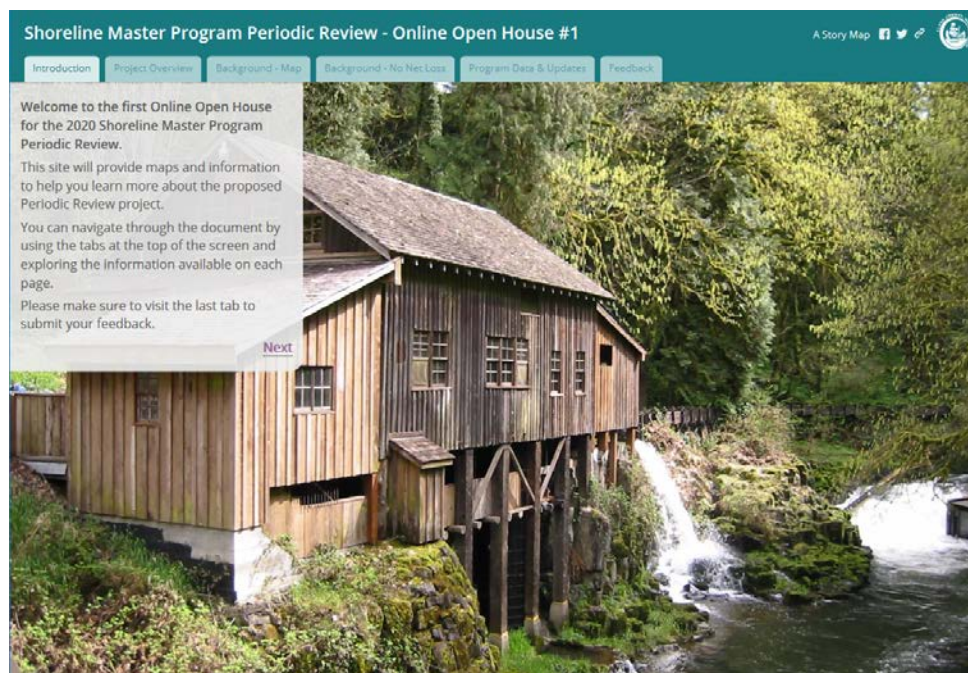
Program Data



Program Updates

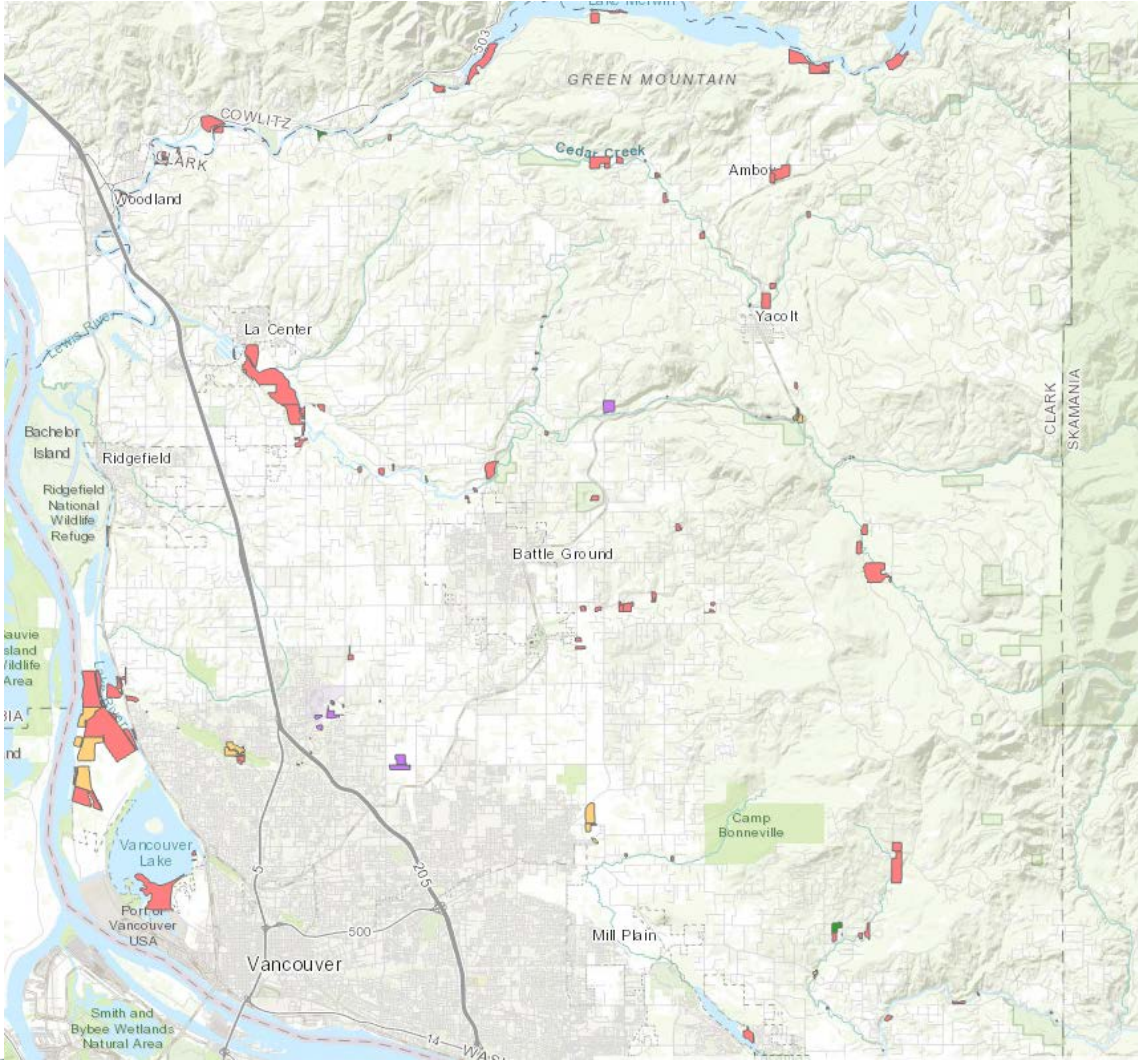
Online Open House

- Available on project website
- Includes background SMP information
- Includes interactive maps
- Includes forthcoming program data slides



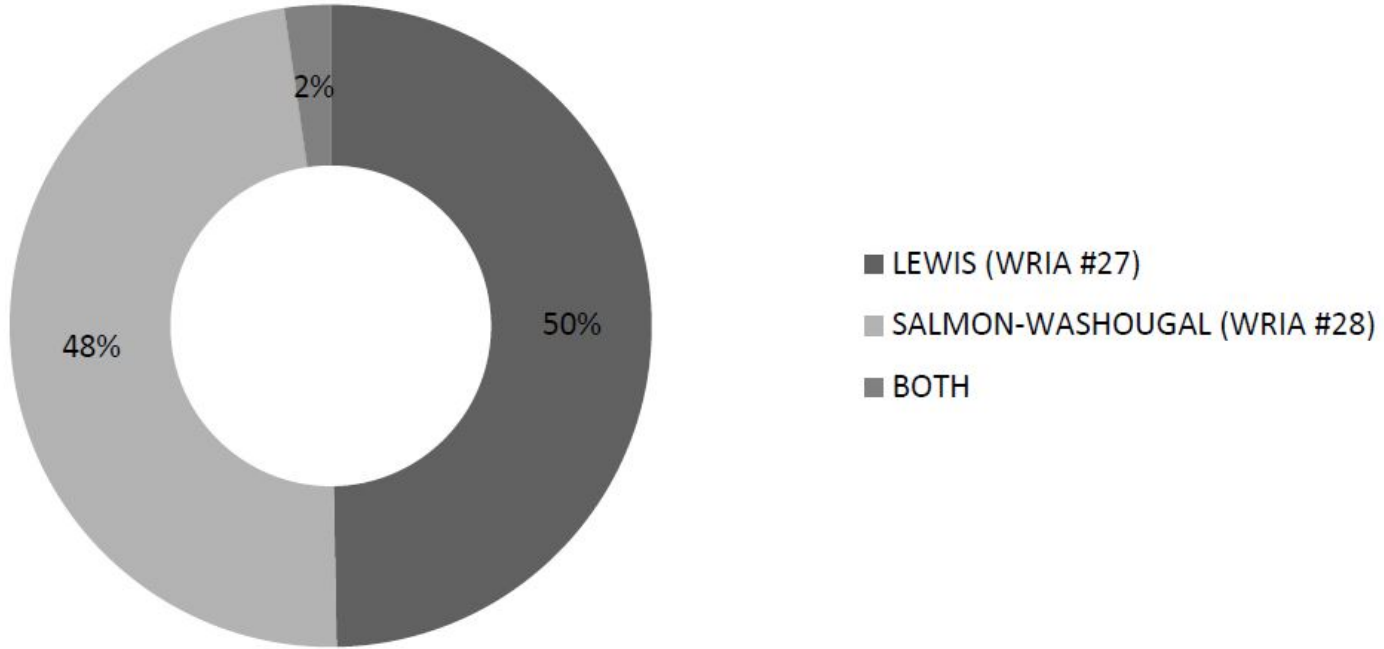
Program Updates

6 years data, 173 projects

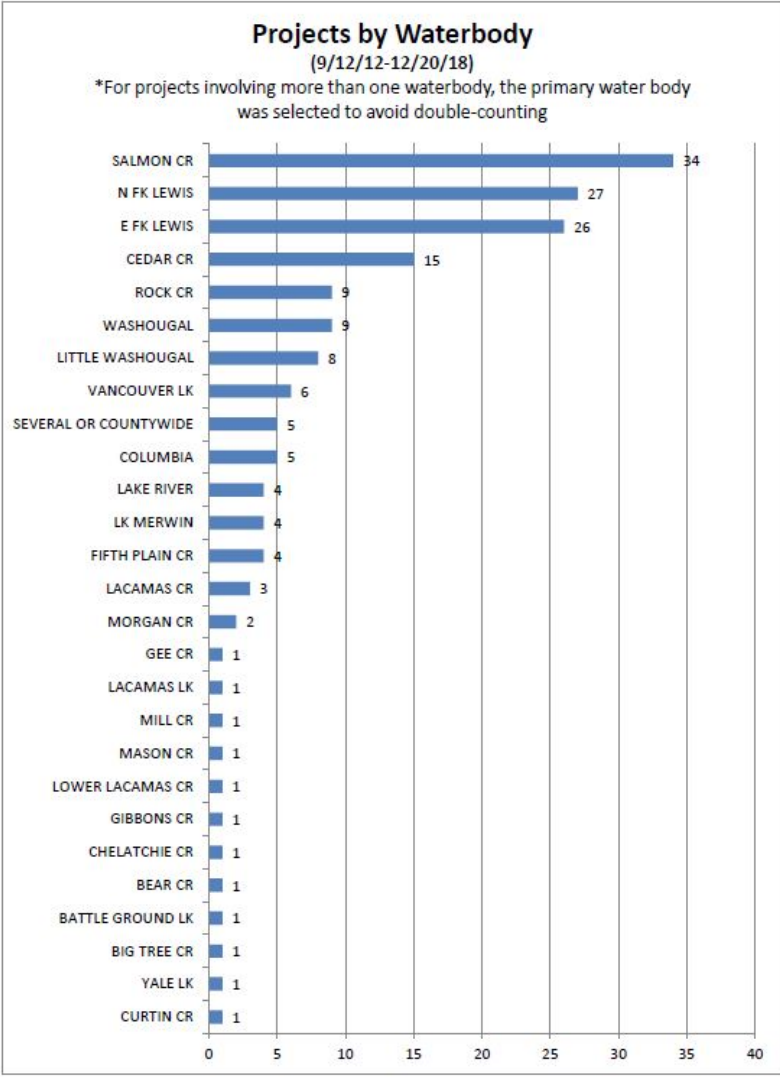


Projects by Watershed Basin (WRIA)

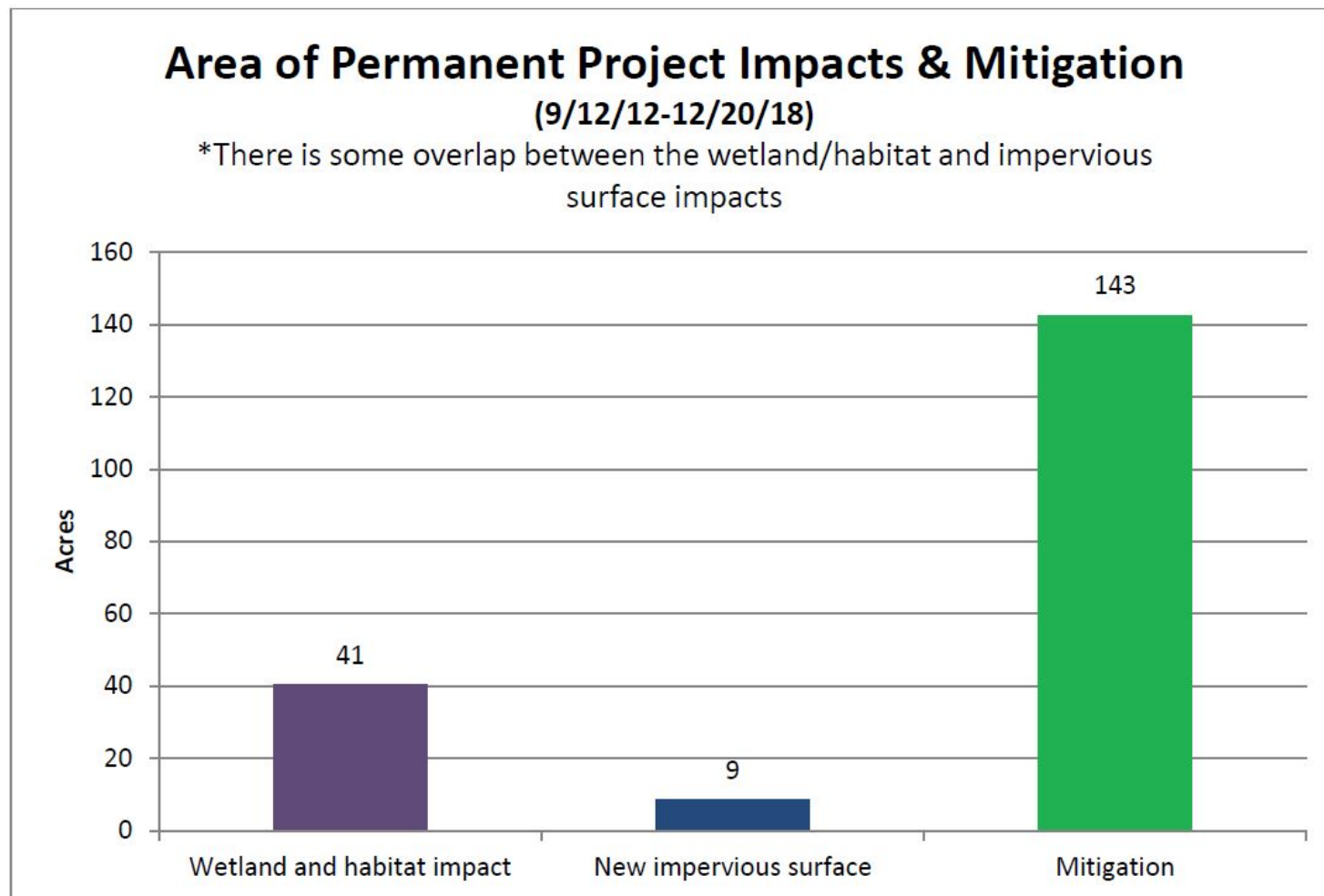
(9/12/12-12/20/18)



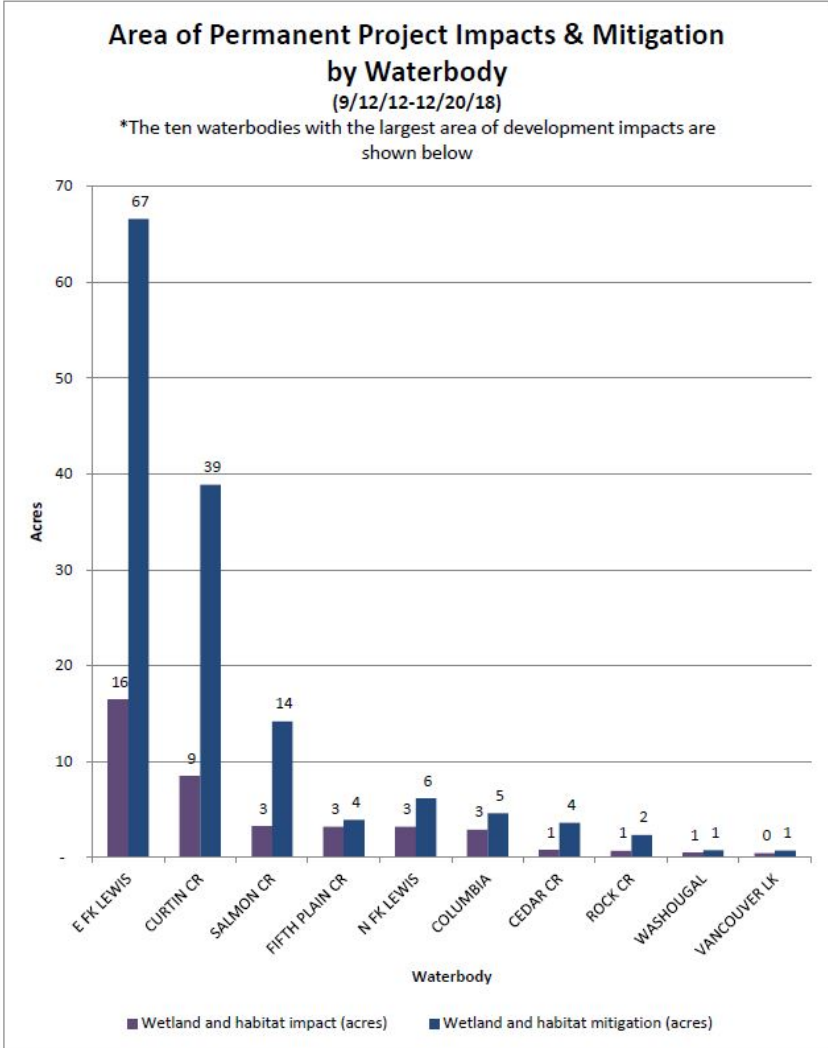
Program Updates



Program Updates



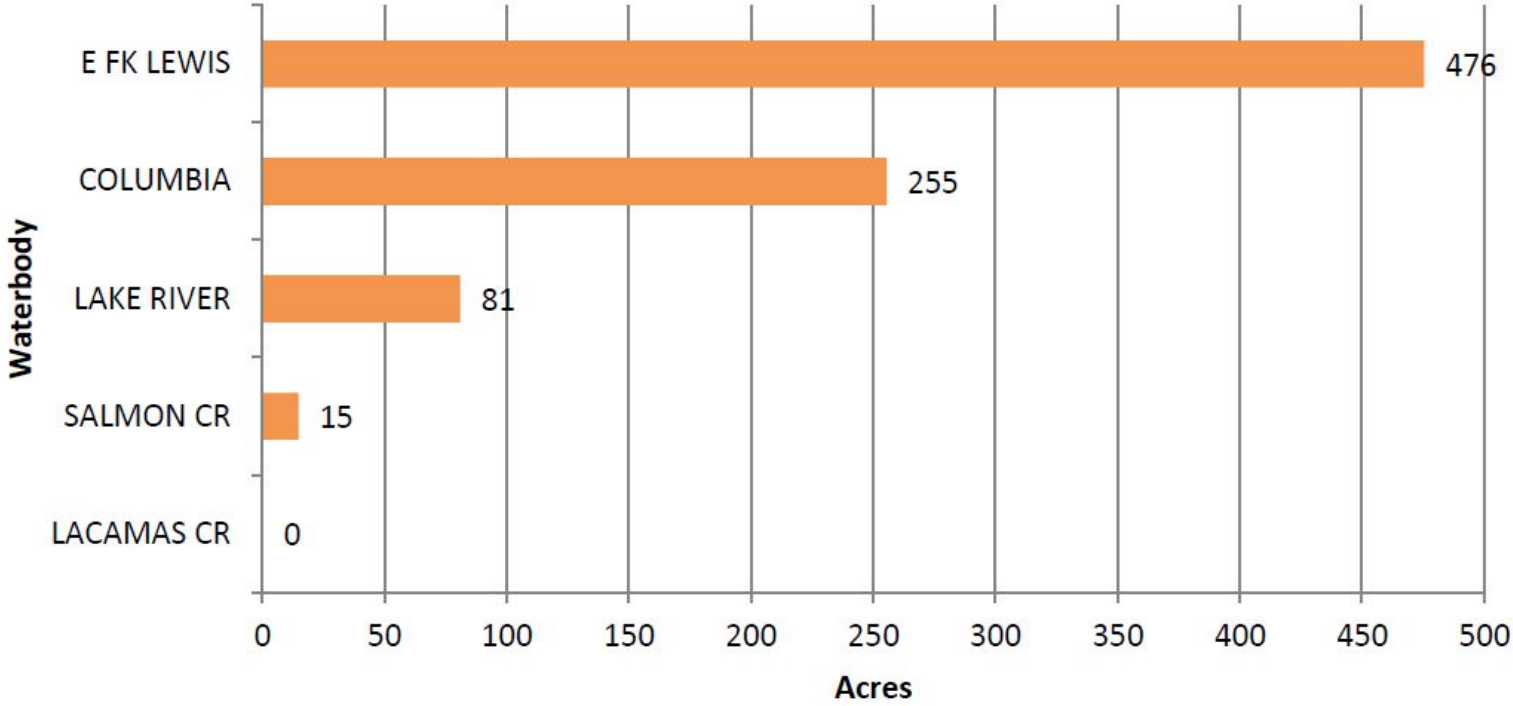
Program Updates



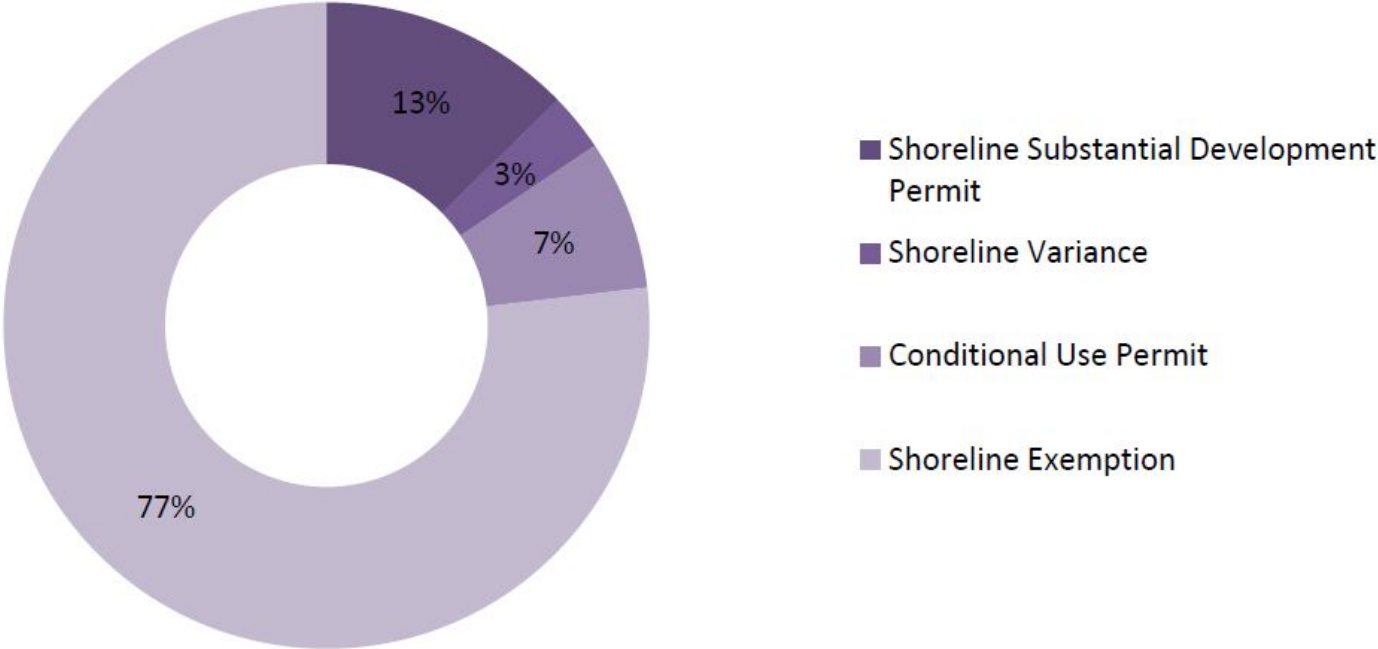
Restoration Project Area

(9/12/12-12/20/18)

*Acres are the estimated area of restoration once the project is completed



Projects by Permit Type (9/12/12-12/20/18)



Process Update



Community Outreach & Feedback Update

Outreach Events So Far:

- Development & Engineering Advisory Board, Sep. 5
- Parks Advisory Board, Sep. 13
- Open House, Dollar's Corner, Sep. 25
- Online Open House, Project Website, Launched Sep. 23
- League of Women Voters, Oct. 12

Upcoming Outreach:

- Open Houses, Nov. 13, 14, 18

Feedback Heard So Far:

- Public access and trails
- Code violations and enforcement
- Shoreline education & outreach
- Ecological data collection & analysis
- Climate change



Next Steps

Periodic Review Kick-off

Summer 2019

- Council work session (Aug. 14)
- Council hearing to establish Public Participation Plan (Sept. 3)
- Launch project webpage and email list

Outreach & Proposal Development

Fall-Winter 2019

- Open houses
- Meetings with
 - Advisory boards
 - Interest groups
- Develop draft proposal

Adoption Process

Spring 2020

- SEPA & 30-day comment period
- Planning Commission Work Session & Hearing
- Ecology Initial Determination
- County Council Work Session & Hearing
- Ecology Final Determination



Thank you!

Project website: <https://www.clark.wa.gov/smp2020>

Sign-up for project updates: <https://www.clark.wa.gov/community-planning/get-project-updates>

Project contact: Jenna Kay, jenna.kay@clark.wa.gov, 564.397.4968



**PLANNING COMMISSION WORK SESSION
10/17/2019**

Audio Link

Please Click Below:

https://www.clark.wa.gov/sites/default/files/fileuploads/community-planning/2019/09/10182019012922_trainingrm.mp3