



proud past, promising future

CLARK COUNTY
WASHINGTON



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Clark County Planning Commission

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**CLARK COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 20, 2014**

**5:30 – 7:00 p.m. – WORKSESSION
BOCC TRAINING ROOM, 6TH FLOOR
PUBLIC SERVICES BUILDING
1300 FRANKLIN STREET
VANCOUVER, WA**

AGENDA

- | | | | |
|----|--|--------|------------|
| 1) | Welcome/Call to Order | Chair | 5 minutes |
| 2) | Comp Plan: County-wide Planning Policies
(Chapter 1) | Colete | 20 minutes |
| 3) | Comp Plan: Annexation Policies
(Chapter 9) | Gary | 15 minutes |
| 4) | Comp Plan Policy: Environmental Policies
(Chapter 5) | Gordy | 20 minutes |
| 5) | Comp Plan Policy: Rural Lands Policies
(Chapter 4) | Gordy | 20 minutes |
| 6) | Oliver's Update/BOCC Decisions
<i>Reminder: Nomination/Election of Chair & Vice Chair at next hearing
on March 20</i> | Oliver | 10 minutes |
| 7) | Adjournment | | |

Clark County 20-Year Comprehensive Management Plan Review 2015-2035

Oliver Orjiako, Director, Community Planning
PC Work Session ~ February 20, 2014

Comprehensive Plan Reorganization

- Chapter 1 Introduction; County-wide Planning Policies
- Chapter 2 Community Development
- Chapter 3 Economic Development
- Chapter 4 Rural Lands
- Chapter 5 Environmental Element
- Chapter 6 Housing
- Chapter 7 Transportation and Public Facilities
- Chapter 8 Shorelines
- Chapter 9 Annexations; Procedures
- Chapter 10 Implementation
- Appendices
- Maps

Comprehensive Plan Reorganization

GOAL – are general guidelines that explain what you want to achieve in your community. They are usually long-term and represent global visions such as “protect public health and safety.”

Policy - a policy is a guiding principle used to set direction to achieve a goal.

Objectives - define strategies to attain the identified goals. Unlike goals, objectives are specific, measurable, and have a defined completion date. They are more specific and outline the “who, what, when, where, and how” of reaching the goals.

Procedure - a procedure is a series of steps to be followed as a consistent and repetitive approach to accomplish an end result.

2016 Update Timeline

July-Dec. 2013	January 2014—December 2015		Jan-May 2016
PRE-PLANNING	DATA ANALYSIS	PLAN DEVELOPMENT	ADOPTION
<ul style="list-style-type: none"> ✓ GMA Overview ✓ VBLM Review ✓ Preliminary Scoping Timeline ✓ Public Participation Plan 	<ul style="list-style-type: none"> ✓ Public Review & Comment ✓ Dept. of Commerce Checklist ✓ 20-year Population Range Countywide Planning Policies Regional Growth Trends & Allocation Planning Assumptions Buildable Lands Review Land Use Technical Report Housing Technical Report Capital Facilities Technical Report Transportation Technical Report Environmental Technical Report 	<ul style="list-style-type: none"> Public Review & Comment SEPA Analysis & Public Review Urban Growth Area Review Capital Facility Plan (CFP) County Capital Facility & Financial Plan (CFFP) VBLM Analysis Land Use Transportation Analysis Zone Regional Travel Demand Analysis Draft Comprehensive Plan Text 	<ul style="list-style-type: none"> Public Review & Comment Department of Commerce Review Planning Commission Hearings County Commissioner Hearings Issue Notice of Adoption

Upcoming BOCC Work Sessions/Hearings

Feb 26

- **Work Session: Jobs**

Mar 19

- **Work Session: Population & Job Allocation**

April 8

- **Hearing: Population & Job Allocation**

April 16

- **Work Session: Principles & Values, Draft Policies**

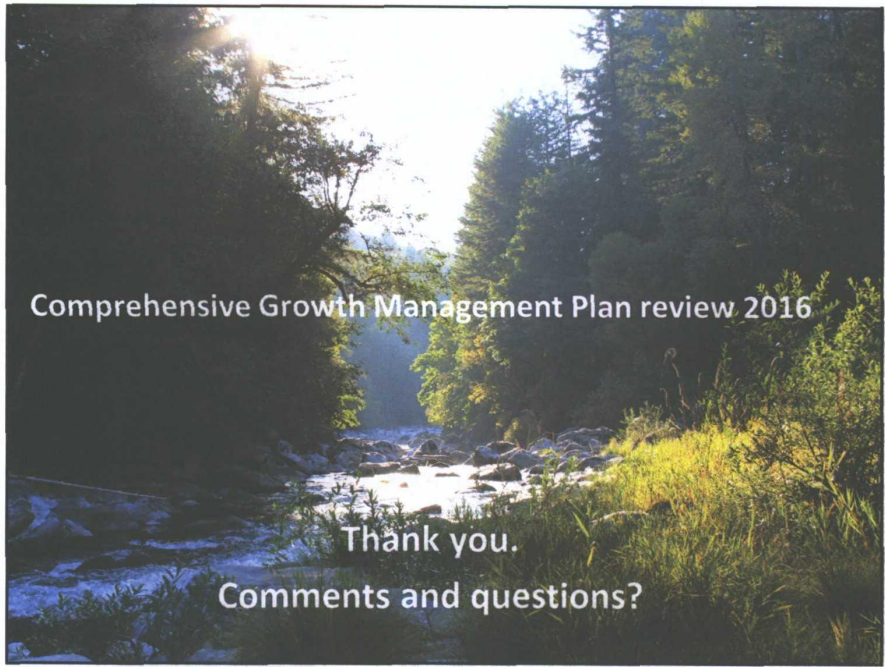
Increasing Public Information Access

New Comp Plan page in the works:

- **Background on GMA and Clark County planning**
- **Timeline**
- **Document/map library**
- **Meeting information**
- **Common questions**

The screenshot shows the Clark County Community Planning website. At the top, there is a navigation bar with links for HOME, ATTEND, JOIN, LINKS, and NEWS CONTACT. Below this is a search bar with the text "Google Search". The main content area features a header for "CLARK COUNTY Community Planning" with the tagline "Planning for Clark County's promising future". A sidebar on the left contains navigation links: Community Planning, Planning Commission, Hearings and meeting notes, Home, and Contact us. The main content area is titled "Planning Commission Hearings and meeting notes" and includes a "Hearings" section with text about the schedule and location. Below this is a "Meeting notes" section with a table listing dates and topics.

MEETING / NOTES (pdf)	AGENDAS for Worksessions & Hearings	Agenda Topics Covered (highlighted items are links to pdf documents)
2013 (previous years)		
2014		
January 16	January 16 Worksession	<ul style="list-style-type: none"> Comprehensive Plan <ul style="list-style-type: none"> Issue Paper 1-Clark County Issue Paper 2-Population & Job Projections Comprehensive Checklist Public Participation Plan



CHAPTER 1 COUNTYWIDE PLANNING POLICIES (New Chapter)

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments
Consolidate all countywide planning policies into New Chapter and renumber.	
Land Use	
<p>1.1.1 Clark County, municipalities and special districts will work together to establish urban growth areas within which urban growth shall be encouraged and outside of which growth may occur only if it is not urban in nature. Each municipality within Clark County shall be included within an urban growth area. An urban growth area may include territory located outside of a city if such territory is characterized by urban growth or is adjacent to areas characterized by urban growth.</p>	No Change.
<p>1.1.2 Urban growth areas shall include areas and densities sufficient to permit the urban growth that is projected to occur in Clark County for the succeeding 20-year period.</p>	No Change.
<p>1.1.3 Urban growth shall be located primarily in areas already characterized by urban growth that have existing public facility and service capacities to adequately serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services that are provided by either public or private sources.</p> <p>Urban governmental services shall be provided in urban areas. These services may also be provided in rural areas, but only at levels appropriate to serve rural development. Urban governmental services include those services historically and typically delivered by cities or special districts, and include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection, public transit services, and other public utilities not normally associated with non-urban areas.</p>	No Change.

1.1.4 An urban growth area may include more than a single city.	No Change.
1.1.5 Urban growth is defined as growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, fiber, or the extraction of mineral resources.	No Change.
1.1.6 Clark County and cities shall review, at least every seven (7) years, their designated urban growth area or areas in compliance with RCW 36.70A.215. The purpose of the review and evaluation program shall be to determine whether Clark County and its cities are achieving urban densities within Urban Growth Areas. This shall be accomplished by comparing the growth and development assumptions, targets and objectives contained in these policies (and in county and city comprehensive plans) with actual growth and development that has occurred.	Clark County and cities shall review, at least every seven (7) years, their designated urban growth area or areas in compliance with RCW 36.70A.215. The purpose of the review and evaluation program shall be to determine whether Clark County and its cities are achieving urban densities within Urban Growth Areas. This shall be accomplished by comparing the growth and development assumptions, targets and objectives contained in these policies (and in county and city comprehensive plans) with actual growth and development that has occurred.
1.1.7 Each municipality within Clark County shall annually provide to Clark County parcel specific information on land developed or permitted for building and development in three categories: residential, commercial, and industrial. Clark County and municipalities shall follow the guidelines specified in the Plan Monitoring Procedures Report for the collection, monitoring, and analysis of development activity and potential residential/employment capacity.	No Change.
1.1.8 Clark County, in cooperation with the municipalities, shall prepare a Buildable Lands Capacity Report every seven years, with the first report completed by September 2002. The report will detail growth, development, capacity, needs, and consistency between comprehensive plan goals and actual densities for Clark County and the municipalities within it.	No Change.
1.1.9 Clark County and municipalities shall use the results of the Buildable Lands Capacity Report to determine the most appropriate means to address inconsistencies between land capacity and needs. In addressing	No Change.

<p>these inconsistencies, Clark County and municipalities shall identify reasonable measures, other than adjusting urban growth areas, that will be taken to comply with the requirements of RCW 36.70A.215.</p>	
<p>1.1.10 Population projections used for designating urban growth areas will be based upon information provided by the Office of Financial Management and appropriate bi-state/regional sources.</p>	<p>No Change.</p>
<p>1.1.11 Interagency Cooperation. Clark County and each municipality will work together to:</p> <ul style="list-style-type: none"> • establish a Technical Advisory Committee to develop an ongoing coordination program within the urban growth area; • provide opportunities for each jurisdiction to participate, review and comment on the proposed plans and implementing regulations of the other; • coordinate activities as they relate to the urban growth area; • coordinate activities with all special districts; • seek opportunities for joint efforts, or the combining of operations, to achieve greater efficiency and effectiveness in service provision; and, • conduct joint hearings within the urban growth areas to consider adoption of Comprehensive Plans. 	<p>No Change.</p>
<p>1.1.12 Coordination of land use planning and development:</p> <ul style="list-style-type: none"> • Clark County and each municipality shall cooperatively prepare land use and transportation plans and consistent development guidelines for the urban area. • Comprehensive Plans must be coordinated. The comprehensive plan of each county or city shall be coordinated with, and consistent with, the comprehensive plans adopted by other counties or cities with which Clark County or city has, in part, common borders or related regional issues. The city and Clark County shall play partnership roles in the production of 	<p>No Change.</p>

<p>plans which provide the opportunity for public and mutual participation, review and comment.</p> <ul style="list-style-type: none"> • Conversion of industrial or employment lands to non-industrial or non-employment center districts may occur within the following parameters: <ul style="list-style-type: none"> ○ Protect and preserve lands zoned heavy industrial for heavy industrial uses. ○ Protect employment center lands from conversion to residential. ○ Consider rezoning of employment center 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. • Urban development shall be limited to areas designated by the urban growth boundary. Clark County and each local jurisdiction urban areas would have a higher average density than currently exists, approximately 4, 6 to 8, units per net residential acre depending on the specific urban area. No more than 75 percent of the new housing stock would be of a single product type (e.g., single-family detached residential or attached multi-family). This would not apply to the Yacolt urban growth area due to wastewater management issues. 	<p>Consider rezoning of employment center 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.</p>
<p>1.1.13 Urban Growth Area Centers (UGA) have a full range of urban levels of services and can be divided into three main categories in the following density tiers:</p> <ul style="list-style-type: none"> • Vancouver Urban Growth Area is now or will be a major urban area activity centers with a full range of residential, 	<p>No Change.</p>

commercial, and industrial uses, high-capacity transit corridors, schools, major cultural and public facilities. Major urban areas centers, have or will have, urban densities of development of at least 8 units per net residential acre (6 gross units per acre) as an overall average. Areas along high capacity transit corridors and priority public transit corridors may have higher than average densities while other areas would have lower densities (e.g. established neighborhoods and neighborhoods on the fringes of the urban area). Regional institutions and services (government, museums, etc.) should be located in the urban core.

- Urban Growth Areas of Battle Ground, Camas, Ridgefield, and Washougal, will have a full range of residential, commercial, and industrial uses, schools, neighborhood, community, and regional parks, and are within walking distance to HCT corridors or public transit. These areas will have employment opportunities and lower densities than a major urban area centers, averaging at least 6 units per net residential acre (4.5 gross units per acre). Higher densities occur along transit corridors and in the community center, with lower densities in established neighborhoods and on the outskirts of the community. These urban growth areas centers should have a center focus that combines commercial, civic, cultural and recreational uses.
- La Center Urban Growth Area is located in predominantly a residential area with at least 4 housing units per net residential acre (3 gross units per acre), and include pedestrian-oriented commercial uses, schools, and small parks. There are no standards for the Yacolt urban growth area due to lack of public sewer. A mix of residential uses and densities are or will be permitted. Neighborhoods are to have a focus

<p>around parks, schools, or common areas.</p>	
<p>1.1.14 Rural Centers are outside of urban growth areas centers and urban reserve areas and provide public facilities (e.g., fire stations, post offices, schools) and commercial facilities to support rural lifestyles. Rural centers have residential densities consistent with the surrounding rural minimum lot sizes and do not have a full range of urban levels of services.</p>	<p>No Change.</p>
<p>1.1.15 Establish consistent regional criteria to determine the size of urban growth areas for the 20-year comprehensive plans that:</p> <ul style="list-style-type: none"> • Assume the need for residential market factor lands added to the amount called for in the population forecast to build in flexibility; • include a household size of 2.59 people per household; • conserve designated agriculture, forest or mineral resource lands; • ensure an adequate supply of buildable land; • have the anticipated financial capability to provide infrastructure/services needed for the 20-year growth management population projections; and, • balance industrial, commercial, and residential lands. 	
<p>1.1.16 Establish consistent regional criteria for urban growth area boundaries for the 20-year comprehensive plans that consider the following:</p> <ul style="list-style-type: none"> • geographic, topographic, man-made and natural features (such as drainages, steep slopes, riparian corridors, wetland areas, etc.); • public facility and service availability, limits and extensions; • jurisdictional and special district boundaries; • location of designated natural resource lands and critical areas; and, • minimize split designations of parcels. 	

La Center UGA	
1.1.17	There shall be no net material increase in card room capacity within the La Center Urban Growth Area.
1.1.18	The City of La Center shall be the primary agent for planning, permitting, funding, constructing and maintaining a new bridge crossing the East Fork Lewis River outside the La Center Urban Growth Area. The new bridge shall meet or exceed county and city public works and environmental standards. Prior to the next county comprehensive plan update, Clark County shall incorporate the new bridge and necessary arterials into the Clark County Arterial atlas and may provide technical assistance.
1.1.19	An additional 120 acres +/- of industrial land –located west of Interstate 5 and east of 41st Avenue, and south of 309th Street and north of 299th Street – shall be added to the La Center Urban Area as an out-of-cycle subarea amendment if the United States government recognizes a new tribal reservation within the La Center Urban Area.
Housing	
2.1.0	The county and each municipality shall prepare an inventory and analysis of existing and projected housing.
2.1.1	The Comprehensive Plan of the county and each municipality shall identify sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities. All jurisdictions will cooperate to plan for a "fair share" of the region's affordable housing needs and housing for special needs population.
2.1.2	Link economic development and housing strategies to achieve parity between job development and housing affordability.
2.1.3	Link transportation and housing strategies to assure reasonable access to multi-model transportation systems and to encourage housing opportunities in locations that will support the development of public

	transportation.	
2.1.4	Link housing strategies with the locations of work sites and jobs.	No Change.
2.1.5	Link housing strategies with the availability of public facilities and public services.	No Change,
2.1.6	Encourage infill housing within cities and towns and urban growth areas.	No Change.
2.1.7	Encourage flexible and cost efficient land use regulations that allow for the creation of alternative housing types which will meet the needs of an economically diverse population.	No Change.
Rural and Natural Resources		
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.	No Change.
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.	No Change.
Environmental		
4.1.1	Urban growth areas shall be established consistent with the protection of the environment and the enhancement of the county's high quality of life, including air and water quality, and the availability of water. The establishment of urban growth areas shall also be done in a manner consistent with the preservation of land, sites and structures that have historical or archeological significance.	No Change.
4.1.2	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. These policies and regulations shall provide for the long-term viability of terrestrial habitat functions and natural watershed processes identified by scientifically-based assessment.	No Change.

Transportation		
5.0.1	Clark County, Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Organization (RTPO), state, bi-state, municipalities, and C-TRAN shall work together to establish a truly regional transportation system which: <ul style="list-style-type: none"> • reduces reliance on single occupancy vehicle transportation through development of a balanced transportation system which emphasizes transit, high capacity transit, bicycle and pedestrian improvements, and transportation demand management; • encourages energy efficiency; • recognizes financial constraints; and, • minimizes environmental impacts of the transportation systems development, operation and maintenance. 	No Change.
5.0.2	Regional and bi-state transportation facilities shall be planned for within the context of county-wide and bi-state air, land and water resources.	No Change.
5.0.3	The state, MPO/RTPO, county, and the municipalities shall adequately assess the impacts of regional transportation facilities to maximize the benefits to the region and local communities.	No Change.
5.0.4	The state, MPO/RTPO, county, and the municipalities shall strive, through transportation system management strategies, to optimize the use of and maintain existing roads to minimize the construction costs and impact associated with roadway facility expansion.	No Change.
5.0.5	The county, local municipalities and MPO/RTPO shall, to the greatest extent possible, establish consistent roadway standards, level-of-service standards and methodologies, and functional classification schemes to ensure consistency throughout the region.	No Change.
5.0.6	The county, local municipalities, C-TRAN and MPO/RTPO shall work together with the business community to develop a transportation demand management	No Change.

	strategy to meet the goals of state and federal legislation relating to transportation.	
5.0.7	The state, MPO/RTPO, county, local municipalities and C-TRAN shall work cooperatively to consider the development of transportation corridors for high capacity transit and adjacent land uses that support such facilities.	No Change.
5.0.8	The state, county, MPO/RTPO and local municipalities shall work together to establish a regional transportation system which is planned, balanced and compatible with planned land use densities; these agencies and local municipalities will work together to ensure coordinated transportation and land use planning to achieve adequate mobility and movement of goods and people.	No Change.
5.0.9	The state, county, MPO/RTPO and local municipalities shall work together to establish a regional transportation system which is planned, balanced and compatible with planned land use densities; these agencies and local municipalities will work together to ensure coordinated transportation and land use planning to achieve adequate mobility of goods and people. State or regional facilities that generate substantial travel demand should be sited along or near major transportation and/or public transit corridors.	
5.0.10	State or regional facilities that generate substantial travel demand should be sited along or near major transportation and/or public transit corridors.	No Change.
Capital Facilities and Utilities		
6.0.1	The County, State, municipalities and special districts shall work together to develop realistic levels of service for urban governmental services.	No Change.
6.0.2	Plans for providing public facilities and services shall be coordinated with plans for designation of urban growth areas, rural uses, and for the transition of undeveloped land to urban uses.	No Change.
6.0.3	Public facilities and utility services shall be planned so that service provision maximizes	No Change.

	efficiency and cost effectiveness and ensures concurrency.	
6.0.4	The County, municipalities and special districts shall, to the greatest extent possible, agree upon present and future service provision within the urban area.	No Change.
6.0.5	The County, municipalities and special districts shall agree on a full range of services to meet the needs of the urban area, including sewer, water, storm drainage, transportation, police, fire, parks, etc.	No Change.
6.0.6	The County, its municipalities and special districts shall work together to ensure that the provision of public facilities and services are consistent and designed to implement adopted comprehensive plans.	No Change.
6.0.7	Local jurisdictions shall establish a process to re-evaluate the land use element of their comprehensive plans upon its determination that the jurisdiction lacks the financing resources to provide necessary public facilities and services to implement their plan.	No Change.
6.0.8	General and special purpose districts should consider the establishment of impact fees as a method of financing public facilities required to support new development.	No Change.
6.0.9	The County, its municipalities, and special districts will work together to develop financial tools and techniques that will enable them to secure funds to achieve concurrency.	No Change.
6.0.10	The Comprehensive Plan of the County and each municipality shall include a process for identifying and siting essential public facilities such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and regional parks.	No Change.
6.0.11	When siting state and regional public facilities, the County and each municipality shall consider land use compatibility, economic and environmental impacts and public need.	No Change.
6.0.12	The County shall work with the state, each municipality and special districts to identify future needs of regional, and state wide	No Change.

	public facilities. This will ensure county-wide consistency and avoid duplications or deficiencies in proposed facilities.	
6.0.13	The County, municipalities, special districts and Public Health will work cooperatively to develop fair and consistent policies and incentives to: eliminate private water and sewer/septic systems in the urban areas; and to encourage connection to public water and sewer systems.	No Change.
6.0.14	Within Urban Growth Areas, cities and towns should be the providers of urban services. Cities and towns should not extend utilities without annexation or commitments for annexation. Exceptions may be made in cases where human health is threatened. In areas where utilities presently extend beyond city or town limits, but are within Urban Growth Areas, the city or town and the county should jointly plan for the development, with the county adopting development regulations which are consistent with the city or town standards.	No Change.
6.0.15	Plans for providing public utility services shall be coordinated with plans for designation of urban growth areas, rural uses, and for the transition of undeveloped land to urban uses.	No Change.
6.0.16	The County, municipalities and special districts shall, to the greatest extent possible, agree upon present and future service provision within the urban area.	No Change.
6.0.17	Establish a stormwater treatment plan for existing and future developments that complies with salmon recovery objectives.	No Change.
Parks, Recreation and Open Space		
7.0.1	The county and each municipality shall identify open space corridors, riparian areas, important isolated open space and recreational areas within and between urban growth areas, and should prepare a funding and acquisition program for this open space. Open space shall include lands useful for parks and recreation, fish and wildlife habitat, trails, public access to natural resource lands and water, and protection of critical areas.	No Change.

Historic, Archaeological and Cultural Preservation	
8.0 The county and each municipality should identify cultural resources within urban growth areas and the county.	No Change.
Economic Development	
9.0 Clark County Economic Development Vision Statement: "Clark County will grow as a high-wage economy that creates jobs at a rate in excess of population growth, and an increasing percentage of the population will both live and work in Clark County. There will be an emphasis on emerging clusters that have a significant knowledge-based component.	No Change.
9.1.1 The county and cities will demonstrate their commitment to long-term economic growth by promoting a diverse economic base, providing opportunity for all residents, including unemployed and disadvantaged persons. Growth which helps to measurably raise the average annual wage rate of community residents and preserves the environmental quality and livability of our community is viable growth and will improve the lifestyle of Clark County residents.	No Change.
9.1.2 The county and cities will demonstrate their commitment to the retention of those enterprises which have created the economic base of the county, and promote their continued growth in a predictable environment, which encourages investment and job growth.	No Change.
9.1.3 The county and cities will encourage long-term growth of businesses of all sizes, because economic diversification and stratification are important factors in overall job growth for the county and cities.	No Change.
9.1.4 The county and cities will promote productivity and quality among its businesses to meet world and market standards for their products and services.	No Change.
9.1.5 The county and cities will encourage higher educational levels for residents, and improvements in the measurable performance of high school graduates compared with other counties in the state.	No Change.

9.1.6	The county and cities may give priority assistance to employers who will increase the standard of living in the community.	No Change.
9.1.7	The county and cities will plan for long-term economic growth which enhances the capacity of existing air shed for job-generating activities.	No Change.
9.1.8	The county and cities will provide for orderly long-term commercial and industrial growth and an adequate supply of land suitable for compatible commercial and industrial development.	No Change.
9.1.9	The county and cities will encourage the recruitment of new business employers to absorb the increasing labor force, and to supply long-term employment opportunities for county's residents who are currently employed outside of the State.	No Change.
9.1.10	The county and cities will work together to establish specific common benchmarks that will measure the region's overall economic viability. These benchmarks will be included in the county's Comprehensive Plan and are encouraged to be included in each jurisdictions comprehensive plan.	No Change.
9.1.11	<p>Conversion of industrial or employment center lands to non-industrial or non-employment center districts may occur within the following parameters:</p> <ul style="list-style-type: none"> • Protect and preserve lands zoned heavy industrial for heavy industrial uses. • Protect employment center lands from conversion to residential. • Consider rezoning of employment center 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. 	No Change.
9.1.12	Encourage use of a multi-modal transportation system that facilitates the	No Change.

reduction of travel times and reduces the need for additional road construction within the region.	
9.1.13 Following consultation with interested cities, the county may, consistent with state requirements, designate Major industrial developments RCW 36.70A.365 and /or Master planned developments – Master planned locations RCW 36.70A.367 outside urban growth areas. Appropriate or required Intergovernmental Agreements consistent with the provisions of the state law shall accompany such designation.	No Change.
School	
10.1.1 The county and each city shall give full consideration to the importance of school facilities and encourage development of sustainable learning environments through the adoption and implementation of county and city comprehensive land use plan policies and development regulations.	No Change.
<p>10.1.2 The county and the cities shall jointly establish a school advisory body that is comprised of representatives from the county, cities, school districts, and special purpose districts and other interest groups. The advisory body may undertake the following, but shall in no way compromise or complicate an individual district's authority to take actions on its own in its best interest:</p> <ul style="list-style-type: none"> • Uniform data collection. Identify, monitor, and report to the community, at least annually, on the key performance indicators related to quality schools, capital facilities plans, and community development (Note: one of the points is to be able to relate schools data to other annual planning data provided by the cities and the county); • State and federal law issues. Develop issue papers and consensus recommendations regarding provisions of state and federal law which impact the adequacy and/or timely provision of school capital facilities. • Policy development and 	No Change.

<p>implementation. Actively participate in the development or amendment of city and county comprehensive plans and development regulations relating to or impacting schools including:</p> <ul style="list-style-type: none"> o Location of Urban Growth Areas; o Location and mix of residential land use designations; o Commercial/industrial tax base within each school district; o Potential location of future school sites; o Potential co-location of school facilities with other public facilities (i.e. parks); o Phasing of residential development; o Private/public partnerships; o School facility permitting processes; o School impact fees; and o Last resort safety net considerations. 	
<p>10.1.3 The county and each city shall include sufficient vacant land at adequate sizes in the future land use categories to meet projected demand for new schools.</p>	<p>No Change.</p>
<p>10.1.4 Large residential development should confer with school districts on school impacts.</p>	<p>No Change.</p>
<p>10.1.5 Work cooperatively with school districts to facilitate permitting of new facilities and modernization of older facilities through clear regulations, effective on-site and off-site improvements, team approaches, and shared information regarding county processes.</p>	<p>No Change.</p>
<p>10.1.6 Encourage jurisdictions to cooperate in planning and permitting school facilities through land use policies and regulations that minimize the financial burden associated with developing school facilities.</p>	<p>No Change.</p>
<p>Community Design</p>	
<p>11.0.1 The community design element shall help conserve resources and minimize waste.</p>	<p>No Change.</p>
<p>11.0.2 The county's community design standards shall be appropriate to the region, exhibiting continuity of history and culture and compatibility with the climate, and encourage the development of local</p>	<p>No Change.</p>

character and community identity.	
<p>11.0.3 The goals and policies of this element are intended to:</p> <ul style="list-style-type: none"> • clarify and define design objectives for zoning ordinances; • reduce review time during the design phase of proposed projects; • improve the visual attractiveness of the community; • encourage quality architecture and landscape design; • minimize land use conflicts; and, • develop clear and consistent analysis of new projects. 	No Change.
	<p><u>Communities and neighborhoods shall be designed in a way that promotes and protects aging-in-place for all age groups; especially by providing opportunities for physical activity and access to healthy food.</u></p>
Annexation/Incorporation	
<p>12.0.1 Community Comprehensive Plans shall contain an annexation element. In collaboration with adjacent cities, towns, and Clark County, each city and town shall designate areas to be annexed. Each city and town shall adopt criteria for annexation and a plan for providing urban services and facilities within the annexation area. Policies for the transition of services shall be included in each annexation element. All cities and towns shall phase annexations to coincide with their ability to provide a full range of urban services to areas to be annexed.</p>	No Change.
<p>12.0.2 Developing areas within urban growth and identified annexation areas should annex or commit to annex to adjacent cities in order to receive a full range of city-provided urban services. Unincorporated areas that are already urbanized are encouraged to annex to the appropriate city or town that provides the urban services. Incorporation of new cities and towns is a legal option allowed for under Washington law. Incorporation may be appropriate if an adequate financial base is identified or annexation is impractical.</p>	No Change.

12.0.3 The county shall encourage and support annexations to cities and town within Urban Growth Areas if consistent with the policies contained within the annexation element.	No Change.
12.0.4 No city or town located in a county in which Urban Growth Areas have been designated may annex territory beyond an urban growth area.	No Change.
12.0.5 An inter-jurisdictional analysis and process which assesses the fiscal and other impacts related to annexation on the county, the city or town, and special purpose districts shall be developed consistent with the policies contained in the annexation proposal.	No Change.
Shoreline Master Program	
	<u>The county and cities shall implement the mutually-adopted shoreline goals, policies, and shoreline designations through development regulations contained in their respective shoreline master programs. Such programs are designed to foster appropriate uses of and access to shorelines of the state while protecting natural resources and shoreline ecological functions.</u>

CHAPTER 12 ANNEXATION/INCORPORATION ELEMENT GOALS AND POLICIES

Comprehensive Plan 2007-2024 as Adopted	Proposed Amendments
Chapter 12 Annexation/Incorporation Element	
12.0 County-wide Planning Policies	
<p>12.0.1 Community Comprehensive Plans shall contain an annexation element. In collaboration with adjacent cities, towns, and Clark County, each city and town shall designate areas to be annexed. Each city and town shall adopt criteria for annexation and a plan for providing urban services and facilities within the annexation area. Policies for the transition of services shall be included in each annexation element. All cities and towns shall phase annexations to coincide with their ability to provide a full range of urban services to areas to be annexed.</p>	No change.
<p>12.0.2 Developing areas within urban growth and identified annexation areas should annex or commit to annex to adjacent cities in order to receive a full range of city-provided urban services. Unincorporated areas that are already urbanized are encouraged to annex to the appropriate city or town that provides the urban services. Incorporation of new cities and towns is a legal option allowed for under Washington law. Incorporation may be appropriate if an adequate financial base is identified or annexation is impractical.</p>	No change.
<p>12.0.3 The county shall encourage and support annexations to cities and town within Urban Growth Areas if consistent with the policies contained within the annexation element.</p>	No change.
<p>12.0.4 No city or town located in a county in which Urban Growth Areas have been designated may annex territory beyond an urban growth area.</p>	<p>12.0.4 No city or town located in a county in which Urban Growth Areas have been designated may annex territory beyond an urban growth area. <i>Rationale: redundant wording.</i></p>
<p>12.0.5 An inter-jurisdictional analysis and process which assesses the fiscal and other impacts related to annexation on the county,</p>	<p>12.0.5 An inter-jurisdictional analysis and process which assesses the fiscal and other impacts related to annexation on the county,</p>

<p>the city or town, and special purpose districts shall be developed consistent with policies contained in the annexation proposal.</p>	<p>the city or town, and special purpose districts shall be developed consistent with <u>RCW 35.13 and RCW 35A.14</u> and <u>the</u> policies contained in the annexation proposal. <i>Rationale: Legislative requirement.</i></p>
<p>GOAL: The county supports annexations that are in compliance with the annexation statutes of RCW 35.13 and hopes to establish the orderly transition of unincorporated area within the urban growth boundary from county jurisdiction to the appropriate municipality, either through annexation or incorporation, if and when either should occur.</p>	<p>GOAL: The county supports annexations that are in compliance with the annexation statutes of RCW 35.13 and hopes to establish the <u>Annexations must be consistent</u> with RCW 35.13, the orderly transition of unincorporated area within the urban growth boundary from county jurisdiction to the appropriate municipality, either through annexation or incorporation, if and when either should occur. <i>Rationale: Simplifies language.</i></p>
<p>12.1 Procedures 12.1.1 Develop, in cooperation with the cities, a standard system or process to assess each proposed annexation. At a minimum, the following issues should be addressed:</p> <ul style="list-style-type: none"> • preservation of natural neighborhoods and communities; • use of physical boundaries, including but not limited to bodies of water, highways, and land contours; • creation and preservation of logical service areas; • prevention of abnormally irregular boundaries; and • transition of services such as public safety, parks and recreation, transportation and utility services. 	<p>12.1 Procedures 12.1.1 <u>The county will use a standardized system</u> Develop, in cooperation with the cities, a standard system or process to assess each proposed annexation. At a minimum, the following issues should be addressed:</p> <ul style="list-style-type: none"> • preservation of natural neighborhoods and communities; • use of physical boundaries, including but not limited to bodies of water, highways, and land contours; • creation and preservation of logical service areas; • prevention of abnormally irregular boundaries; • transition of services such as public safety, parks and recreation, transportation, and utility services. <p><i>Rationale: Process developed.</i></p>
<p>12.1.2 Each city or town shall provide the county with its plan and timeline for annexations and, if applicable, any triggering mechanisms or thresholds which would initiate annexation.</p>	<p>No change.</p>
<p>12.1.3 Public information shall be provided jointly or individually by both the county and the annexing jurisdiction so that residents have adequate information.</p>	<p>No change.</p>
<p>12.2 Policies Policies regarding the interface between urban development and annexation vary based upon two factors: (1) whether sewer and water services are provided by a city and (2) whether the urban growth area at issue is characterized or adjacent to an area characterized by unincorporated urban</p>	<p>12.2 Policies <u>Annexations will be analyzed based on</u> Policies regarding the interface between urban development and annexation vary based upon two factors: (1) whether sewer and water services are provided by a city and (2) whether the urban growth area at issue is characterized or adjacent to an area characterized by</p>

<p>growth.</p>	<p>unincorporated urban growth, <u>and (3) compliance with state law.</u> <i>Rationale: House Bill Report ESSB 5808</i></p>
<p>12.2.1 Properties not within or adjacent to areas characterized by significant unincorporated urban development that are or will be served by city provided urban services including but not limited to sewer and/or water should annex to the city providing such service(s) prior to urban development. These properties include areas around the smaller cities and towns and the Fisher Swale area between Camas and Vancouver and the Fifth Plain Creek area of the east Vancouver UGA. In the event that annexation petitions are not processed and approved within the statutory timeframes by the petitioned city, properties within these areas may undergo urban development while unincorporated.</p>	<p>12.2.1 Properties not within or adjacent to areas characterized by significant unincorporated urban development that are or will be served by city provided urban services including but not limited to sewer and/or water should annex to the city providing such service(s) prior to urban development. These properties include areas around the smaller cities and towns and the Fisher Swale area between Camas and Vancouver and the Fifth Plain Creek area of the east Vancouver UGA. In the event that annexation petitions are not processed and approved within the statutory timeframes by the petitioned city, properties within these areas may undergo urban development while unincorporated. <u>The Fisher Swale area will be served by the City of Vancouver or the City of Camas by agreement of the two cities until one or both of these areas are annexed.</u> <i>Rationale: Clarifies annexation service area.</i></p>
<p>12.2.2 Properties within or adjacent to areas characterized by significant unincorporated urban development that are served by urban services including but not limited to sewer and water may undergo urban development while unincorporated. It is contemplated that annexation to the city, if the city is providing such service(s), will occur over time and will be supported by utility extension annexation covenants. These properties include the areas such as Orchards and Barberton.</p>	<p>12.2.2 Properties within or adjacent to areas characterized by significant unincorporated urban development that are served by urban services including but not limited to sewer and water may undergo urban development while unincorporated. It is contemplated that annexation to the city, if the city is providing such service(s), will occur over time and will be supported by utility extension annexation covenants. These properties include the areas such as Orchards and Barberton. <u>It is expected that urban growth areas will develop at urban levels of service and be annexed to the nearest jurisdiction. For urban growth areas that are not likely to annex, urban services may be provided by special purpose districts.</u> <i>Rationale: Clarifies annexation requirements.</i></p>
<p>12.2.3 Properties within or adjacent to areas characterized by significant unincorporated urban growth that are not and are not likely to be provided by a city, may undergo urban development while unincorporated as long as adequate urban services including but not limited to, sewer and water are provided by special purpose districts. Whether or not these</p>	<p>12.2.3 Properties within or adjacent to areas characterized by significant unincorporated urban growth that are not and are not likely to be provided by a city, may undergo urban development while unincorporated as long as adequate urban services including but not limited to, sewer and water are provided by special purpose districts. Whether or not these</p>

<p>areas are ultimately annexed or incorporated is a decision for the property owners and the electorate of such an area. These properties include those located in the Three Creeks Special Planning Area.</p>	<p>areas are ultimately annexed or incorporated is a decision for the property owners and the electorate of such an area. These properties include those located in the Three Creeks Special Planning Area.</p> <p><i>Rationale: Three Creeks Special Planning Area is no longer specifically mentioned in Vancouver's UGA.</i></p>
<p>12.2.4 The county will actively support balanced annexation of areas (a mix of residential and non-residential uses) to a city which directly or indirectly provides urban services; including but not limited to, water and sewer but excluding parks.</p>	<p>12.2.4 The county will actively support balanced annexation of areas (a mix of residential and non-residential uses) to a city which directly or indirectly provides urban services; including but not limited to, water and sewer but excluding parks.</p> <p><i>Rationale: Redundant.</i></p>

ENVIRONMENTAL ELEMENT GOALS AND POLICIES

Current Comprehensive Plan	Proposed language
<p>4.1 County-wide Planning Policies</p> <p>4.1.1 Urban growth areas shall be established consistent with the protection of the environment and the enhancement of the county's high quality of life, including air and water quality, and the availability of water. The establishment of urban growth areas shall also be done in a manner consistent with the preservation of land, sites and structures that have historical or archeological significance.</p> <p>4.1.2 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. These policies and regulations shall provide for the long-term viability of terrestrial habitat functions and natural watershed processes identified by scientifically-based assessment.</p>	<p><i>No change.</i></p> <p><i>No change.</i></p>
<p>GOAL: Protect and conserve environmentally critical areas.</p> <p>4.2 Policies</p> <p>4.2.1 Clearly define and update maps of environmentally critical areas throughout the county and its cities, using federal, state or other accepted definitions where appropriate. Identify watershed processes on the maps and describe</p>	<p>GOAL: Protect and conserve environmentally critical areas.</p> <p>4.2 Policies</p> <p>4.2.1 Clearly define and update maps of environmentally critical areas throughout the county and its cities, using federal, state or other accepted definitions where appropriate. Identify watershed processes on the maps and describe</p>

Current Comprehensive Plan	Proposed language
<p>the reach-by-reach relationships among them. In particular, update Priority Habitat Species data as it becomes available from the Department of Wildlife or other sources.</p>	<p>the reach by reach relationships among them. In particular, update Priority Habitat Species data as it becomes available from the Department of Wildlife or other sources. <i>(strategy)</i></p>
<p>4.2.2 Incorporate ways to respond to watershed processes and Priority Habitat Species data in local planning processes, such as SEPA review and the Habitat Conservation Ordinance.</p>	<p>4.2.2 Incorporate ways to respond to watershed processes and Priority Habitat Species data in local planning processes, such as SEPA review and the Habitat Conservation Ordinance. <i>(strategy)</i></p>
<p>4.2.3 Update regulatory and incentive programs for the protection and conservation of environmentally critical areas, including wildlife habitat areas, wetlands and shorelines, and the underlying watershed processes. Emphasis should be given to policies and standards to protect and conserve critical areas as larger blocks, corridors or interconnected areas rather than in isolated parcels.</p>	<p>4.2.3 Update regulatory and incentive programs for the protection and conservation of environmentally critical areas, including wildlife habitat areas, wetlands and shorelines, and the underlying watershed processes. Emphasis should be given to policies and standards to protect and conserve critical areas as larger blocks, corridors or interconnected areas rather than in isolated parcels. <i>(strategy)</i></p>
<p>4.2.4 Encourage consistency among Clark County and its cities regarding methods of critical area definition, mapping, mitigation strategies, and policy treatment.</p>	<p>4.2.1 <u>Identify the variety and diversity of natural environments and incorporate conservation of such areas into all land use decisions.</u></p>
<p>4.2.5 Coordinate with other jurisdictions and agencies to protect environmentally critical lands, particularly ecosystems and watershed processes that span jurisdictional boundaries.</p>	<p>4.2.2 Encourage habitat protection that will provide a diverse and sustainable populations of fish and wildlife.</p>
<p>4.2.6 Facilitate public education and outreach programs explaining the variety of critical area and habitat resources that exist in Clark County and the benefits and opportunities for conservation, protection, and hazard mitigation.</p>	<p>4.2.3 Protect groundwater and surface water as a resource for drinking water, commerce, recreation and for wildlife <u>by:</u> based on the following: <ul style="list-style-type: none"> • <u>minimizing</u> the amount of impervious area created by developments; • <u>promoting</u> the use of non-toxic pesticides and fertilizers; • <u>minimizing</u> potential application of sludge or animal waste material in or near sensitive areas such as </p>

Current Comprehensive Plan	Proposed language
<p>4.2.7 Encourage the use of Northwest native plants in landscaping, particularly adjacent to critical areas, and discourage the use of invasive non-natives (e.g., English ivy).</p>	<p>aquifer recharge areas or surface water bodies as required by state law;</p>
<p>4.2.8 Protect groundwater and surface water as a resource for drinking water, commerce, recreation and for wildlife based on the following:</p> <ul style="list-style-type: none"> • minimize the amount of impervious area created by developments; • promote the use of non-toxic pesticides and fertilizers; • minimize potential application of sludge or animal waste material in or near sensitive areas such as aquifer recharge areas or surface water bodies as required by state law; • provide stormwater management service as specified in the Capital Facilities and Utilities Element (Chapter 6) of the 20-Year Plan; and • provide stream bank erosion control using biological engineering methods. 	<ul style="list-style-type: none"> • providing stormwater management service as specified in the Capital Facilities and Utilities Element (Chapter 6) of the 20-Year Plan; and • using provide biological engineering methods to control stream bank erosion. control using biological engineering methods.
<p>4.2.9 Reduce risk to life and property from hazards associated with development in geologically hazardous and floodplain areas by:</p> <ul style="list-style-type: none"> • prohibiting, discouraging, or mitigating development in areas of steep slopes or other areas with high potential for geological hazards; • limiting the removal of vegetation during development in order to reduce storm runoff and erosion; • requiring geotechnical studies to determine construction methods and technologies necessary to further public safety in geologically hazardous areas including landslide areas and steep slopes. Development design and construction technology used shall be appropriate 	<p>4.2.4 9 Reduce risk to life and property from hazards associated with development in geologically hazardous and floodplain areas by:</p> <ul style="list-style-type: none"> • prohibiting or discouraging, or mitigating development in areas of steep slopes or other areas with high potential for geological hazards; • limiting the removal of vegetation during development in order to reduce storm runoff and erosion; • requiring geotechnical studies to determine construction methods and technologies necessary to further public safety in geologically hazardous areas including landslide areas and steep slopes. Development design and construction technology used shall be appropriate to the soil limitations of the particular site; and, • continuing to prohibiting development in the floodway. In the flood fringe, development impacts shall be mitigated through the use of appropriate construction designs, methods and timing. Floodplain functions will be protected to the extent possible. <p>4.2.5 12 Limit clearing of vegetation from stream banks, and restore the integrity of stream banks where degraded by development.</p> <p>4.2.6 7 Encourage the use of Northwest native plants in</p>

Current Comprehensive Plan	Proposed language
<p>to the soil limitations of the particular site; and,</p> <ul style="list-style-type: none"> • continuing to prohibit development in the floodway. In the flood fringe, development impacts shall be mitigated through the use of appropriate construction designs, methods and timing. Floodplain functions will be protected to the extent possible. <p>4.2.10 Encourage habitat protection that will provide a diverse and sustainable population of fish and wildlife.</p> <p>4.2.11 Solicit review assistance from the Washington Department of Fish and Wildlife (WDFW) for development proposals directly affecting state or federal sensitive, threatened, or endangered species.</p> <p>4.2.12 Limit clearing of vegetation from stream banks, and restore the integrity of stream banks where degraded by development.</p>	<p>landscaping, particularly adjacent to critical areas, and discourage the use of invasive non-natives (e.g., English ivy). <i>(require this in Title 40?)</i></p> <p>4.2.7 5 Coordinate with other jurisdictions and agencies to protect environmentally critical lands, particularly ecosystems and watershed processes that span jurisdictional boundaries. 4.2.4 Encourage consistency among Clark County and its cities regarding methods of critical area definition, mapping, mitigation strategies, and policy treatment.</p> <p>4.2.8 11 Solicit review assistance from the Washington Department of Fish and Wildlife (WDFW) for development proposals directly affecting state or federal sensitive, threatened, or endangered species.</p> <p>4.2.9 6 Facilitate public education and outreach programs explaining the variety of critical area and habitat resources that exist in Clark County and the benefits and opportunities for conservation, protection, and hazard mitigation.</p>
<p>GOAL: Protect and recover endangered species within Clark County.</p> <p>4.3 Policies</p> <p>4.3.1 The county will update and implement the Habitat Conservation Ordinance (HCO) with regard to the preservation of state and federally listed fish and wildlife species and their habitats.</p> <p>4.3.2 Consult with the WDFW when future land uses have a</p>	<p>GOAL: Protect and recover endangered species within Clark County.</p> <p>4.3 Policies</p> <p>4.3.1 3 In cooperation with <u>the Washington Department of Fish and Wildlife (WDFW)</u>, establish appropriate avoidance, minimization, and mitigation measures that functionally replace or improve affected species habitat.</p> <p>4.3.2. 4.2.11 Solicit review assistance from the Washington</p>

Current Comprehensive Plan	Proposed language
<p>probable impact on listed species and their habitat.</p> <p>4.3.3 In cooperation with WDFW, establish appropriate avoidance, minimization, and mitigation measures that functionally replace or improve affected species habitat.</p>	<p>Department of Fish and Wildlife (WDFW) for development proposals directly affecting state or federal sensitive, threatened, or endangered species.</p> <p>4.3.3 4.11.1 County operations shall be conducted to meet the requirements outlined in <u>any species recovery program</u>, the National Pollutant Discharge Elimination System permit.</p> <p>4.3.1 The county will update and implement the Habitat Conservation Ordinance (HCO) with regard to the preservation of state and federally listed fish and wildlife species and their habitats. (<i>strategy</i>)</p> <p>4.3.2 Consult with the WDFW when future land uses have a probable impact on listed species and their habitat. (<i>redundant</i>)</p>
<p>GOAL: Protect, conserve, and recover salmonids within Clark County.</p> <p>4.4 Policies</p> <p>4.4.1 Salmonids cannot distinguish between urban and rural boundaries. Resource protections in both areas should be applied using scientifically based recovery strategies.</p> <p>4.4.2 The county shall consider salmonids and their needs as defined by Best Available Science when siting and modifying county or municipal capital facilities.</p> <p>4.4.3 Restore and maintain properly functioning ecosystem conditions for salmonids in all county waters. Embrace and implement recovery plans adopted by the National</p>	<p>GOAL: Protect, conserve, and recover salmonids within Clark County.</p> <p>4.4 Policies</p> <p>4.4.1 3 Restore and maintain properly functioning ecosystem conditions for salmonids in all county waters. Embrace and implement recovery plans adopted by the National Marine Fisheries Service (NMFS) and the Lower Columbia Fish Recovery Board.</p> <p>4.4.2 1 Salmonids cannot distinguish between urban and rural boundaries. <u>Salmon Resource</u> protections in both <u>urban and rural</u> areas shall <u>should</u> be applied using <u>scientifically based</u> recovery strategies <u>based on best available science</u>.</p>

Current Comprehensive Plan	Proposed language
<p>Marine Fisheries Service (NMFS) and the Lower Columbia Fish Recovery Board.</p> <p>4.4.4 Consolidate regulations and the permitting process to achieve the salmon-friendly vision for the county, incorporating adaptive management principles.</p> <p>4.4.5 Provide incentives for salmon-friendly development and land use activities, including the installation of culverts in rural sub-basins.</p> <p>4.4.6 Restore streams and fish passageways in urban sub-basins and other appropriate watershed basins.</p>	<p><u>4.4.3 Use incentives and public/private partnerships in land use activities to encourage salmon-friendly development and habitat restoration efforts.</u></p> <p>4.4.4 6 Restore streams and fish passageways in urban sub-basins and other appropriate watershed basins.</p>
<p>GOAL: Require sewer service within urban growth areas and discourage septic use.</p> <p>4.5 Policies</p> <p>4.5.1 Require regular inspections of existing on-site sewage disposal systems in wellhead protection areas.</p> <p>4.5.2 Establish mandatory subsurface sewage disposal septic inspection/maintenance programs for existing septic systems, particularly areas needing environmental health guarantees.</p> <p>4.5.3 Wastewater treatment, in rural areas, shall be provided by individual on-site treatment systems or approved alternative sewage treatment technologies. Sewer lines shall not be extended except to correct existing health hazards and provided that other means for treatment, such as state approved alternative technologies, have</p>	<p>GOAL: <u>Ensure that appropriate sewer service/facilities are developed and maintained.</u> Require sewer service within urban growth areas and discourage septic use.</p> <p>4.5 Policies</p> <p><u>4.5.1 All new development in the urban area should be served by a connection to a public sewer system. (policy 6.3.1)</u></p> <p><u>4.5.2 Septic systems in urban areas are to be phased out.</u></p> <p>4.5.3 <u>In rural areas, wastewater treatment, in rural areas, shall be provided by individual on-site treatment systems or approved alternative sewage treatment technologies.</u></p> <p><u>4.5.4 Existing sewers systems in rural centers shall not be expanded beyond rural center boundaries.</u></p>

Current Comprehensive Plan	Proposed language
<p>been assessed and determined not to be feasible due to environmental constraints.</p>	<p><u>4.5.5</u> Sewer lines shall not be extended except to correct existing health hazards and provided that other means for treatment, such as state approved alternative technologies, have been assessed and determined not to be feasible due to environmental constraints. (<i>leave here or put in Public Facilities section?</i>)</p>
<p>GOAL: Provide a long-range stormwater management program to minimize impacts from stormwater discharge from existing and new development.</p> <p>4.6 Policies</p> <p>4.6.1 Implement stormwater basin planning and promotion of on-site infiltration to effectively address stormwater management in developed and urbanizing areas.</p> <p>4.6.2 Adopt stormwater standards substantially equivalent to those in the Washington DOE Stormwater Management Manual, and continue to monitor and update the stormwater control ordinance and related policies and standards to reduce on-site run-off that implement and enhance stormwater management.</p> <p>4.6.3 Maintain clear development review standards for the control of the quantity and quality of storm water discharge from development projects which emphasize on-site retention, treatment and infiltration of run-off to streams, rivers, wetlands, and lakes.</p>	<p>GOAL: Protect the waters of the county through a Provide a long-range stormwater management program that to minimize impacts from stormwater run-off, discharge from existing and new development.</p> <p>4.6 Policies</p> <p><u>4.6.1 Minimize impacts to waters of the county through an effective stormwater management program that includes stormwater basin planning and promotion of on-site infiltration to effectively address stormwater management in developed and urbanizing areas.</u></p> <p><u>4.6.2 Maintain</u> Adopt stormwater standards substantially equivalent to those in the Washington DOE Stormwater Management Manual standards for the control of the quantity and quality of storm water discharge from development projects which emphasize on-site retention, treatment and infiltration of run-off to streams, rivers, wetlands, and lakes.</p> <p><u>4.6.3 and</u> Continue to monitor and update the stormwater control</p>

Current Comprehensive Plan	Proposed language
<p>4.6.4 Limit the removal of vegetation during development in order to reduce storm water run-off and erosion.</p> <p>4.6.5 Establish a coordinated approach with local jurisdictions to solve both surface water and groundwater issues including moving toward regional storm water facilities.</p> <p>4.6.6 Promote on-site infiltration to minimize off-site run-off.</p>	<p>ordinance and related policies and standards to reduce on-site run-off that implement and enhance stormwater management.</p> <p>4.6.4 Limit the removal of vegetation during development in order to reduce storm water run-off and erosion.</p> <p>4.6.5 Establish a coordinated approach with local jurisdictions to solve both surface water and groundwater issues including moving toward regional storm water facilities.</p> <p>4.6.6 Promote on-site infiltration to minimize off-site run-off. (in code).</p> <p><u>4.6.6 4.11.1</u> County operations shall be conducted to meet the requirements outlined in the <u>National Pollutant Discharge Elimination System permit.</u></p>
<p>GOAL: Protect and enhance the shorelines of Clark County.</p> <p>4.7 Policies</p> <p>4.7.1 Clark County's Shoreline Master Program as included in Chapter 13 of this comprehensive plan and as codified in CCC Chapter 40.460 shall be implemented to protect and enhance the shorelines of Clark County.</p>	<p>GOAL: Protect and enhance the shorelines of Clark County.</p> <p>4.7 Policies</p> <p><i>No change.</i></p> <p><u>4.7.2 The county and cities shall implement the mutually-adopted shoreline goals, policies, and shoreline designations through development regulations contained in their respective shoreline master programs. Such programs are designed to foster appropriate uses of and access to shorelines of the state while protecting natural</u></p>

Current Comprehensive Plan	Proposed language
<p>GOAL: Manage the parks and open space of Clark County consistent with protecting water quality and critical areas, and with enhancing the recovery of listed species.</p> <p>4.8 Policies</p> <p>4.8.1 County Parks will be managed to meet the compliance and recovery objectives as identified through the ESA process and the regional recovery plan.</p>	<p>resources and shoreline ecological functions. (CWPP)</p> <p>GOAL: Manage the parks and open space of Clark County consistent with protecting water quality and critical areas, and with enhancing the recovery of listed species.</p> <p>4.8 Policies</p> <p><i>No change. Cross-reference with Public Facilities chapter for Parks.</i></p>
<p>GOAL: It is important for Clark County citizens' health and the community's economic development prospects to have the region achieve and maintain clean healthy air.</p> <p>4.9 Policies</p> <p>4.9.1 Clark County's air resource is to be managed to preserve and enhance air quality.</p> <p>4.9.2 Land use planning needs to incorporate air quality impacts as an additional land use planning decision criteria.</p>	<p>GOAL: <u>Maintain and enhance the region's air quality.</u> It is important for Clark County citizens' health and the community's economic development prospects to have the region achieve and maintain clean healthy air.</p> <p>4.9 Policies</p> <p><i>No change.</i></p> <p><i>No change.</i></p>
<p>GOAL: Minimize property damage from geological hazards and flooding.</p> <p>4.10 Policies</p> <p>4.10.1 Develop and implement a comprehensive Hazard</p>	<p>GOAL: Minimize property damage from geological hazards and flooding.</p> <p>4.10 Policies</p> <p>4.10.1 <u>Apply reasonable land use and building restrictions in</u></p>

Current Comprehensive Plan	Proposed language
<p>Mitigation Plan as required by FEMA in order to meet the federal and state Disaster Recovery Act 2000.</p> <p>4.10.2 Establish and coordinate a sustainable approach to natural hazard mitigation with all local jurisdictions on identified critical areas, open space and recreational lands to lessen or eliminate hazards before an emergency happens.</p> <p>4.10.3 Provide incentives for hazard reduction development and land use techniques. Develop methods for leveraging state and federal competitive mitigation funds with local development fees.</p>	<p><u>flood hazard areas to minimize the loss of life and property damage.</u></p> <p>4.10.1 Develop and implement a comprehensive Hazard Mitigation Plan as required by FEMA in order to meet the federal and state Disaster Recovery Act 2000. (strategy)</p> <p>4.10.2 <u>Work with the cities to</u> Establish and coordinate a sustainable approach to natural hazard mitigation with all local jurisdictions on identified critical areas, open space and recreational lands to lessen or eliminate hazards before an emergency happens.</p> <p>4.10.3 Provide incentives for hazard reduction development and land use techniques. Develop methods for leveraging state and federal competitive mitigation funds with local development fees. (strategy)</p>
<p>GOAL: Clark County will conduct its operations in a manner that meets all NPDES and ESA requirements.</p> <p>4.11 Policies</p> <p>4.11.1 County operations shall be conducted to meet the requirements outlined in the National Pollutant Discharge Elimination System permit.</p> <p>4.11.2 Clark County will adopt and comply with the Regional BMP manual.</p>	<p>GOAL: Clark County will conduct its operations in a manner that meets all NPDES and ESA requirements.</p> <p>4.11 Policies</p> <p>4.11.1 County operations shall be conducted to meet the requirements outlined in the National Pollutant Discharge Elimination System permit.</p> <p>4.11.2 Clark County will adopt and comply with the Regional BMP manual. (permit requirement) <i>(requirement relates to stormwater management; 4.11.1 moved)</i></p>

Current Comprehensive Plan	Proposed language
	<i>to 4.6.6)</i>
<p>GOAL: Clark County shall carry out its activities in a manner that can serve as an example of environmentally sustainable practices.</p> <p>4.12 Policies</p> <p>4.12.1 County resources and purchasing power will be used to the extent practicable to support environmentally sustainable business practices.</p> <p>4.12.2 County activities shall be periodically reviewed and updated to reflect best management practices.</p>	<p>GOAL: Clark County shall carry out its activities in a manner that can serve as an example of environmentally sustainable practices.</p> <p>4.12 Policies</p> <p><i>No change.</i></p> <p><i>No change.</i></p> <p><i>(Add county sustainability policy here?)</i></p>

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>

<i>Current Comprehensive Plan</i>	<i>Proposed language</i>
<p>RURAL LANDS GOAL: <i>Maintain the existing rural character and compatibility with resource-based economic uses, such as farming, forestry, mineral extraction and recreation.</i></p>	<p>RURAL AREAS -- GENERAL GOAL: <u><i>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.</i></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 <u>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:</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; community Rural Center atmosphere, safety, and locally owned small businesses;</u> • <u>economic development activities consistent with the preservation of rural character;</u> • <u>commercial and non-commercial farming, agriculture, forestry, fisheries, and mining activities;</u> • 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 <u>The Rural Area 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>

Current Comprehensive Plan	Proposed language
<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;</u> (large-scale farms and forest lands are designated as Natural Resource lands); • <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;

Current Comprehensive Plan	Proposed language
<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

Current Comprehensive Plan	Proposed language
<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>

Current Comprehensive Plan	Proposed language
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

<i>Current Comprehensive Plan</i>	<i>Proposed language</i>
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 <u>will be</u> 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.
	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. <i>(Cross-check with Env. Element).</i>
	<p><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></p>
	<p><u>3.2 Policies</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.</p>
	3.2.1 <u>Lands designated as Rural are characterized by a range of lot sizes and generally are not characterized by high-quality soils.</u>
	3.2.2 3-1-11 <u>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>
	3.2.3 <u>Clustering of parcels is allowed consistent with platting and zoning requirements.</u>

Current Comprehensive Plan	Proposed language
	<u>3.2.4 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>

<i>Current Comprehensive Plan</i>	<i>Proposed language</i>
<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; and • 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>

Current Comprehensive Plan	Proposed language
	<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. Appropriate uses for Rural Centers include:</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; and • 3.2.8 Encourage uses, such as rural commercial, post offices, veterinary clinics, day care, small medical practices and schools that provide employment, shopping

Current Comprehensive Plan	Proposed language
	<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>

Current Comprehensive Plan	Proposed language
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>3.3.6 Rural Center designation criteria are as follows:</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 Commercial Forest Tier I and II GOAL: To maintain and enhance the conservation of productive forestlands and discourage incompatible uses associated with forestry activities.</p>	<p>FOREST LANDS GOAL: To maintain and enhance the conservation of productive forestlands and discourage incompatible uses associated with forestry activities.</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 3.4.1 <u>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>3.4.2 3.3.4 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>3.4.3 3.3.16 3.3.17 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>

Current Comprehensive Plan	Proposed language
3.3.2 Capital improvement plans should take into consideration maintaining public roads adequate to accommodate the transport of forest commodities.	<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; and • taking into consideration in capital improvement plans maintaining public roads adequate to accommodate the transport of forest commodities.
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.	Now 3.4.8
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.	Now 3.4.2
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.	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.
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.	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.
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.	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.

Current Comprehensive Plan	Proposed language
	<p>3.4.5 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 only</u> 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>

Current Comprehensive Plan	Proposed language
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 Resource activities on forest lands 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.

<i>Current Comprehensive Plan</i>	<i>Proposed language</i>
<p>Agriculture Policies GOAL: <i>To maintain and enhance productive agricultural lands and minimize incompatibilities with adjacent uses.</i></p>	<p>AGRICULTURE LANDS GOAL: <i>To maintain and enhance productive agricultural lands and minimize incompatibilities with adjacent uses.</i></p>
	<p>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></p>
	<p><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></p>
	<p><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></p>
	<p><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></p>
<p>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:</p> <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; 	<p><u>3.5.5 Agriculture activities shall be encouraged by:</u></p> <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

Current Comprehensive Plan	Proposed language
<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.
3.4.2 Minimum parcel size should be adequate to allow reasonable and economic agricultural use.	3.5.6 3.4.2 Minimum parcel size should be adequate to allow reasonable and economic agricultural use.
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.	Now 3.5.2
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.	Farm worker housing now in 3.5.2 (Add a policy on water rights?)
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.	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.
3.4.6 The county should establish or expand special purpose	3.5.6 The county should establish or expand Special purpose

<i>Current Comprehensive Plan</i>	<i>Proposed language</i>
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 only</u> 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.	<p><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></p> <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>

Current Comprehensive Plan	Proposed language
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 3.6.1 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.	3.6.2 <u>Designate mineral resource lands based on the following:</u> <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:

Current Comprehensive Plan	Proposed language
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.	3.6.8 Encourage recycling of concrete, aggregate and other materials.
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. <i>(Restoration is a state requirement).</i>
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

Current Comprehensive Plan	Proposed language
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. <p><i>(Now in 3.6.2)</i></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>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: <u>To identify Designate Industrial Reserve Areas overlays (IRAs) adjacent to urban growth areas to be designated with an overlay. at certain specified locations</u></i></p>

Current Comprehensive Plan	Proposed language
<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>	adjacent to designated Urban Growth Areas. <u>The purpose of the overlay is</u> <u>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.</u>
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.	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.
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.	3.7.1 <u>1-5-2</u> <u>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.</u>
	3.7.2 <u>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>
1.5.3 Consideration shall be given to the following in the establishment and location of URAs: <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, 	3.7.3 <u>1-5-3</u> <u>Urban reserve areas shall be based on the following:</u> Consideration shall be given to the following in the establishment and location of URAs: <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;

Current Comprehensive Plan	Proposed language
<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> <u>1.6.1</u> <u>The Industrial Reserve Area (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</u></p> <ul style="list-style-type: none"> is intended for light industrial and related uses, although environmentally sensitive heavy industrial uses may be

<i>Current Comprehensive Plan</i>	<i>Proposed language</i>
	<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 <u>shall</u> 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 <u>overlay</u> designation shall <u>include</u> 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>

Current Comprehensive Plan	Proposed language
<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>3.7.12 <u>IRA lands will be developed consistent with the following:</u></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 <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 <u>planned</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</u> 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>3.8.2</u> Rural industrial land banks shall be a minimum of XXX acres in size and shall meet the requirements for industrial reserve areas.