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CLARK COUNTY
WASHINGTON

Planning Commission Recommendation to the Board of County Councilors

TO: Clark County Board of County Councilors

FROM: Jan Bazala on behalf of Karl Johnson, Chair of the Clark County Planning Commission

DATE: January 28, 2020

SUBJECT: Fall 2019 Bi-Annual Code Changes

I. SUMMARY

Proposed are 17 main items in the Fall 2019 Biannual code amendments, which will amend various sections of Titles 14, 15, 40 and one fee table. These items are presented in Attachment “A” for the Board’s review.

II. BACKGROUND

Periodically staff “batch” minor amendments to the Clark County Code to correct scrivener’s errors, update references and fees, clarify standards, and to make minor policy changes. These batches of code changes are commonly known as “Biannual Code Amendments”.

III. ANALYSIS

Should the code changes be approved, several sections of Titles 14, 15, and 40, including one section of the Highway 99 Overlay standards, will be revised, and a new fee established in Title 6 for minor plat alterations.

Included within Attachment “A” is the entire text of the changes, along with a “rationale” section which explains why the change is proposed. The changes are divided into four sections:

- **Scrivener’s errors**, which correct obvious mistakes;
- **Reference updates**, which provide follow-up corrections from other law or code changes;
- **Clarifications**, which are intended to make existing code language more clear; and,
- **Minor policy changes**, which may have impacts to existing county policy.

IV. Community Outreach

This is an ongoing program. Many of these items come from staff and some come from the development community working in concert with staff.

The required sixty day notification of intent to adopt development regulation items 1 through 16 were received by the State Department of Commerce on December 19, 2019 (Fee updates are not development regulations and are not required to be sent to Commerce).

A SEPA determination of non-significance was published in the “Columbian” newspaper on December 23, 2019. No SEPA comments were received on any of the items.

The text of the proposed changes was presented to, and reviewed by the Development and Engineering Advisory Board (DEAB). The DEAB supports the amendments. See Tab 3.

Legal notice of the Planning Commission public hearing was published in the “Columbian” newspaper on January 31, 2020.

The Planning Commission held a work session on these items on January 2, 2020; the Planning Commission hearing was held on January 16, 2020.

V. FISCAL IMPACT

None anticipated.

VI. RECOMMENDATION

The Planning Commission recommends approval of all Title 40 items. See Tab 4 for PC Minutes.

VII. PROCESS

It's anticipated that the Board will hold deliberations on the proposed amendments at the February 18, 2020 hearing. Staff will integrate any changes requested by the Board to the Attachment “A” into a final ordinance to be approved on consent at a subsequent hearing.

Enclosures:

- Tab 1 Index of proposed code amendments
- Tab 2 Attachment “A” – Proposed text changes
- Tab 3 DEAB Memo
- Tab 4 Planning Commission Minutes
- Tab 5 Garage Sales code, CCC 40.260.090
- Tab 6 IBC, IRC, IMC and IFC appeals code sections