

RURAL ELEMENT GOALS AND POLICIES

<i>Current Comprehensive Plan</i>	<i>Proposed language</i>
<p>3.0 County-wide Planning Policies</p> <p>3.0.1 The county shall recognize existing development and provide lands, which allow rural development in areas, which are developed or committed to development of a rural character.</p> <p>3.0.2 The county and each municipality shall cooperate to ensure the preservation and protection of natural resources, critical areas, open space, and recreational lands within and near the urban area through adequate and compatible policies and regulations.</p>	<p><i>No change.</i></p> <p><i>No change.</i></p>

Current Comprehensive Plan	Proposed language
<p>RURAL LANDS GOAL: Maintain the existing rural character and compatibility with resource-based economic uses, such as farming, forestry, mineral extraction and recreation.</p>	<p><u>RURAL AREAS -- GENERAL</u> <u>GOAL: Compatible with maintaining rural character and rural (levels of service)(services), ensure that lands outside of urban growth areas are viable places to live and work.</u></p>
<p>3.1 Policies 3.1.1 Clark County shall maintain and protect the character of its designated Rural Area. Therefore, the county's land use regulations and development standards should protect and enhance the following components of the Rural Area:</p> <ul style="list-style-type: none"> • environmental quality, particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies and natural drainage systems; • commercial and non-commercial farming, forestry, fisheries, and mining; • community Rural Center atmosphere, safety, and locally-owned small businesses; • regionally significant parks, trails and open space; • large lot (parcels of 5-20 acres in size) residential development compatible with adjacent farming, forestry and mining and not needing urban facilities and services; and, • historic character and resources including archaeological and cultural sites important to the local community. 	<p>3.1 Policies 3.1.1 Clark County shall maintain and protect the character of its designated rural lands, defined as those lands outside of urban growth areas, Area by promoting: <u>Therefore, the county's land use regulations and development standards should protect and enhance the following components of the Rural Area:</u></p> <ul style="list-style-type: none"> • large lot (parcels of 5-20 acres in size) residential development compatible with adjacent farming, forestry and mining and not needing urban facilities and services; • <u>non-residential development in Rural Centers;</u> community Rural Center atmosphere, safety, and locally-owned small businesses; • <u>economic development activities consistent with the preservation of rural character;</u> • commercial and non-commercial farming, agriculture, forestry, fisheries, and mining activities; • regionally significant parks, trails and open space; • environmental quality, particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies and natural drainage systems; and • historic character and resources including archaeological and cultural sites important to the local community.
<p>3.1.2 The Rural Area designations shown on the Clark County Comprehensive Plan Land Use Map include areas that are rural in character and meet one or more of the following criteria:</p>	<p>3.1.2 The Rural Area <u>Land use</u> designations shown on the Clark County Comprehensive Plan Land Use Map include areas that are rural in character and meet one or more of the following criteria:</p>

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<ul style="list-style-type: none"> • opportunities exist for significant commercial or non-commercial farming and forestry (large-scale farms and forest lands are designated as Natural Resource lands); • the area is contiguous to other lands in the Rural Area, Natural Resource Lands or large, predominantly environmentally sensitive areas; • the area will help buffer nearby Natural Resource Lands from conflicting urban uses; • there are major physical barriers to providing urban services at reasonable cost, or such areas will help foster more logical boundaries for urban public services and infrastructure; • the area is not needed for the foreseeable future that is, beyond the 20-year forecast period to provide capacity for population or employment growth; • the area has outstanding scenic, historic, environmental, resource or aesthetic values that can best be protected by a Rural Area designation; or, • significant environmental constraints make the area generally unsuitable for intensive urban development. 	<ul style="list-style-type: none"> • <u>generally characterized by a larger lot size;</u> • <u>do not require urban levels of public services;</u> • <u>opportunities exist for significant commercial or non-commercial farming, and forestry, and mineral activities; (large-scale farms and forest lands are designated as Natural Resource lands);</u> • <u>the area is contiguous to with other rural lands or can serve as a buffer between large-lot residential development and resource activities or urban areas; in the Rural Area, Natural Resource lands; or large, predominantly environmentally sensitive areas;</u> • the area will help buffer nearby Natural Resource Lands from conflicting urban uses; • there are major physical barriers to providing urban services at reasonable cost, or such areas will help foster more logical boundaries for urban public services and infrastructure; • <u>the area is not needed for the foreseeable future that is, beyond the 20-year forecast period to provide capacity for population or employment growth in the 20-year forecast;</u> • <u>the area has outstanding scenic, historic, environmental, resource or aesthetic values, that can best be protected by a Rural Area designation; or,</u> • significant environmental constraints make the area generally unsuitable for intensive urban development.
<p>3.1.3 Clark County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3)), and County-wide Planning Policy 3.0.</p>	<p>3.1.3 Clark County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3)), and County-wide Planning Policy 3.0.</p>
<p>3.1.4 Support and encourage uses within rural lands which sustain and are compatible with the rural character and level of public facilities and services, such as:</p> <ul style="list-style-type: none"> • small scale forest and farm management; 	<p>3.1.4 Support and encourage uses within rural lands which sustain and are compatible with the rural character and level of public facilities and services, such as:</p> <ul style="list-style-type: none"> • small scale forest and farm management;

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<ul style="list-style-type: none"> • large lot residential development; • open space, parks, trails /recreation; • mining; and, • home businesses. 	<ul style="list-style-type: none"> • large lot residential development; • open space, parks, trails /recreation; • mining; and, • home businesses. <p>(redundant)</p>
<p>3.1.5 Encourage and support public recreation, education and interpretive activities and facilities which complement the rural character and resource activities located throughout the rural area.</p>	<p>3.1.5 Encourage and support public recreation, education and interpretive activities and facilities which complement the rural character and resource activities located throughout the rural area. (Stated in 3.1.2).</p>
<p>3.1.6 Master Planned Resorts (MPR) may be approved in an area outside of established Urban Growth Boundaries providing they meet the following criteria:</p> <ul style="list-style-type: none"> • the land proposed is better suited and has more long-term importance for a Master Planned Resort that the commercial harvesting of timber or agricultural production, if located on land that otherwise would be designated as a forest or agricultural resource; • the location, design, and provision of necessary utilities does not allow for the development of new urban or suburban land uses in the immediate vicinity; • the proposed site includes unique natural amenities, such as views, streams, lakes or other features that provides a natural attraction for public use; • the proposed development provides urban level public services that are strictly contained within the boundaries of the resort property by design and construction; • the proposed site for the Master Planned Resort is sufficient in size and configuration to provide for a full range of resort facilities while maintaining adequate separation from any adjacent rural or resource land uses; • residential uses are designed primarily for short-term or 	<p>3.1.4 Master Planned Resorts (MPR) may be approved in an area outside of established Urban Growth Boundaries <u>consistent with the requirements for plan amendments in the Clark County Code.</u></p> <ul style="list-style-type: none"> • the land proposed is better suited and has more long-term importance for a Master Planned Resort that the commercial harvesting of timber or agricultural production, if located on land that otherwise would be designated as a forest or agricultural resource; • the location, design, and provision of necessary utilities does not allow for the development of new urban or suburban land uses in the immediate vicinity; • the proposed site includes unique natural amenities, such as views, streams, lakes or other features that provides a natural attraction for public use; • the proposed development provides urban level public services that are strictly contained within the boundaries of the resort property by design and construction; • the proposed site for the Master Planned Resort is sufficient in size and configuration to provide for a full range of resort facilities while maintaining adequate separation from any adjacent rural or resource land uses; • residential uses are designed primarily for short-term or

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<p>seasonal use, full time residential uses should be limited;</p> <ul style="list-style-type: none"> • the major recreational facilities within the Master Planned Resort must be open to the public and the overall facilities and recreational activities should promote tourism and the recreational goals of the comprehensive plan; • each proposal should include a full inventory of critical wildlife habitat, significant wetlands, shorelines and floodplains, and cultural resources; • significant natural and cultural features of the site should be preserved and enhanced to the greatest degree possible; • commercial uses and activities within the MPR should be limited in size to serve the customers within the MPR and located within the project to minimize the automotive convenience trips for people using the facilities; and, • adequate emergency services must be available to the area to insure the health and safety of people using or likely to use the facility. 	<p>seasonal use, full time residential uses should be limited;</p> <ul style="list-style-type: none"> • the major recreational facilities within the Master Planned Resort must be open to the public and the overall facilities and recreational activities should promote tourism and the recreational goals of the comprehensive plan; • each proposal should include a full inventory of critical wildlife habitat, significant wetlands, shorelines and floodplains, and cultural resources; • significant natural and cultural features of the site should be preserved and enhanced to the greatest degree possible; • commercial uses and activities within the MPR should be limited in size to serve the customers within the MPR and located within the project to minimize the automotive convenience trips for people using the facilities; and, adequate emergency services must be available to the area to insure the health and safety of people using or likely to use the facility. <p><i>(Create a new CCC 40.560.010(S) for Master Planned Resorts and move the approval criteria there. Re-letter the current 010(S) et seq.)</i></p>
<p>3.1.7 Establish standards and programs whereby residents of rural lands adjacent to designated resource lands are informed that they are locating in a natural resource area and will be subject to normal and accepted farm, forestry or mining practices that comply with federal, state and local regulations.</p>	<p>3.1.7 Establish standards and programs whereby residents of rural lands adjacent to designated resource lands are informed that they are locating in a natural resource area and will be subject to normal and accepted farm, forestry or mining practices that comply with federal, state and local regulations.</p> <p><i>This is a strategy; codified in CCC Sections 40.210.010(C)(3)(d)(5) and 40.210.020(D)(9)</i></p>
<p>3.1.8 Establish programs for the rural area, which notify and educate residents of ongoing small-scale resource activities.</p>	<p>3.1.8 Establish programs for the rural area, which notify and educate residents of ongoing small-scale resource activities.</p> <p><i>(Redundant with 3.1.7).</i></p>

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3.1.9 Encourage cooperative resource management among farmland and timberland owners, farm foresters, rural residents, environmental groups and local, state, and federal resource agencies for managing private and public farm and forestlands and public resources.	3.1.5 Encourage cooperative resource management among farmland and timberland owners, farm foresters, rural residents, environmental groups and local, state, and federal resource agencies for managing private and public farm and forestlands and public resources.
3.1.10 Establish provisions for intensity of rural development, including a range of lot sizes based on natural characteristics, proximity to designated natural resource lands, transportation circulation, availability of services which are adequate without extending or up-grading levels of service (LOS), and open space areas.	3.1.10 Establish provisions for intensity of rural development, including a range of lot sizes based on natural characteristics, proximity to designated natural resource lands, transportation circulation, availability of services which are adequate without extending or up-grading levels of service (LOS), and open space areas. <i>Not necessary.</i>
3.1.11 Those areas with a Comprehensive Plan designation of Rural shall have a residential density of one dwelling unit per 5, 10, and 20 acres.	3.1.11 Those areas with a Comprehensive Plan designation of Rural shall have a residential density of one dwelling unit per 5, 10, and 20 acres. <i>See new policy 3.2.2.</i>
3.1.12 Rural development shall not be allowed unless appropriate facilities and services (water, storm drainage, roads and approved sanitary treatment) are in place or planned.	3.1.6 Rural development shall not be allowed unless appropriate facilities and services (water, storm drainage, roads and approved sanitary treatment) are in place or planned.
3.1.13 Rural lands generally shall be served by septic tanks and individual wells (when public water is not available).	3.1.7 Rural lands generally shall be served by septic tanks and individual wells (when public water is not available). 3.1.15 Wastewater treatment shall be provided by individual on-site treatment systems or approved alternative sewage treatment technologies. <i>(Cross-check with Env. Element).</i>
3.1.14 Standards and plans for utility service should be consistent with long-term low-density development and resource industries and should be coordinated in a manner to maintain public health and safety at efficient and cost effective levels in areas of rural and natural resource designated lands.	3.1.14 Standards and plans for utility service should be consistent with long-term low-density development and resource industries and should be coordinated in a manner to maintain public health and safety at efficient and cost effective levels in areas of rural and natural resource designated lands. <i>Duh.</i>
3.1.15 Wastewater treatment shall be provided by individual on-site treatment systems or approved alternative sewage treatment technologies. Sewer lines shall not be extended into rural areas except to correct existing health hazards and	3.1.8 Wastewater treatment shall be provided by individual on-site treatment systems or approved alternative sewage treatment technologies. Sewer lines shall not be extended into rural areas except to correct existing health hazards and

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provided other means for treatment, such as state approved alternative technologies, have been assessed and determined not to be feasible due to environmental constraints.	provided other means for treatment, such as state approved alternative technologies, have been assessed and determined not to be feasible due to environmental constraints. <i>(Cross-check with Env. Element)</i> .
3.1.16 Rural and Resource land designations within the Columbia River Gorge National Scenic Area are consistent with the requirements of the National Scenic Area legislation. The minimum lot size requirements and uses shall only be authorized to the extent that they are consistent with the National Scenic Area legislation established to implement the requirement of the scenic area.	3.1.9 Rural and Resource land designations within the Columbia River Gorge National Scenic Area will be are consistent with the requirements of the National Scenic Area legislation. The minimum lot size requirements and uses shall only be authorized to the extent that they are consistent with the National Scenic Area legislation established to implement the requirements of the scenic area.
	<u>3.1.10 Activities in rural areas shall be conducted in a manner consistent with the Clark County Shoreline Master Program, if in shoreline jurisdiction. (Cross-check with Env. Element).</u>
	<u>RURAL LANDS</u> <u>GOAL: Compatible with maintaining rural character and rural (levels of service)(services), provide for lands outside of urban growth areas that are predominantly for residential uses.</u>
	<u>3.2 Policies</u> <u>3.2.1 Rural lands as designated on the Comprehensive Plan Land Use Map are generally for rural residential development, for accessory uses such as home businesses, and for small-scale resource uses.</u>
	<u>3.2.1 Lands designated as Rural are characterized by a range of lot sizes and generally are not characterized by high-quality soils.</u>
	<u>3.2.2 3.1.14 Those areas with a Rural Comprehensive Plan designation of Rural shall have a residential density of one dwelling unit per 5, 10, and 20 acres (R-5, R-10, and R-20, respectively).</u>
	<u>3.2.3 Clustering of parcels is allowed consistent with platting and zoning requirements.</u>

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	<p>3.2.4 <u>If schools and related facilities need to be sited in rural areas, preference shall be to locate first in Rural Centers and then, as a last resort, in areas designated as Rural.</u> <i>(Cross-check with Public Facilities chapter).</i></p>

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<p>RURAL CENTERS GOAL: Maintain the character of the designated Rural Centers within the surrounding rural area that is appropriate in character and scale in the rural environment.</p>	<p>RURAL CENTERS GOAL: Maintain the character of the designated Rural Centers within the surrounding rural area, that is appropriate in character and scale in the rural environment.</p>
<p>3.2 Policies 3.2.1 Rural Centers designated on the Comprehensive Plan Land Use Map are distinct areas of smaller lot patterns with residential development, small-scale business that provides convenience shopping and services to nearby rural residents, have access to arterial roadways, and are surrounded by protected rural landscapes of generally open land used for agriculture, forestry, large lot residential, recreational and environmental protection purposes. The Rural Centers identified on the Comprehensive Plan map are: Amboy, Brush Prairie, Chelatchie Prairie, Dollars Corner, Fargher Lake, Hockinson, and Meadow Glade.</p>	<p>3.3 Policies 3.3.1 Rural Centers <u>as</u> designated on the Comprehensive Plan Land Use Map are distinct areas that:</p> <ul style="list-style-type: none"> • provide a focus for the surrounding rural area that is appropriate in character and scale in the rural environment; • provide appropriate commercial developments to serve adjoining rural areas; • provide services to tourists and other visitors recreating in the area; and, • provide an opportunity to develop facilities that can function as a community center in those areas where an incorporated town no longer serves that role for the surrounding area.
	<p>3.3.2 Rural Centers:</p> <ul style="list-style-type: none"> • are generally characterized by smaller lot patterns; • have residential development <u>and</u> small-scale business that provides convenience shopping and services to nearby rural residents; • have access to arterial roadways; <u>and</u> • are surrounded by protected rural landscapes of generally open land used for agriculture, forestry, large lot residential, recreational and environmental protection purposes. <p>The Rural Centers identified on the Comprehensive Plan map are: Amboy, Brush Prairie, Chelatchie Prairie, Dollars Corner, Fargher Lake, Hockinson, and Meadow Glade.</p>

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	<p>3.3.3 3.2.9 Rural Centers shall have a residential density of between one unit per acre and one unit per five acres (RC-1, RC-2.5, R-5) based on the historical lot pattern in the area. In no case shall density exceed one unit per acre.</p>
<p>3.2.2 Rural Centers should serve the following purposes:</p> <ul style="list-style-type: none"> • provide a focus for the surrounding rural area that is appropriate in character and scale in the rural environment; • provide appropriate commercial developments to serve adjoining rural areas; • provide services to tourists and other visitors recreating in the area; and, • provide an opportunity to develop facilities that can function as a community center in those areas where an incorporated town no longer serves that role for the surrounding area. 	<p>3.3.4 Rural Centers should serve the following purposes:</p> <ul style="list-style-type: none"> • provide a focus for the surrounding rural area that is appropriate in character and scale in the rural environment; • provide appropriate commercial developments to serve adjoining rural areas; • provide services to tourists and other visitors recreating in the area; and, • provide an opportunity to develop facilities that can function as a community center in those areas where an incorporated town no longer serves that role for the surrounding area. <i>Duplicative of 3.3.1.</i>
<p>3.2.3 Designation criteria for Rural Centers include identification of pre-existing small lot development patterns, natural features as boundaries, and access to arterials.</p>	<p>3.2.3 Designation criteria for Rural Centers include identification of pre-existing small lot development patterns, natural features as boundaries, and access to arterials. <i>Now 3.3.6</i></p>
<p>3.2.4 Rural commercial development should support the needs of rural residents and natural resources activities rather than urban area uses. Strip-type development should be discouraged.</p>	<p>3.3.4 Rural commercial development should support the needs of rural residents and natural resources activities rather than urban area uses. Strip-type development should be discouraged. <u>Appropriate uses for Rural Centers include:</u></p> <ul style="list-style-type: none"> • 3.2.7 Encourage resource-based industrial development, to locate within Rural Centers, consistent with rural character and levels of service; • 3.2.10 Commercial activities in rural areas should be located in Rural Centers. commercial uses supporting resource uses, such as packing, first stage processing and processing which provides value added to resource products may occur in resource areas; <u>and</u> • 3.2.8 Encourage uses, such as rural commercial, post offices, veterinary clinics, day care, small medical practices and schools that provide employment, shopping

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	<p>services and housing opportunities within Rural Centers. The scale should be compatible with surrounding roads and utilities, which reinforce the rural character and distinct sense of community.</p>
<p>3.2.5 If schools serving predominantly rural populations cannot be located in UGAs or within ¼-mile of a UGA, preference shall be to locate the schools in Rural Centers and as a last resort, rural areas, subject to policy 3.2.6.</p> <p>3.2.6 Schools and related facilities are strongly encouraged to locate within the urban growth areas. Schools may be located in the urban reserve areas (URA) or rural areas where necessary to serve population growth within and outside of the urban growth boundary (for specific schools policies see Chapter 10).</p>	<p><u>3.3.5 If schools and related facilities need to be sited in rural areas, preference shall be to locate first in Rural Centers and then, as a last resort, in areas designated as Rural.</u></p> <p><i>(Move to Public Facilities, where schools are discussed)</i></p>
<p>3.2.7 Encourage resource based industrial development to locate within Rural Centers, consistent with rural character and levels of service.</p> <p>3.2.8 Encourage uses, such as rural commercial, post offices, veterinary clinics, day care, small medical practices and schools that provide employment, shopping services and housing opportunities within Rural Centers. The scale should be compatible with surrounding roads and utilities, which reinforce the rural character and distinct sense of community.</p>	<p><i>Now policy 3.3.4</i></p>
<p>3.2.9 Rural Centers shall have a density of between one unit per acre and one unit per five acres based on the historical lot pattern in the area. In no case shall density exceed one unit per acre.</p>	<p><i>Now policy 3.3.3</i></p>
<p>3.2.10 Commercial activities in rural areas should be located in Rural Centers. Commercial uses supporting resource uses, such as packing, first stage processing and processing which provides value added to resource products may</p>	<p><i>Now policy 3.3.4</i></p>

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occur in resource areas.	
<p>3.2.3 Designation criteria for Rural Centers include identification of pre-existing small lot development patterns, natural features as boundaries, and access to arterials.</p> <p>3.2.11 A new Rural Center or a boundary expansion of an existing Rural Center shall be considered and evaluated by the county through the annual review under CCC 40.560 and pursuant to RCW36.70A.070 (5)(d).</p> <p>3.2.12 Before the county considers a new Rural Center the proponent(s) shall submit to the county a petition signed by at least 60 percent of the property owners of the land within the boundaries of the proposed new Rural Center.</p>	<p><u>3.3.6 Rural Center designation criteria are as follows:</u></p> <ul style="list-style-type: none"> • <u>An area proposed as a Rural Center had to have existed as of July 1, 1990, identifiable by pre-existing small lot development patterns, natural features as boundaries, and access to arterials;</u> • <u>Proponents of a new Rural Center shall submit to the county a petition signed by at least 60 percent of the property owners of the land within the boundaries of the proposed new Rural Center;</u> • A new Rural Center or a boundary expansion of an existing Rural Center shall be considered and evaluated by the county through the annual review under CCC 40.560 and pursuant to RCW36.70A.070 (5)(d).
<p>RESOURCE LANDS <i>Commercial Forest Tier I and II</i> GOAL: <i>To maintain and enhance the conservation of productive forestlands and discourage incompatible uses associated with forestry activities.</i></p>	<p>FOREST LANDS GOAL: <i>To maintain and enhance the conservation of productive forestlands and discourage incompatible uses associated with forestry activities.</i></p>
<p>3.3 Policies 3.3.1 Encourage the conservation of long-term commercial significant forestlands for productive economic use.</p>	<p>3.4 Policies <u>3.4.1 Forest lands as designated in the Comprehensive Plan Land Use Map shall be managed primarily for the conservation of long-term commercial significant forest lands for productive economic use.</u></p>
	<p><u>3.4.2 3-3-4</u> Primary land use activities on forest lands are commercial forest management, agriculture, mineral extraction, <u>public recreation</u> ancillary uses and other non-forest related economic activities relying on forest lands.</p>
	<p><u>3.4.3 3-3-16 – 3-3-17</u> Those areas with Forest Tier I and Forest Tier II Comprehensive Plan designations shall have a residential density of one dwelling unit per 80 and 40 acres</p>

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<p>3.3.2 Capital improvement plans should take into consideration maintaining public roads adequate to accommodate the transport of forest commodities.</p>	<p>(FR-80 and FR-40, respectively).</p> <p>3.4.4 Forest activities shall be encouraged by:</p> <ul style="list-style-type: none"> • 3.3.13 supporting land trades that result in consolidated forest ownership; and, • working with forest landowners and managers to identify and develop other incentives for continued forestry; <u>and</u> • taking into consideration in capital improvement plans maintaining public roads adequate to accommodate the transport of forest commodities.
<p>3.3.3 In identifying and designating commercial forest land, the following factors shall be taken into consideration: operational factors, growing capacity, site productivity and soil composition, surrounding land use, parcel size, economic viability, tax status, and public service levels that are conducive to long-term continuance in forest management.</p>	<p><i>Now 3.4.8</i></p>
<p>3.3.4 Primary land use activities in forest areas are commercial forest management; agriculture, mineral extraction, ancillary uses and other non-forest related economic activities relying on forestlands.</p>	<p><i>Now 3.4.2</i></p>
<p>3.3.5 Encourage the multiple economic use of forestland for a variety of natural resource and activities particularly suited for and compatible with forestlands.</p>	<p>3.3.5 Encourage the multiple economic use of forestland for a variety of natural resource and activities particularly suited for and compatible with forestlands.</p>
<p>3.3.6 Commercial forestland, considered desirable for acquisition for public recreational, scenic and park purposes, shall consider its impact on a viable forest industry including but not limited to forest management practices on adjacent lands, buffering and transportation of forestry products.</p>	<p>3.3.6 Commercial forestland, considered desirable for acquisition for public recreational, scenic and park purposes, shall consider its impact on a viable forest industry including but not limited to forest management practices on adjacent lands, buffering and transportation of forestry products.</p>
<p>3.3.7 Encourage the maintenance of forestlands in timber and current use property tax classifications, including classified forest land, designated forest land and forest open space classifications, as provided for in RCW 84.28 and RCW 84.33.</p>	<p>3.3.7 Encourage the maintenance of forestlands in timber and current use property tax classifications, including classified forest land, designated forest land and forest open space classifications, as provided for in RCW 84.28 and RCW 84.33.</p>

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	<p>3.3.10 Land use activities within or adjacent to forest land shall be located and designed to minimize conflicts with forest management and other activities on forestland; <u>to include the following:</u></p> <ul style="list-style-type: none"> • 3.3.11 Residential development on lands adjacent to designated forestland shall be located away from the forestland and should provide for a buffer between residential and forest activity; • 3.3.12 Special development standards for access, lot size and configuration, fire protection, water supply and dwelling unit location shall be adopted for dwellings within or adjacent to designated forest lands; and • 3.3.15 Notification shall be placed on all plats and binding site plans that the adjacent land is in resource use and subject to a variety of activities that may not be compatible with residential development.
<p>3.3.8 Establish or expand special purpose taxing districts and local improvement districts in lands designated in the 20-Year Plan for forest use only when the services or facilities provided by the special purpose district or local improvement district through taxes, assessments, rates or charges directly benefit those forest lands.</p>	<p>3.4.6 Establish or expand Special purpose taxing districts and local improvement districts in lands designated in the 20-Year Plan for forest use <u>will only be used</u> only when the services or facilities provided by the special purpose district or local improvement district through taxes, assessments, rates or charges directly benefit those forest lands.</p>
<p>3.3.9 Encourage the concept of cooperative resource management among timberland owners, environmental groups, state and federal resource agencies and federally recognized Native American tribes for managing the state's public and private timberlands and public resources.</p>	<p>3.3.9 Encourage the concept of cooperative resource management among timberland owners, environmental groups, state and federal resource agencies and federally recognized Native American tribes for managing the state's public and private timberlands and public resources.</p>
<p>3.3.10 Land use activities within or adjacent to forest land shall be located and designed to minimize conflicts with forest management and other activities on forestland.</p>	<p><i>Now in 3.4.5</i></p>
<p>3.3.11 Land use activities within or adjacent to forest land shall be located and designed to minimize conflicts with forest management and other activities on forestland.</p>	<p><i>Now in 3.4.5</i></p>

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3.3.12 Special development standards for access, lot size and configuration, fire protection, water supply and dwelling unit location shall be adopted for dwellings within or adjacent to designated forest lands.	<i>Now in 3.4.5</i>
3.3.13 Encourage the continuation of commercial forest management by: <ul style="list-style-type: none"> • supporting land trades that result in consolidated forest ownership; and, • working with forest landowners and managers to identify and develop other incentives for continued forestry. 	<i>Now in 3.4.3</i>
3.3.14 Forest and mining activities performed in accordance with county, state and federal laws should not be considered public nuisances nor be subject to legal action as public nuisances.	3.4.7 <u>Resource activities on forest lands</u> Forest and mining activities performed in accordance with county, state and federal laws should not be considered public nuisances nor be subject to legal action as public nuisances.
3.3.15 Notification shall be placed on all plats and binding site plans that the adjacent land is in resource use and subject to a variety of activities that may not be compatible with residential development.	<i>Now 3.4.5</i>
3.3.16 Within the Forest Tier I category, only one principal dwelling unit per 80 acres shall be allowed with the provision for an additional temporary dwelling.	<i>Now in 3.4.3</i>
3.3.17 Within the Forest Tier II category, one principal dwelling unit per 40 acres shall be allowed with the provision for an additional temporary dwelling.	<i>Now in 3.4.3</i>
	3.4.8 3-3.3 -In identifying and designating commercial forest land, the following factors shall be taken into consideration: operational factors, growing capacity, site productivity and soil composition, surrounding land use, parcel size, economic viability, tax status, and public service levels that are conducive to long-term continuance in forest management.

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Agriculture Policies GOAL: <i>To maintain and enhance productive agricultural lands and minimize incompatibilities with adjacent uses.</i>	AGRICULTURE LANDS GOAL: <i>To maintain and enhance productive agricultural lands and minimize incompatibilities with adjacent uses.</i>
	3.5 Policies <u>3.5.1 Agriculture lands as designated in the Comprehensive Plan Land Use Map shall be managed primarily for the conservation of long-term commercial significant agriculture lands for productive economic use.</u>
	<u>3.5.2 Primary land use activities on agriculture lands are commercial agriculture management, agriculture-related uses, temporary worker facilities, forest activities, and other non-agriculture related economic activities relying on agriculture lands.</u>
	<u>3.5.3 Those areas with Agriculture Comprehensive Plan designations shall have a residential density of one dwelling unit per 20 acres (AG-20).</u>
	<u>3.5.4 Those areas with Agriculture/Wildlife Comprehensive Plan designations shall have a residential density of one dwelling unit per 160 acres (AG/WL).</u>
3.4 Policies 3.4.1 The county shall encourage the conservation of the county's designated agricultural lands for long-term commercial and non-commercial agricultural uses and shall protect the opportunity for these lands to support the widest variety of agricultural crops and products as listed in RCW 36.70A.030(2) by: <ul style="list-style-type: none"> • limiting residential development in or near agricultural areas; • limiting public services and facilities which lead to the conversion of agricultural lands to non-resource uses; • maintaining public roads in capital improvement plans to accommodate the transport of agricultural commodities; 	<u>3.5.5 Agriculture activities shall be encouraged by:</u> <ul style="list-style-type: none"> • limiting residential development in or near agricultural areas; • limiting public services and facilities which lead to the conversion of agricultural lands to non-resource uses; • maintaining public roads in capital improvement plans to accommodate the transport of agricultural commodities; • encourage cooperative resource management among agricultural land owners, environmental groups, state and federal resource agencies and federally recognized Native American tribes for managing the county's public and private agricultural lands; • encouraging the continuation of commercial agriculture

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<ul style="list-style-type: none"> encourage cooperative resource management among agricultural land owners, environmental groups, state and federal resource agencies and federally recognized Native American tribes for managing the county's public and private agricultural lands; encouraging the continuation of commercial agriculture by: 1) supporting land trades that result in consolidated agricultural ownership, 2) encouraging the maintenance of agricultural lands in current use property tax classifications, including those classifications as provided for in RCW 84.34 and CCC Chapter 3.08, and 3) working with agricultural landowners and managers to identify and develop other incentives for continued farming; and, encouraging agricultural land use as a clean industry incorporating tax breaks, right to farm, purchase of development rights, transfer of development rights and other economic means and develop strategies to support farming practices. 	<p>by: 1) supporting land trades that result in consolidated agricultural ownership;</p> <ul style="list-style-type: none"> encouraging the maintenance of agricultural lands in current use property tax classifications, including those classifications as provided for in RCW 84.34 and CCC Chapter 3.08; working with agricultural landowners and managers to identify and develop other incentives for continued farming; and, encouraging agricultural land use as a clean industry incorporating tax breaks, right to farm, purchase of development rights, transfer of development rights and other economic means and develop strategies to support farming practices.
<p>3.4.2 Minimum parcel size should be adequate to allow reasonable and economic agricultural use.</p>	<p><u>3.5.6</u> 3-4-2 Minimum parcel size should be adequate to allow reasonable and economic agricultural use.</p>
<p>3.4.3 The primary land use activities in agricultural areas shall be commercial or non-commercial agriculture, forest management, mineral extraction, ancillary uses and other non-agricultural related economic activities relying on agricultural lands.</p>	<p><i>Now 3.5.2</i></p>
<p>3.4.4 Land uses on commercial agricultural lands shall include all standard agricultural practices and supporting activities, including farm worker housing and use of water resources for irrigation.</p>	<p><i>Farm worker housing now in 3.5.2 (Add a policy on water rights?)</i></p>
<p>3.4.5 Commercial agricultural land considered desirable for acquisition for public recreational, scenic and park purposes shall first be evaluated for its impact on a viable agricultural industry.</p>	<p>3.4.5 Commercial agricultural land considered desirable for acquisition for public recreational, scenic and park purposes shall first be evaluated for its impact on a viable agricultural industry.</p>
<p>3.4.6 The county should establish or expand special purpose</p>	<p><u>3.5.6</u> The county should establish or expand Special purpose</p>

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taxing districts and local improvement districts in lands designated in the plan for agricultural use only when the services or facilities provided by the special purpose district or local improvement district, through taxes, assessments, rates or charges, directly benefit those agricultural lands.	taxing districts and local improvement districts in lands designated in the Plan for agricultural use <u>will only be used</u> only when the services or facilities provided by the special purpose district or local improvement district, through taxes, assessments, rates or charges, directly benefit those agricultural lands.
3.4.7 Land use activities within or adjacent to agricultural land shall be located and designed to minimize conflicts with agricultural management and other activities on agricultural land.	<u>3.5.7</u> Land use activities within or adjacent to agricultural land shall be located and designed to minimize conflicts with agricultural management and other activities on agricultural land, <u>to include the following:</u> <ul style="list-style-type: none"> • 3.4.8 Residential development adjacent to agricultural land shall be appropriately buffered from agricultural activities; • 3.4.9 Public services and utilities within and adjacent to designated agricultural areas should be designed to prevent negative impacts on agriculture and allow for continued resource activity; • 3.4.11 Notification shall be placed on all plats and binding site plans that the adjacent land is in resource use and subject to a variety of activities that may not be compatible with residential development. The notice should state that agricultural, forest or mining activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances.
3.4.8 Residential development adjacent to agricultural land shall be appropriately buffered from agricultural activities.	<i>Now in 3.5.7</i>
3.4.9 Public services and utilities within and adjacent to designated agricultural areas should be designed to prevent negative impacts on agriculture and allow for continued resource activity.	<i>Now in 3.5.7</i>
3.4.10 Agricultural activities performed in accordance with county, state and federal laws should not be considered public nuisances nor be subject to legal action as public nuisances.	<u>3.5.8.</u> Agricultural activities performed in accordance with county, state and federal laws should not be considered public nuisances nor be subject to legal action as public nuisances.
3.4.11 Notification shall be placed on all plats and binding site	<i>Now in 3.5.7</i>

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plans that the adjacent land is in resource use and subject to a variety of activities that may not be compatible with residential development. The notice should state that agricultural, forest or mining activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances.	
3.4.12 Within the Agriculture land designation, one principal dwelling unit per 20 acres shall be allowed with the provision for an additional temporary dwelling.	<i>Now in 3.5.3</i>
3.4.13 Within the Agriculture/Wildlife category, one principal dwelling unit per 160 acres shall be allowed.	<i>Now in 3.5.4</i>
Mineral Lands GOAL: <i>To protect and ensure appropriate use of gravel and mineral resources of the county, and minimize conflict between surface mining and surrounding land uses.</i>	MINERAL LANDS GOAL: <i>To protect and ensure appropriate use of gravel and mineral resources of the county, and minimize conflict between surface mining and surrounding land uses.</i>
Policies 3.5.1 Support the conservation of mineral lands for productive economic use by identifying and designating lands of long-term commercial significance, consistent with the 20-year planning horizon mandated by growth management.	Policies <u>3.6.1</u> Support the conservation of mineral lands for productive economic use by identifying and designating lands that have of long-term commercial significance <u>for mineral extraction and that are not already characterized by urban growth.</u> consistent with the 20-year planning horizon mandated by growth management.
3.5.2 Capital improvement plans should take into consideration maintaining and upgrading public roads adequate to accommodate transport of mineral commodities.	<u>3.6.2</u> Designate mineral resource lands based on the following: <u>a. geological, environmental, and economic factors;</u> <u>b. surrounding land uses, zoning, and parcel size; and</u> <u>c. the suitability of public access roads to be used as haul roads.</u> 3.5.2 Capital improvement plans should take into consideration maintaining and upgrading public roads adequate to accommodate transport of mineral commodities. <i>(now in 3.6.2)</i>
3.5.3 In identifying and designating commercial mineral lands, the following factors should be taken into consideration:	3.5.3 In identifying and designating commercial mineral lands, the following factors should be taken into consideration:

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geological, environmental and economic factors; existing and surrounding land uses; parcel size; and public service levels that are conducive to long-term production of mineral resources.	geological, environmental and economic factors; existing and surrounding land uses; parcel size; and public service levels that are conducive to long-term production of mineral resources. <i>(now in 3.6.2)</i>
	<u>3.6.3 Ensure that mineral extraction and processing operations minimize and mitigate any significant adverse impacts on water, fish, wildlife, and nearby land uses.</u>
	<u>3.6.4 Ensure that the use of adjacent lands will not interfere with the continued use of designated Mineral Resource lands for the extraction of minerals in the accustomed manner and in accordance with best management practices.</u>
	<u>3.6.5 Establish notification standards whereby developments on lands in the vicinity of designated mineral resource lands are given notice that they are locating in or adjacent to a potential mining area.</u>
	<u>3.6.6 The surface mining overlay shall not be designated within rural residential (R) zones except to allow the expansion of an existing mining site.</u>
3.5.5 Encourage recycling of concrete, aggregate and other materials.	<u>3.6.8 Encourage recycling of concrete, aggregate and other materials.</u>
3.5.6 Encourage restoration of mineral extraction sites, as the site is mined, consistent with requirements identified in RCW 78.44.	3.5.6 Encourage restoration of mineral extraction sites, as the site is mined, consistent with requirements identified in RCW 78.44. (Restoration is a state requirement).
3.5.7 Land shall not be used for any activity other than surface mining or uses compatible with mining until the gravel or mineral resource is commercially depleted, reasons for not mining the site are clearly demonstrated, or the site has been reclaimed.	3.5.7 Land shall not be used for any activity other than surface mining or uses compatible with mining until the gravel or mineral resource is commercially depleted, reasons for not mining the site are clearly demonstrated, or the site has been reclaimed.
3.5.8 Surface mining other than Columbia River dredging shall not occur within 100-year floodplain.	<u>3.6.7 Surface mining other than Columbia River dredging shall not occur within any 100-year floodplain, except for projects with an approved Habitat Conservation Plan.</u>
3.5.9 Mineral extraction operations shall be conducted in a	3.5.9 Mineral extraction operations shall be conducted in a

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manner, which will minimize the adverse effects on water quality, fish and wildlife, adjacent activities and the scenic qualities of the shorelines. Any adverse impacts shall be mitigated.	manner, which will minimize the adverse effects on water quality, fish and wildlife, adjacent activities and the scenic qualities of the shorelines. Any adverse impacts shall be mitigated. <i>(Now in 3.6.3)</i>
3.5.10 Land use activities adjacent to mineral lands should be located and designed to minimize conflicts with mineral activities on such lands.	3.5.10 Land use activities adjacent to mineral lands should be located and designed to minimize conflicts with mineral activities on such lands. <i>(Now in 3.6.2)</i>
3.5.11 Designated mineral operations of long-term commercial significance are not exempt from the normal environmental review process of the county or state agencies.	3.5.11 Designated mineral operations of long-term commercial significance are not exempt from the normal environmental review process of the county or state agencies.
3.5.12 Establish standards and programs whereby residents of rural lands adjacent to designated resource lands are informed that they are locating in a natural resource area and that will be subject to normal and accepted mining practices that comply with federal, state and local regulations.	3.5.12 Establish standards and programs whereby residents of rural lands adjacent to designated resource lands are informed that they are locating in a natural resource area and that will be subject to normal and accepted mining practices that comply with federal, state and local regulations. <i>(Now 3.6.5)</i>
3.5.13 Prior to removal of the surface mining designation, the landowner needs to show that the extraction of the mineral resource is not commercially feasible.	3.5.13 Prior to removal of the surface mining designation, the landowner needs to show that the extraction of the mineral resource is not commercially feasible.
3.5.14 The county shall allow continued mining at existing active sites.	3.5.14 The county shall allow continued mining at existing active sites.
3.5.15 Potential aggregate sites or expansion shall not be designated within rural zoning categories.	3.5.15 Potential aggregate sites or expansion shall not be designated within rural zoning categories.
3.5.16 Designation to alternative land uses at the time of reclamation shall take into consideration surrounding land uses and other policies of this 20-Year Plan	3.5.16 Designation to alternative land uses at the time of reclamation shall take into consideration surrounding land uses and other policies of this 20-Year Plan
3.5.17 Future land use designations for those areas designated Mineral Lands (Fisher Quarry and Section 30/31) should be made consistent with city land use and at the time of annexation.	3.5.17 Future land use designations for those areas designated Mineral Lands (Fisher Quarry and Section 30/31) should be made consistent with city land use and at the time of annexation.—
3.5.18 Some level of processing should be associated with mineral extraction.	3.5.18 Some level of processing should be associated with mineral extraction.
3.5.19 Future sites designated with a surface mining overlay shall	3.5.19 Future sites designated with a surface mining overlay shall

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<p>be assessed on a case by case basis, based on the commercial or industrial value of the resource, and the relative quality and quantity of the resource as well as the following conditions:</p> <ul style="list-style-type: none"> the resource should be of a quality that allows it to be used for construction materials or meet applicable quality specifications for the intended use(s); the resource should be of a quantity sufficient to economically justify development based upon the characteristics of the aggregate, life of the resource site, cost of extraction, accessibility, opportunity, type of transportation and the location of high demand areas; and, designation of these mineral resource lands should follow the "Criteria for Designating Mineral Resources," as outlined in the Designation Criteria component of the Rural and Natural Resource Element. 	<p>be assessed on a case by case basis, based on the commercial or industrial value of the resource, and the relative quality and quantity of the resource as well as the following conditions:</p> <ul style="list-style-type: none"> the resource should be of a quality that allows it to be used for construction materials or meet applicable quality specifications for the intended use(s); the resource should be of a quantity sufficient to economically justify development based upon the characteristics of the aggregate, life of the resource site, cost of extraction, accessibility, opportunity, type of transportation and the location of high demand areas; and, designation of these mineral resource lands should follow the "Criteria for Designating Mineral Resources," as outlined in the Designation Criteria component of the Rural and Natural Resource Element. <i>(Now in 3.6.2)</i>
<p>3.5.20 Clark County's Shoreline Master Program shall be reevaluated for consistency with the Growth Management legislation and Clark County's 20-Year Comprehensive Growth Management Plan. Any areas of inconsistency shall be reviewed and resolved with either modification of the Shoreline Master Program or Comprehensive Plan policies, whichever is more appropriate.</p>	<p>3.5.20 Clark County's Shoreline Master Program shall be reevaluated for consistency with the Growth Management legislation and Clark County's 20-Year Comprehensive Growth Management Plan. Any areas of inconsistency shall be reviewed and resolved with either modification of the Shoreline Master Program or Comprehensive Plan policies, whichever is more appropriate.</p>
<p><i>GOAL: Designate Urban Reserve Areas (URAs) adjacent to urban growth areas in order to preserve the opportunity for orderly and efficient transition from rural to urban land uses if and when needed in the future.</i></p> <p><i>GOAL: Designate Industrial Reserve Areas overlays (IRAs) at certain specified locations adjacent to designated Urban Growth Areas. Premature land</i></p>	<p>URBAN RESERVE LANDS</p> <p><i>GOAL: <u>To identify a limited set of lands outside of but adjacent to urban growth areas that will be first priority lands for inclusion as needed urbanizable lands in subsequent UGA expansions.</u></i></p> <p><i>GOAL: To identify Designate Industrial Reserve Areas overlays (IRAs) <u>adjacent to urban growth areas to be designated with an overlay. at certain specified locations</u></i></p>

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<p><i>parcelization and development of uses which are potentially incompatible with or preclude later industrial development shall be limited in order to preserve opportunities for the future siting of larger industrial uses or concentrations of uses.</i></p>	<p><i>adjacent to designated Urban Growth Areas. The purpose of the overlay is. Premature land parcelization and development of uses which are potentially incompatible with or preclude later industrial development shall be limited in order to preserve opportunities for the future siting of larger industrial uses or concentrations of uses.</i></p>
<p>1.5 Policies 1.5.1 Urban Reserve Areas (URA) are intended to provide guidance as to where the urban growth area may expand at some future date. Inclusion of land in an URA does not necessarily imply that all URAs will be included within an urban growth area.</p>	<p>Policies 1.5.1 Urban Reserve Areas (URA) are intended to provide guidance as to where the urban growth area may expand at some future date. Inclusion of land in an URA does not necessarily imply that all URAs will be included within an urban growth area.</p>
<p>1.5.2 URAs shall abut the established urban growth areas, in all cases except for the La Center Junction. While the junction provides a reasonable future opportunity for urban growth (and should be designated appropriately), it has not been determined that extending the UGA to the junction is necessary.</p>	<p>3.7.1 1.5.2 If designated, urban reserve areas (URA's) shall abut established urban growth areas in all cases. except for the La Center Junction. While the junction provides a reasonable future opportunity for urban growth (and should be designated appropriately), it has not been determined that extending the UGA to the junction is necessary.</p>
	<p><u>3.7.2 Those areas with an Urban Reserve Comprehensive Plan designation shall have a residential density of one dwelling unit per 10, 20, and 40 acres (UR-10, UR-20, and UR-40, respectively).</u></p>
<p>1.5.3 Consideration shall be given to the following in the establishment and location of URAs:</p> <ul style="list-style-type: none"> • the efficiency with which the proposed reserve can be provided with urban services in the future; • the unique land needs of specific urban activities assessed from a regional perspective; • the provision of green spaces between communities; • the efficiencies with which the proposed reserve can be urbanized; • the proximity of jobs and housing to each other; • the balance of growth opportunities throughout the region so that costs and benefits can be shared; • the impact on the regional transportation system; and, 	<p><u>3.7.3 1.5.3 Urban reserve areas shall be based on the following:</u> Consideration shall be given to the following in the establishment and location of URAs:</p> <ul style="list-style-type: none"> • the efficiency with which the proposed reserve can be provided with urban services in the future; • the unique land needs of specific urban activities assessed from a regional perspective; • the provision of green spaces between communities; • the efficiencies with which the proposed reserve can be urbanized; • the proximity of jobs and housing to each other; • the balance of growth opportunities throughout the region so that costs and benefits can be shared;

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<ul style="list-style-type: none"> the protection of designated agricultural and forest resource lands from nearby urbanization. 	<ul style="list-style-type: none"> the impact on the regional transportation system; and, the protection of designated agricultural and forest resource lands from nearby urbanization.
<p>1.5.4 All divisions of land in the URA shall be subject to the land division review process.</p>	<p><u>3.7.4</u> All divisions of land in the URA shall be subject to the land division review process and result in parcels of 10 acres or more in size.</p>
	<p><u>3.7.5</u> <u>Urban reserve lands shall be the first priority lands for inclusion in urban growth boundaries.</u></p>
<p>1.5.5 All new divisions of land shall create lots of 10 or more acres in size.</p>	<p>1.5.5 All new divisions of land shall create lots of 10 or more acres in size.</p>
<p>1.5.6 Devise standards to protect future land use designations (e.g., industrial and commercial uses requiring large parcels).</p>	<p>1.5.6 Devise standards to protect future land use designations (e.g., industrial and commercial uses requiring large parcels).</p>
<p>1.5.7 Devise standards in the URA to facilitate, if needed, future urbanization of the land through land divisions.</p>	<p>1.5.7 Devise standards in the URA to facilitate, if needed, future urbanization of the land through land divisions.</p>
<p>1.5.8 Prior to the future comprehensive evaluation of the urban growth area by Clark County, create implementation measures that will affect the following:</p> <ul style="list-style-type: none"> cooperate with cities to prepare and adopt general transportation, sewer and drainage system plans for the URA which identify areas within the URA appropriate for siting of public facilities; and, cooperate with cities, Special Districts and school districts to prepare and adopt plans for the siting of public facilities and schools. 	<p><u>3.7.6</u> <u>Prior to the inclusion of URA in urban growth areas, the county will:</u></p> <ul style="list-style-type: none"> <u>work cooperate</u> with cities to prepare and adopt general transportation, sewer and drainage system plans for the URA which identify areas within the URA appropriate for siting of public facilities; and, <u>work cooperate</u> with cities, Special Districts and school districts to prepare and adopt plans for the siting of public facilities and schools.
<p>1.6.1 The IRA overlay is intended to be applied, and implemented through later development, only in those cases where ensuing development can provide a significant number of higher wage employment opportunities in an environmentally sensitive manner, in cases where current market conditions and/or infrastructure and service provisions do not warrant initial designation or development of such uses. The intended emphasis of the IRA overlay is for light industrial and related uses, although environmentally sensitive heavy industrial uses may be considered in select circumstances.</p>	<p><u>3.7.7</u> 1.6.1 <u>The <u>Industrial Reserve Area (IRA)</u> overlay: is intended to be applied, and implemented through later development, only in those cases where ensuing development can provide a significant number of higher wage employment opportunities in an environmentally sensitive manner, in cases where current market conditions and/or infrastructure and service provisions do not warrant initial designation or development of such uses. The intended emphasis of the IRA overlay is</u></p> <ul style="list-style-type: none"> is intended for light industrial and related uses, although environmentally sensitive heavy industrial uses may be

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	<p>considered in select circumstances;</p> <ul style="list-style-type: none"> • should have regional access and ultimately be developed in a manner consistent with its potential for regional benefit, particularly employment; and • should ultimately develop under city jurisdiction, with local governments providing services to and collecting associated revenues from that development.
<p>1.6.2 The Industrial Reserve Area overlay should be applied at certain freeway or arterial interchanges or other sites well served by existing or planned transportation systems, or adjacent to technological or research related uses associated with industrial uses. The IRA designation shall be applied in a limited number locations, in contiguous areas of 100 acres or more.</p>	<p>3.7.8 1.6.2 The Industrial Reserve Area overlay shall should be applied at certain:</p> <ul style="list-style-type: none"> • freeway or arterial interchanges; or other • sites well served by existing or planned transportation systems; or • adjacent to technological or research related uses associated with industrial uses. The IRA designation shall be applied in a limited number locations, in contiguous areas of 100 acres or more.
	<p>3.7.9 The IRA overlay designation shall include be applied in a limited number locations, in contiguous areas of 100 acres or more, and may applied to Rural and resource land designations.</p>
	<p>3.7.10 All divisions of land within the IRA overlay shall be subject to the land division review process.</p>
<p>1.6.3 Prior to the development of lands within the IRA for industrial purposes and/or their inclusion within Urban Growth Areas or the annexation of such lands within city limits, the following policies shall apply:</p> <ul style="list-style-type: none"> • All divisions of land within the IRA overlay shall be subject to the land division review process. • Lands within designated IRA overlays may carry Rural or Resource designations. Such Resource lands shall be subject to minimum lot size requirements of that Resource designation. Such lands designated as Resource shall be subject to 40-acre minimum lot sizes. 	<p>1.6.3 Prior to the development of lands within the IRA for industrial purposes and/or their inclusion within Urban Growth Areas or the annexation of such lands within city limits, the following policies shall apply:</p> <ul style="list-style-type: none"> • All divisions of land within the IRA overlay shall be subject to the land division review process. • Lands within designated IRA overlays may carry Rural or Resource designations. Such Resource lands shall be subject to minimum lot size requirements of that Resource designation. Such lands designated as Resource shall be subject to 40-acre minimum lot sizes.
<p>1.6.4. Clark County shall assist local cities and ports, and the Columbia River Economic Development Council in marketing IRA overlay properties to prospective users.</p>	<p>1.6.4. Clark County shall assist local cities and ports, and the Columbia River Economic Development Council in marketing IRA overlay properties to prospective users.</p>

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<p>1.6.5 Prior to being developed for industrial purposes IRA lands shall be included within designated Urban Growth Areas (UGA's). Expansions of UGA's to include IRA lands may be initiated by cities or Clark County. Such applications should have the support of the city impacted by the proposed UGA expansion. Clark County shall review such applications for UGA expansions as specified in the Procedures Element of the Comprehensive Plan.</p>	<p>3.7.11 1.6.5 Prior to being developed for industrial purposes IRA lands shall be included within designated Urban Growth Areas (UGA's). Expansions of UGA's to include IRA lands may be initiated by cities or Clark County. Such applications should have the support of the city impacted by the proposed UGA expansion. Clark County shall review such applications for UGA expansions as specified in the Procedures Element of the Comprehensive</p>
<p>1.6.6 Clark County in addition to the rural industrial land bank legislation shall support expansions of designated UGAs to include Industrial Reserve lands only if the following circumstances exist to ensure that industrial development as intended can and will occur:</p> <ul style="list-style-type: none"> • infrastructure including but not limited to urban roads, public water, and public sewer are available to serve the IRA proposed for inclusion in the UGA, or will be made available concurrent to development of the area; • infrastructure requirements and costs are such that the IRA proposed for inclusion in the UGA can be supported for industrial and related uses envisioned; • the IRA overlay is replaced with a more specific industrial zoning designation containing requirements and standards necessary to implement the development goals of the original IRA; • interlocal agreements have been adopted by Clark County and local cities involved. These agreements shall, at a minimum, provide guidance to the administration of the industrial zoning applied to the site by Clark County prior to annexation by the local city, and issues of the future annexation itself; and, • the master planning of these areas to protect and minimize the impacts to neighboring land uses. 	<p><u>3.7.12</u> <u>IRA lands will be developed consistent with the following:</u> 1.6.6 Clark County in addition to the rural industrial land bank legislation shall support expansions of designated UGAs to include Industrial Reserve lands only if the following circumstances exist to ensure that industrial development as intended can and will occur:-</p> <ul style="list-style-type: none"> • infrastructure including but not limited to urban roads, public water, and public sewer are available to serve the IRA proposed for inclusion in the UGA, or will be made available concurrent <u>with</u> to development of the area; • infrastructure requirements and costs are such that the IRA proposed for inclusion in the UGA can be supported for industrial and related uses envisioned; • the IRA overlay is replaced with a more specific industrial zoning designation containing requirements and standards necessary to implement the development goals of the original IRA; • interlocal agreements have been adopted by Clark County and local cities involved. These agreements shall, at a minimum, provide guidance to the administration of the industrial zoning applied to the site by Clark County prior to annexation by the local city, and issues of the future annexation itself; and, • the <u>area has been</u> master planned <u>ing</u> ing of these areas to protect and minimize the impacts to neighboring land uses.
<p>1.6.7 It is the policy of Clark County, consistent with the Growth Management Act, that Development of designated Industrial Reserve Overlay Areas for light industrial, industrial, or related uses should occur under city jurisdiction, with local governments</p>	<p>1.6.7 It is the policy of Clark County, consistent with the Growth Management Act, that Development of designated Industrial Reserve Overlay Areas for light industrial, industrial, or related uses should occur under city jurisdiction, with local governments</p>

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providing services to and collecting associated revenues from that development. The principal interest of Clark County is that IRA sites, which have regional access, are ultimately developed in a manner consistent with their potential for regional benefit, particularly employment.	providing services to and collecting associated revenues from that development. The principal interest of Clark County is that IRA sites, which have regional access, are ultimately developed in a manner consistent with their potential for regional benefit, particularly employment.
1.6.8 The inclusion of land for industrial purposes within the urban growth area requires retention of industrial zoning for a period of not less than ten (10) years.	<u>3.7.13</u> The inclusion of land for industrial purposes within the urban growth area requires retention of industrial zoning for a period of not less than ten (10) years.
1.6.9 Lands with the Industrial Urban Reserve Overlay which also have designated Priority Habitat areas shall only convert to industrial after the wildlife issues have been resolved.	<u>3.7.14</u> Lands with the Industrial Urban Reserve Overlay which also have designated Priority Habitat areas shall only convert to industrial after the wildlife issues have been resolved.
1.6.10 Expansion of the UGA shall be consistent with the applicable Urban Reserve and other Comprehensive Plan Policies.	1.6.10 Expansion of the UGA shall be consistent with the applicable Urban Reserve and other Comprehensive Plan Policies.
1.6.11 For the area known as Fisher's Swale, utility service provision shall be coordinated between the Cities of Camas and Vancouver to ensure that service boundaries are consistent with the Comprehensive Plan.	1.6.11 For the area known as Fisher's Swale, utility service provision shall be coordinated between the Cities of Camas and Vancouver to ensure that service boundaries are consistent with the Comprehensive Plan.
1.6.12 After conversion to full urban status, industrial reserve would not be eligible for rezoning. Under no circumstances can industrial reserve be redesignated to commercial or residential land for a minimum of ten years (consistent with County Policy 1.6.8). Special consideration should be given to the provision of open space/greenbelt along Fisher Swale.	1.6.12 After conversion to full urban status, industrial reserve would not be eligible for rezoning. Under no circumstances can industrial reserve be redesignated to commercial or residential land for a minimum of ten years (consistent with County Policy 1.6.8). Special consideration should be given to the provision of open space/greenbelt along Fisher Swale.
	RURAL INDUSTRIAL LAND BANKS <i>GOAL: <u>To identify rural industrial land banks, as needed.</u></i>
	<u>3.8.1 Identification of up to two sites to serve as rural industrial land banks may be undertaken consistent with the Growth Management Act and the procedures chapter of the Clark County Code. Such sites do not have to be contiguous to an urban growth boundary.</u>
	<u>3.8.2 Rural industrial land banks shall be a minimum of XXX acres in size and shall meet the requirements for industrial reserve areas.</u>