

**Schroader, Kathy**

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**From:** Orjiako, Oliver  
**Sent:** Monday, June 13, 2016 10:02 AM  
**To:** Albrecht, Gary, Alvarez, Jose, Anderson, Colete, Euler, Gordon, Hermen, Matt, Kamp, Jacqueline, Lebowsky, Laurie, Lumbantobing, Sharon, Orjiako, Oliver, Schroader, Kathy, Wiser, Sonja  
**Subject:** FW: BOCC WS Follow-up  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Just FYI and for the record Thanks

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**From:** Orjiako, Oliver  
**Sent:** Thursday, June 09, 2016 1:01 PM  
**To:** Mielke, Tom  
**Cc:** McCauley, Mark  
**Subject:** FW: BOCC WS Follow-up

Hello Councilor

Please, attached find a brief summary of the changes the PC made on June 2 and response to Council discussion at the work session. Please, let us know if you have questions. Thank you.

Best,

Oliver

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**From:** Anderson, Colete  
**Sent:** Thursday, June 09, 2016 12:55 PM  
**To:** Orjiako, Oliver  
**Subject:** BOCC WS Follow-up

Oliver

Attached is a short summary of the changes the PC made on June 2 and highlights from the Board's discussion yesterday. Jose has also prepared before/after maps of the Holt Homes recommendation. We would be happy to sit down and review.

Colete



Microsoft Word  
Project Summary...



proud past, promising future

MEMORANDUM

**TO:** Board of Clark County Commissioners  
**FROM:** Oliver Orjiako, Director  
**DATE:** June 9, 2016  
**SUBJECT:** BOCC Worksession summary

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The following is a summary of the Planning Commission recommendation from June 2, 2016 that differ from Issue Paper 8 1 The remaining comprehensive plan items contained in Issue Paper 8 1 were either forwarded with a recommendation for approval without amendment or as in the case of the CFP no vote was taken The highlighted areas are comments staff received from the Board during the June 8 worksession

**Comprehensive and Zoning Maps**

- Rural area – Recommends BOCC re-adopt the current comprehensive plan and zoning designations for Agriculture, Forest Tier II or associated Rural-20 (Retain AG-20 and FR-40)
- Vancouver UGA – Holt request – recommends that the BOCC re-adopt the current comprehensive plan and zoning designations (Staff is recommending that if the BOCC agrees with the PC recommendation, the remaining 9 parcels abutting the Holt request should also retain their current comprehensive plan and zoning designations Parcel numbers. 181492000, 181490000, 181505000, 181499000, 181520000, 181525000, 181494000, 181496000, 181497000)

**Policy**

- Delete all policy references in the Rural and Natural Resource Element that provide for clustering on resource lands due to the above recommendation
  - Policy 3 4 4 - ~~Clustering of parcels is allowed consistent with platting and zoning requirements and the Clark County Code~~
  - Policy 3 5 4 - ~~Clustering of parcels is allowed consistent with platting and zoning requirements and the Clark County Code~~

- Amend the new goal in Environmental Element that supports the county’s sustainability policy
  - Promote the advancement of energy efficiency, green building, waste reduction, composting and recycling, solar and renewable energy use, and local sustainable food production, ~~as well as actions to mitigate and adapt to climate change~~
  
- Delete the Transportation Element policy below
  - Policy 5 6 5 - ~~A proportionate share of funding for growth-related roadway projects shall be obtained from Traffic Impact Fees~~
  
- Amend Housing Element new strategies from the Aging Readiness Plan
  - 1 ~~Encourage the Preserve~~ preserve and ~~expand~~ expansion of rental housing for seniors with incomes below 60 percent (established federal guidelines) of the area’s median income
  2. ~~Encourage Weatherize~~ weatherization of homes to reduce energy costs Provide information, education and assistance to moderate income households who do not qualify for the federal weatherization assistance program but cannot afford the initial weatherization investment
  - 5 ~~Consider Incorporate~~ incorporating universal design principles in Clark County’s building review process
  - 6 ~~Encourage Facilitate~~ the development of accessory dwelling units (ADU’s) by exempting them from site plan review Consider exempting ADU’s from TIF’s and PIF’s, if age restricted to 62 plus
  - 7 Allow more flexibility in the creation of duplexes by allowing them in all single-family zones
  - 9 Allow cohousing to be developed in single-family residential zones
  - 10 Allow assisted living in single-family residential zones as a conditional use
  - 11 ~~Consider Develop~~ developing a shared housing program

BOCC WS Discussion. Proposal to change “allow” to “consider ”

BOCC WS Discussion Proposal to amend new Housing Strategy from Growing Healthier Report

- ~~Consider Change~~ changing zoning to allow more areas to support diverse housing types, including small-lot single-family, multifamily, duplexes, accessory dwelling units, cottages and cohousing

BOCC WS Discussion: Proposal to amend Historic Element policy below

- Policy 8 4 2 Expand the variety of ~~techniques incentives~~ available to property owners to encourage historic preservation ~~Although many cultural resources are in private ownership, public agencies can offer incentives for their preservation and maintenance~~

BOCC WS Request. Definitions of the following housing strategies

- Cohousing is a residential model in which a cluster of attached and/or single-family houses are built around a common building for share use such as meals, childcare, guest rooms, laundry and recreational spaces
  - Shared Housing is an arrangement in which two or more unrelated people share a house or an apartment. Usually private sleeping quarters are available, the rest of the house is shared
  - Senior Housing is housing designed for seniors age 55 and older
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