

COMPREHENSIVE PLAN UPDATE

Board of County Councilors
Work Session
June 7, 2017



Comprehensive Plan Update

- ▣ Final Decision and Order
 - Issued March 23, 2017 by the GMHB
 - 25 issues decided
 - Clark County prevailed on 18 issues
 - 30-day appeal period (April 24)
- ▣ 180-day compliance period (September 19)
- ▣ GMHB Compliance Hearing, November 7, 2017

Comprehensive Plan Update

- ▣ Non-compliance Issues
 - The need for UGA expansions in Battle Ground, Ridgefield and La Center
 - Ag land de-designations (Ridgefield and La Center)
 - De-designation of 602 ag land acres for the RILB
 - No maximum size for RILB designation
 - Urban Reserve Overlay uses
 - No 'variety' of rural densities
 - Upzone of ag and forest lands (AG-20 to AG-10; FR-40 to FR-20)

Comprehensive Plan Update

- ▣ What the County is Appealing
 - The need for UGA expansions in Ridgefield and La Center
 - Ag land de-designations (Ridgefield and La Center)
 - De-designation of 602 ag land acres for the RILB

Comprehensive Plan Update

- ▣ What the County is Proposing for Compliance
 - Changing AG-10 and FR-20 zoning back to AG-20 and FR-40; eliminating the clustering option; changing newly-zoned R-10 lands back to R-20 zoning
 - Amending the comp plan map to provide for three Rural designations (R-5, R-10, and R-20), each implemented by its own zone
 - Urban Reserve Overlay: Leave as an overlay; eliminate the use list; change only with a comp plan update
 - Establishing a maximum size for RILB as 700 acres
 - Removing 17 parcels from the Battle Ground UGA

Comprehensive Plan Update

- ▣ Proposed changes will be to the comp plan map and text, and to CCC Title 40
- ▣ Changes highlighted in the staff report
- ▣ County adopted a moratorium April 25, 2017 on the acceptance of land division applications for resource and rural lands

Comprehensive Plan Update

▣ Next Steps

- Commerce review in progress
- Notice to Adopt 2007 EIS/2016 SEIS May 5, 2017
- Council Work Session, June 7, 2017, 10:30 a.m.
- Council Public Hearing, June 20, 2017, 10:00 a.m.
 - Compliance Issues
 - Land Division Moratorium (from April 25)
- Effective date of June 30, 2017, if an ordinance adopted

Comprehensive Plan Update

- ▣ Planning Commission
 - Work Session May 4, 2017
 - Public Hearing May 18, 2017

Compliance Proposal	Planning Commission Vote
Changing AG-10 and FR-20 zoning back to AG-20 and FR-40; eliminating the clustering option	6-0 to recommend Board approval
Changing R-10 zoning back to R-20 zoning	6-0 to recommend Board approval
Amending the comp plan to provide for three Rural designations (R-5, R-10, and R-20), each implemented by its own zone	6-0 to recommend Board approval
Leaving the urban reserve (UR) overlay as an overlay; eliminating the use list; allowing changes to UR only during a comp plan update	6-0 to recommend Board approval
Establishing a maximum size of 700 acres for the rural industrial land bank	6-0 to recommend Board approval
Removing 17 parcels from the Battle Ground urban growth area	6-0 to recommend Board approval
Adding a UR overlay to the 17 parcels removed from the Battle Ground UGA	4-2 to recommend Board approval

Comprehensive Plan Update

- ▣ Information on the Compliance Issues and Schedule:

<https://www.clark.wa.gov/community-planning/comprehensive-growth-management-plan>

- ▣ Questions?

- ▣ THANK YOU!