



# Clark County Urban Holding

Board of County Councilors Work Session

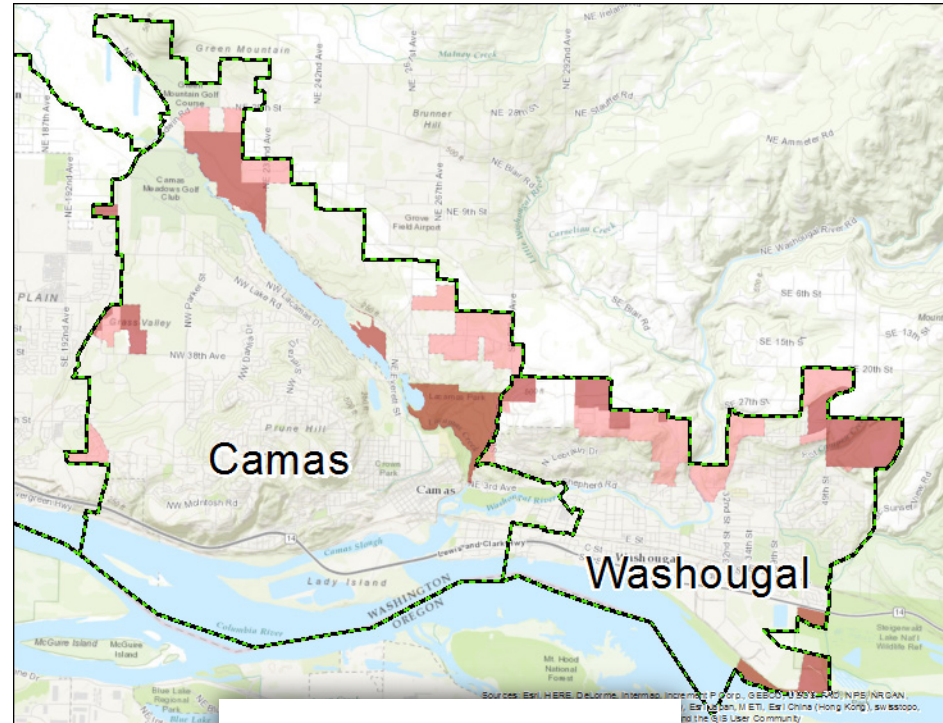
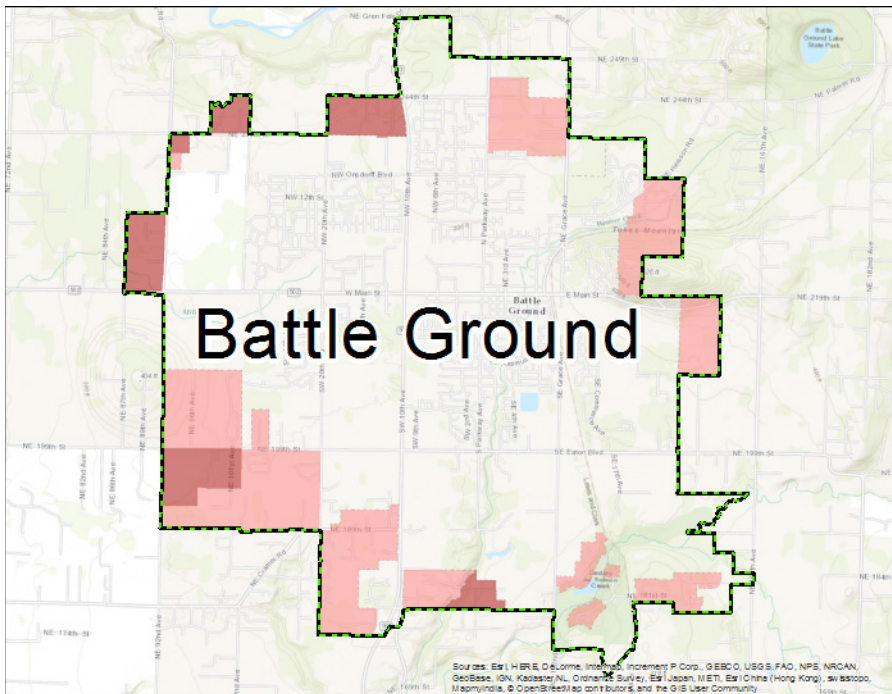
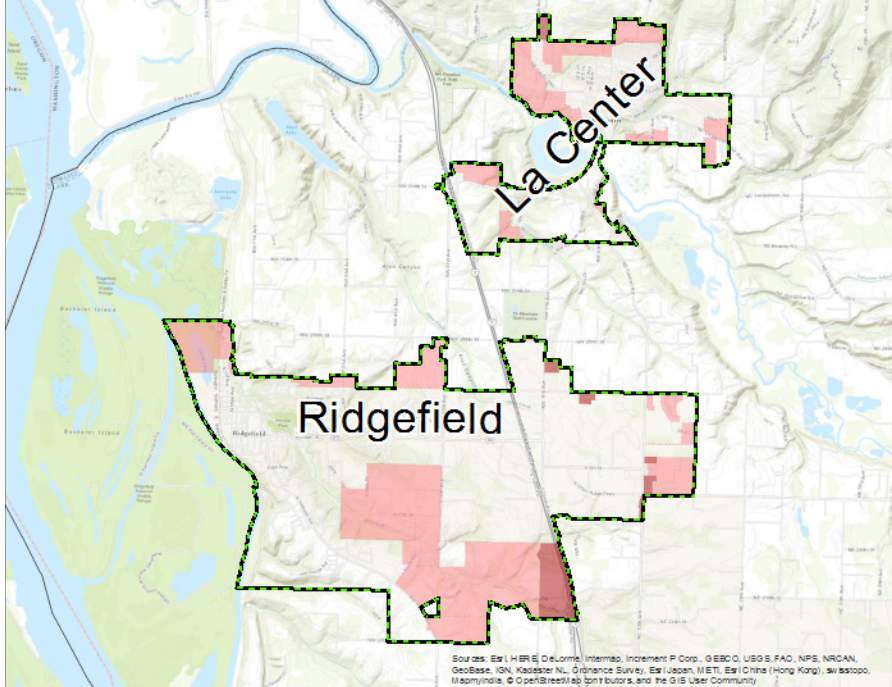
July 12, 2017



# Agenda

- Overview of urban holding in Clark County
- Application
- Process for lifting urban holding
- 179<sup>th</sup> Street Interchange

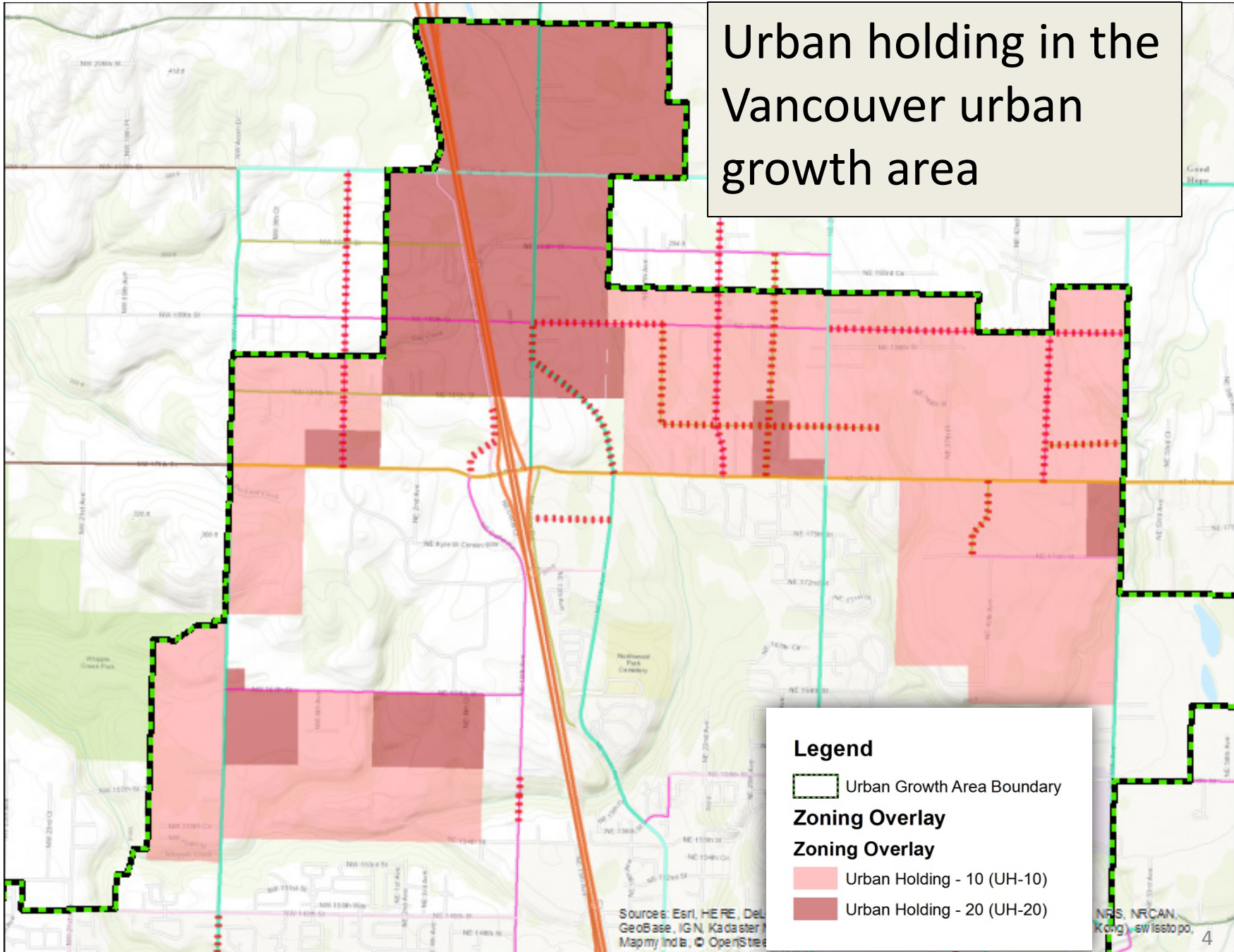
# Urban holding in the smaller cities' urban growth areas



**Legend**

- Urban Growth Area Boundary
- Zoning Overlay**
- Zoning Overlay
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)

# Urban holding in the Vancouver urban growth area



# Urban holding overlay vs. urban reserve overlay

## **Urban holding**

- Inside urban growth areas
- Urban zoning
- Urban services are not available

## **Urban reserve**

- Outside urban growth areas (UGA)
- Rural zoning
- Potential areas of UGA expansion
- When brought inside UGA, urban holding is applied.

# How Clark County uses urban holding

- Contingent tool used to phase development
- Allows the county to plan for urban level services before demand exists.
- Land uses on existing lots may be allowed per code.



# Urban services

- Direct county services
  - Transportation
- Direct non-county services
  - Water
  - Sewer
- Indirect services
  - Schools, fire protection, law enforcement, parks, solid waste management, libraries, electricity, gas, and government facilities



# Urban holding 10 & 20

- The urban holding-10 overlay (UH-10) is intended for residential uses.
- The urban holding-20 overlay (UH-20) is intended for industrial or office-type nonresidential uses; retention in larger lots ensures a site can accommodate large industrial or office developments.



# Previous areas of urban holding

- Fifth Plain Creek (Ord. 2012-12-20)
- North Orchards (Ord. 2010-12-12)
- Pleasant Valley (Ord. 2010-04-01)

# Specific conditions for lifting urban holding

- Small cities
  - Annexation
- Vancouver UGA
  - Completion of localized critical links and intersection improvements are reasonably funded as shown on county Six-Year Transportation Improvement Program or through a development agreement; and
  - Prior to preliminary development approval, execution of a generic covenant indicating property owner or any subsequent owner shall support annexation to a city providing urban services.

# Steps to lift urban holding near 179<sup>th</sup> St.

1. Council approves adding item to dockets list
2. Department of Commerce 60-day review notification
3. Third-party traffic study examines development impacts, capacity needs and area-wide analysis; 1-3 months
4. Legal developer's agreement guaranteeing infrastructure will be in place to serve development
5. Public outreach, i.e. neighborhood meetings
6. SEPA Review; 14 days
7. Planning Commission work session
8. Planning Commission public hearing
9. Council work session
10. Council public hearing
11. Submit to Commerce

Questions and discussions

Thank you!



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