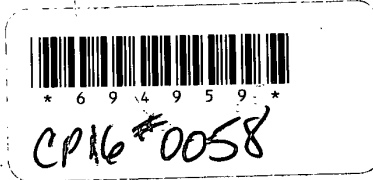




proud past, promising future

CLARK COUNTY  
WASHINGTON



### Clark County Planning Commission

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John Blom

## CLARK COUNTY PLANNING COMMISSION THURSDAY, MARCH 20, 2014

5:30 – 6:25 p.m. – WORKSESSION  
BOCC TRAINING ROOM, 6<sup>TH</sup> FLOOR  
PUBLIC SERVICES BUILDING  
1300 FRANKLIN STREET  
VANCOUVER, WA

### AGENDA

- |    |  |       |            |
|----|--|-------|------------|
| 1) | Welcome/Call to Order                          | Chair | 5 minutes  |
| 2) | Comp Plan: Economic Development<br>(Chapter 3) | Jeff  | 45 minutes |
| 3) | Adjournment/Break before Hearing               |       | 10 minutes |

CHAPTER 3 ECONOMIC DEVELOPMENT GOALS AND POLICIES

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments	Language moved to a different section.
<b>Consolidate Land Use, Community Design, Historic, Growing Healthier, Aging Readiness Plan, Sustainability goals and policies into New Chapter 2 and renumber.</b>		
<b>Chapter 3 Economic Development Element</b>		
<b>Goal: Continue to identify targeted industries to guide public policy, infrastructure development, workforce training, and other economic development initiatives.</b>	<del>Goal: Continue to identify targeted industries to guide public policy, infrastructure development, workforce training, and other economic development initiatives.</del> <u>Provide commercial and industrial employment opportunities to meet the needs of Clark County citizens.</u>	
9.2 Policies		
9.2.1 Encourage long-term business investments that generate net fiscal benefits to the region, protect environmental quality, and are consistent with the objective of higher wage jobs for Clark County residents.		
9.2.2 Encourage public and not-for-profit partnerships with private business interests in generating economic development projects that would not otherwise occur without the cooperation of all sectors.	9.2.2 Encourage public and not-for-profit partnerships with private business interests in generating economic development projects. <del>that would not otherwise occur without the cooperation of all sectors.</del>	
9.2.3 Promote a diverse economic base, providing economic opportunity for all residents, including unemployed, under-employed, and special needs populations.	9.2.3 Promote a diverse economic base, providing economic opportunity for all residents, <del>including unemployed, under-employed, and special needs populations.</del>	
9.2.4 Provide priority assistance to employers who pay a family wage and thereby improve the region's standard of living.	9.2.4 Provide priority assistance to employers who pay a family wage. <del>and thereby improve the region's standard of living.</del>	
9.2.5 New Policy	<u>9.2.5 Promote workforce development through collaboration with WSU-Vancouver, Clark College, and other organizations to facilitate infrastructure</u>	

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments	Language moved to a different section.
	<u>development, and other economic development initiatives.</u>	
<p><b>Goal: Assure an adequate supply of industrial sites to meet market demands for industrial development over the planning horizon to create an environment conducive to the startup, growth, and expansion of “targeted” industries.</b></p>		
<p>9.3.1 In cooperation with local jurisdictions, maintain a minimum ten-year supply of industrial land based on average absorption rates over the last five years.</p> <ul style="list-style-type: none"> <li>• Designate the necessary acreage of vacant industrial land for the 20-year planning period.</li> <li>• Discourage removal of land from the inventory that results in a less than 10-year supply of industrial sites.</li> <li>• Update inventories of industrial lands at least every ten years to reestablish the 20- year supply of industrial lands.</li> <li>• Encourage industrial land banking of large sites and “future urban reserve areas” to preserve large parcels at key locations for future industrial sites (per RCW 36.70A.367).</li> <li>• New industrial sites that are part of a major industrial land bank shall be required to have a minimum of 75 acres or more and shall not be subdivided less than 50 acres.</li> </ul>	<p>9.3.1 In cooperation with local jurisdictions, maintain a minimum ten-year supply of industrial land based on average absorption rates over the last five years.</p> <ul style="list-style-type: none"> <li>• Designate the necessary acreage of vacant industrial land for the 20-year planning period.</li> <li>• Discourage removal of land from the inventory if that results in a less than 10-year supply of industrial sites.</li> <li><del>• Update inventories of industrial lands at least every ten years to reestablish the 20- year supply of industrial lands.</del></li> <li>• Encourage industrial land banking of large sites and “future urban reserve areas” to preserve large parcels at key locations for future industrial sites (per RCW 36.70A.367).</li> <li>• New industrial sites that are part of a major industrial land bank shall be consistent with RCW 36.70.365, 367. <del>required to have a minimum of 75 acres or more and shall not be subdivided less than 50 acres.</del></li> </ul>	
<p>9.3.2 Designate sites for industrial use at locations that will be accessible from roadways of arterial classification or higher, potentially served with utilities, and free of major environmental constraints such as unsuitable soils, floodplains, archaeological sites, and wetlands. Program Focused Public Investment Areas and Capital Facilities Planning expenditures to assure development of these lands.</p>	<p>9.3.2 Designate sites for industrial use at locations that will be accessible from roadways of arterial classification or higher, potentially served with utilities, and <del>free of major</del> <u>a developable area with</u> minimal environmental constraints such as unsuitable soils, floodplains, archaeological sites, and wetlands. <del>Program Focused Public Investment Areas and Capital Facilities Planning expenditures to assure development of these lands.</del></p>	

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments	Language moved to a different section.
	(NEW POLICY) Program Focused Public Investment Areas and Capital Facilities Planning expenditures to <del>assure</del> promote development of these lands.	
9.3.3 Maintain an adequate inventory of properties designated for industrial use and that are suitable for a mix of business and industrial park, light and heavy industrial uses; include properties developed by both private and public entities; and provide access to multimodal transportation services including motor freight, rail, and marine facilities.		
9.3.4 Conversion of industrial or employment center lands to non-industrial or non-employment center districts may occur within the following parameters: a. Protect and preserve lands zoned heavy industrial for heavy industrial uses. b. Protect employment lands from conversion to residential. c. Consider rezoning of employment lands to non-retail commercial, office campus, or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs, and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics, and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation.	9.3.4 Conversion of industrial or employment center lands to non-industrial or non-employment center districts may occur within the following parameters:  c. Consider rezoning of employment lands to non-retail commercial, <del>office campus</del> , or business park if the proponent can show  (c) the proposed zone change will generate family wage jobs at a higher density than the current comprehensive plan zone allocation.	
<b>GOAL: Provide commercial sites adequate to meet a diversity of needs for retail, service, and institutional development in Clark County.</b>		
9.4.1 In cooperation with local jurisdictions, maintain an adequate supply of commercial lands within designated urban growth areas, based on average absorption rates of the last five years plus an appropriate market factor. • Designate sufficient commercial land for the 20-year	• Designate sufficient commercial land for the 20-year planning period, preferably	

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments	Language moved to a different section.
planning period, preferably located within designated urban growth areas. <ul style="list-style-type: none"> <li>• Discourage removal of commercial land from the inventory that results in a less than 10-year supply of commercial sites.</li> <li>• Update inventories of commercial lands at least every ten years.</li> <li>• Encourage infill and redevelopment of underutilized commercial sites.</li> </ul>	located within designated urban growth areas.	
9.4.2 Locate convenience-oriented retail and service developments adjacent to residential neighborhoods; encourage small-scale neighborhood commercial uses directly within residential areas.		
9.4.3 Encourage commercial and mixed-use developments located on current or planned transit corridors; encourage transit-oriented site planning and design.		
9.4.4 Maintain design guidelines to ensure that commercial projects are developed with minimal impact on surrounding land uses, are consistent with related community appearance/design guidelines, and assure pedestrian as well as vehicular access.		
9.4.5 Permit home occupations that are consistent with the character of adjoining residential properties and neighborhoods.		
9.4.6 Encourage responsible waterfront development for commercial uses where environmentally and economically feasible.		
<b>GOAL: Provide a continuum of educational opportunities responsive to the changing needs of the work place locally and regionally.</b>		
9.5.1 Encourage continuing education, skills upgrading, mentoring, and lifelong learning programs suitable for large and small employers.		
9.5.2 Support conversion of Washington State University – Vancouver Campus (WSU) into	9.5.2 Support conversion of Washington State University – Vancouver Campus (WSU) into	

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments	Language moved to a different section.
a premier 4-year institution of higher education.	<del>a premier 4-year institution of higher education.</del>	
<b>GOAL: Promote long-term economic development that will improve environmental quality and accommodate job generating activities.</b>		
9.6.1 Give priority to industries and businesses creating family-wage jobs that operate within the available air shed capacity.	<del>9.6.1 Give priority to industries and businesses creating family-wage jobs that operate within the available air shed capacity.</del>	Strategy: This language will be moved to the strategies section of the Comprehensive Plan.
9.6.2 Conduct pertinent wetland delineation studies and master plans to identify areas for industrial, commercial, open space, recreation, and environmental uses, to include wetland banking.	<del>9.6.2 Conduct pertinent wetland delineation studies and master plans to identify areas for industrial, commercial, open space, recreation, and environmental uses, to include wetland banking.</del>	Strategy: This language will be moved to the strategies section of the Comprehensive Plan.
9.6.3 Encourage sustainable development and programs.		
9.6.4 Develop compatible land uses that promote the long-term economic viability of the County Railroad.		
<b>GOAL: Encourage infrastructure development and services necessary to serve new industrial development.</b>		
9.7.1 Prioritize infrastructure development in advance of need to areas that are suitable for industrial development: <ul style="list-style-type: none"> <li>• when siting a regional/corporate office development, land use compatibility, effectiveness, and family-wage jobs created shall be considered; and,</li> <li>• emphasis on infrastructure for development should be placed to serve major industrial areas with proximity to the I-5 corridor.</li> </ul>	<ul style="list-style-type: none"> <li>• when siting a regional/corporate office development, land use compatibility, effectiveness, and family-wage jobs created shall be considered; and,</li> <li>• emphasis on infrastructure for development should be placed to serve major industrial areas with proximity to the I-5 corridor.</li> </ul>	Strategy: This language will be moved to the strategies section of the Comprehensive Plan.
<b>GOAL: Maintain and enhance opportunities for resource-based industries located on rural lands in Clark County.</b>		
9.8.1 Encourage resource-based industries, including agricultural, forestry, and aggregate materials, which are consistent with rural lands goals and policies (Chapter 3, Rural and Natural Resources Element).	9.8.1 Encourage resource-based industries, including agricultural, forestry, and aggregate materials, which are consistent with rural lands goals and policies (Chapter 3, Rural and Natural Resources Element).	

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments	Language moved to a different section.
	<u>(Chapter 4, Rural Element).</u>	
9.8.2 Implement programs to encourage agricultural and forestry management of smaller rural tracts consistent with sound environmental practices.	9.8.2 Implement programs to encourage agricultural and forestry management of smaller rural tracts consistent with <del>sound environmental practices.</del> <u>the best available science.</u>	
9.8.3 Encourage home businesses that allow for economic development compatible with the use of neighboring properties and protects the integrity of zoning districts of Clark County.	9.8.3 Encourage home businesses <del>that allow for economic development compatible with the use of neighboring properties and protects the integrity of zoning districts of Clark County.</del> <u>and, if necessary, revise the U.D.C. to minimize impacts to neighboring properties.</u>	

NEW (underlined) OLD (strikeout)

Friday, March 14, 2014