



proud past, promising future

Clark County Planning Commission

Ron Barca, Chair
Valerie Uskoski, Vice Chair
Steve Morasch
Eileen Quiring
James Gizzi
Karl Johnson
John Blom

**CLARK COUNTY PLANNING COMMISSION
THURSDAY, MARCH 6, 2014**

**5:30 – 7:15 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) I-502 Marijuana Facilities | Gordy | 40 minutes |
| 3) Code Change/Urban Reserve Footnote | Jose | 10 minutes |
| 4) Comp Plan: Community Development
(Chapter 2) | Jacqui | 45 minutes |
| 5) Adjournment | | |

provided within those areas. Urban services should generally not be provided outside UGAs. (See Chapter 6, Capital Facilities and Utilities for urban and rural services.)

- Lands included within UGAs shall either be already characterized by urban growth or adjacent to such lands.
- Existing urban land uses and densities should be included within UGAs.
- Land within the UGA shall not contain areas designated for long-term agriculture or forestry resource use.
- UGAs shall provide a balance of industrial, commercial and residential lands.
- The UGAs should utilize natural features (such as drainage ways, steep slopes, open space and riparian corridors) to define the boundaries.
- Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the area over the planning period under adopted concurrency standards.

~~• Cities shall be located within UGAs. Urban services shall be provided within those areas. Urban services should generally not be provided outside UGAs. (See Chapter 6, Capital Facilities and Utilities for urban and rural services.)~~

Similar to 1.1.1 & 1.1.3 Countywide planning policies

~~• Lands included within UGAs shall either be already characterized by urban growth or adjacent to such lands.~~

Similar to 1.1.3 Countywide planning policy

~~• Existing urban land uses and densities should be included within UGAs.~~

Similar to 1.1.1 Countywide planning policy

- Land within the UGA shall not contain areas designated for long-term agriculture or forestry resource use.
- UGAs shall provide a balance of industrial, commercial and residential lands.
- The UGAs should utilize natural features (such as drainage ways, steep slopes, open space and riparian corridors) to define the boundaries.
- Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the area over the planning period under adopted concurrency standards.

Battle Ground Urban Growth Area

- 1.2.3 The unplatted areas of the Cedars development shall be developed under the following guidelines:
- no lot south of Salmon Creek shall be less than 15,000 square feet in size and all lots south of Salmon Creek shall average 20,000 square feet; provided however, that for calculating the average only, all lots in excess of one acres shall be counted as one acre lots;
 - all lots developed adjacent to existing Cedars plats shall be at least 20,000 square feet; and
 - all lots north of Salmon Creek may be developed at densities of 15,000 square feet; and, all new plats shall contain CC & R's substantially similar to those currently in effect for existing Cedars plats.

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 - all lots north of Salmon Creek may be developed at densities of 15,000 square feet; and, all new plats shall contain CC & R's substantially similar to those currently in effect for existing Cedars plats.

This area has mostly been annexed into BG.

Vancouver Urban Growth Area

- 1.2.5 All shoreline developments, uses and activities should be located, designed and constructed and managed to avoid, and if not avoid, minimize disturbance of and impacts to the environment and its resources.

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Move to Shoreline Chapter

- 1.2.6 Ensure coordination of environmental protection, preservation, and enhancement programs and regulations.

Ensure coordination of environmental protection, preservation, and enhancement programs and regulations.

Move to Environmental Chapter

- 1.2.7 Coordinate and cooperate with other governmental agencies, districts, and private and commercial interests throughout the Vancouver/Portland Metropolitan area in open space, park and recreation planning and development.

Coordinate and cooperate with other governmental agencies, districts, and private and commercial interests throughout the Vancouver/Portland Metropolitan area in open space, park and recreation planning and development.

Move to Public Facilities/Parks Chapter

- 1.2.8 Restrict amendments to the urban growth boundary to encourage infill development.

Restrict amendments to the urban growth boundary to encourage infill development.

NEW: Maximize land development within existing urban growth boundaries before expanding the urban growth boundary by encouraging infill.

<p>1.2.9 Concentrate development in areas already served by public facilities and services. Use the provision or planned provision of public services and facilities as a means of directing development into desirable areas.</p>	<p>Concentrate development in areas already served by public facilities and services. Use the provision or planned provision of public services and facilities as a means of directing development into desirable areas. Move second sentence to implementation chapter</p>
<p>1.2.10 Water service should be extended throughout the Vancouver urban area in accordance with the timing and phasing established in the Vancouver six-year capital facilities plan. Extension of public water service should not be permitted outside the Vancouver urban area.</p>	<p>Water service should be extended throughout the Vancouver urban area in accordance with the timing and phasing established in the Vancouver six-year capital facilities plan. Extension of public water service should not be permitted outside the Vancouver urban area. Move to Public Facilities Chapter.</p>
<p>1.2.11 Encourage retrofitting areas with sewer and prohibit new development on septic tanks in the urban growth area.</p>	<p>Encourage retrofitting areas with sewer and prohibit new development on septic tanks in the urban growth area Move to Public Facilities chapter</p>
<p>1.2.12 Three Creeks Special Planning Area.</p> <p>With adoption of the 2007 Comprehensive Plan the County Board of Commissioners will designate the Three Creeks Special Planning Area. Three Creeks is an urbanized area of unincorporated Clark County located between the cities of Vancouver and Ridgefield with a unique character rich in local lore and tied to the earliest settlements in the Pacific Northwest. The unincorporated areas commonly recognized as Hazel Dell, Felida, Lake Shore, Salmon Creek and Fairgrounds lie within the boundaries comprising 27.54 square miles and extending from the Chelatchie Prairie Railroad Bridge near 63rd Street to the south, the Green Lake to the west, NE 209th Street to the north and NE 72nd Area to the east as shown in Figure 16, appendix B. The area was originally included in the Vancouver Urban Growth Boundary in the county's 1994 Comprehensive Plan.</p> <p>Urban services in this area historically have been provided by special purpose districts including Clark Public Utilities (water), Clark Regional Wastewater District (sewer); Vancouver, Ridgefield and Battle Ground school districts; Fire Districts 5, 6, 11 and 12; Fort Vancouver Regional Library; Greater Metropolitan Parks District; C-Tran (transit); WSDOT; and Clark County (general services, sheriff and roads).</p> <p>The purpose for creating the special planning area is to give residents living there a larger and more direct voice in planning for their own future. To further that goal, the Board of</p>	<p>1.2.12 Three Creeks Special Planning Area.</p> <p>With adoption of the 2007 Comprehensive Plan the County Board of Commissioners will designate the Three Creeks Special Planning Area. Three Creeks is an urbanized area of unincorporated Clark County located between the cities of Vancouver and Ridgefield with a unique character rich in local lore and tied to the earliest settlements in the Pacific Northwest. The unincorporated areas commonly recognized as Hazel Dell, Felida, Lake Shore, Salmon Creek and Fairgrounds lie within the boundaries comprising 27.54 square miles and extending from the Chelatchie Prairie Railroad Bridge near 63rd Street to the south, the Green Lake to the west, NE 209th Street to the north and NE 72nd Area to the east as shown in Figure 16, appendix B. The area was originally included in the Vancouver Urban Growth Boundary in the county's 1994 Comprehensive Plan.</p> <p>Urban services in this area historically have been provided by special purpose districts including Clark Public Utilities (water), Clark Regional Wastewater District (sewer); Vancouver, Ridgefield and Battle Ground school districts; Fire Districts 5, 6, 11 and 12; Fort Vancouver Regional Library; Greater Metropolitan Parks District; C-Tran (transit); WSDOT; and Clark County (general services, sheriff and roads).</p> <p>The purpose for creating the special planning area is to give residents living there a larger and more direct voice in planning</p>

Commissioners will appoint a Three Creeks Advisory Council to assist with sub-area transportation plans, land use plans and such other matters as the Board may deem appropriate. The Council shall consist of not more than 11 voting members appointed by the Board and be chosen as representatives from business and neighborhood associations, special purpose districts, other service providers and citizens at large. A member of the Board shall serve as chair in an ex-officio capacity. The Board shall also appoint ex-officio members from cities.

~~for their own future. To further that goal, the Board of Commissioners will appoint a Three Creeks Advisory Council to assist with sub-area transportation plans, land use plans and such other matters as the Board may deem appropriate. The Council shall consist of not more than 11 voting members appointed by the Board and be chosen as representatives from business and neighborhood associations, special purpose districts, other service providers and citizens at large. A member of the Board shall serve as chair in an ex-officio capacity. The Board shall also appoint ex-officio members from cities.~~

Complete.

Washougal Urban Growth Area

1.2.13 Recognizing the authority of the National Scenic Area legislation, as a matter of policy Clark County favors the exclusion of the Washougal UGA from the National Scenic Area.

~~Washougal Urban Growth Area~~

Clark County supports expansion of UGAs in accordance with all applicable laws and regulations.

Yacolt Urban Growth Area

1.2.14 The Yacolt Urban-Growth Boundary will be reevaluated by Clark County at such time as the Town of Yacolt develops a plan assuring that public sewer will be available.

~~Yacolt Urban Growth Area~~

No change in policy.

<p>GOAL: <i>Encourage more compact and efficiently served urban forms, and reduce the inappropriate conversion of land to sprawling, low-density development.</i></p>	<p>Encourage more compact and efficiently served urban forms, and reduce the inappropriate conversion of land to sprawling, low-density development. Changed goal to policy in 1.2.</p>
<p>1.3 Policies</p>	
<p>1.3.1 Urban densities and uses may occur throughout the urban growth area if it is provided with adequate services. Development and redevelopment in the UGA should be strongly encouraged to occur in greater intensity in major centers, transit routes and other areas characterized by both existing higher density urban development and existing urban services. Development and redevelopment should be encouraged to occur with less intensity in areas where urban development is of lower density or has not yet occurred, or in areas where urban services do not yet exist.</p>	<p>Urban densities and uses may occur throughout the urban growth area if it is provided with adequate services. First sentence similarly stated in County-wide planning policies Separate long policy into two policies below:</p> <ol style="list-style-type: none"> 1. Development and redevelopment in the UGA should be strongly encouraged to occur in greater intensity in major centers, transit routes and other areas characterized by both existing higher density urban development and existing urban services. 2. Development and redevelopment should be encouraged to occur with less intensity in areas where urban development is of lower density or has not yet occurred, or in areas where urban services do not yet exist.
<p>1.3.2 Devise specific policies and standards to promote higher density urban, commercial and mixed-use development, and to support pedestrian and transit travel within high-density residential and commercial areas.</p>	<p>Devise specific policies and standards to promote higher density urban, commercial and mixed-use development, and to support pedestrian and transit travel within high-density residential and commercial areas. Complete but also a strategy (Mixed-Use Code and Form-based Code)</p>
<p>1.3.3 Encourage and provide incentives for infill development throughout urban areas.</p>	<p>Encourage and provide incentives for infill development throughout urban areas. Already stated above in 1.2.8.</p>
<p>1.3.4 Zoning ordinances and other implementing measures shall specify maximum and minimum residential densities with the residential zoning districts.</p>	<p>No change</p>
<p>1.3.5 Zoning measures and other implementing measures shall require that development proposals throughout Clark County comply with applicable policies and standards of the Capital Facilities and Utilities Element, Chapter 6 and associated ordinances.</p>	<p>Zoning measures and other implementing measures shall require that development proposals throughout Clark County comply with applicable policies and standards of the Capital Facilities and Utilities Element, Chapter 6 and associated ordinances. Complete</p>
<p>1.3.6 Property rights of landowners should be protected from arbitrary and discriminatory actions.</p>	<p>No change</p>

<p>GOAL: Land use patterns and individual developments should be locationally and functionally integrated to reduce sprawl, promote pedestrian and transit use and limit the need for automobile trips and to foster neighborhood and community identity.</p>	<p><u>Integrate land uses patterns and individual developments should be locationally and functionally integrated to reduce sprawl, promote physical activity through active transportation pedestrian and transit use, and limit the need for automobile trips, and to foster neighborhood and community identity.</u></p>
<p>1.4 Policies</p>	
<p>1.4.1 Interrelated uses should generally be encouraged to locate in close proximity of each other:</p> <ul style="list-style-type: none"> • Frequently used commercial activities and the residential areas they serve should be allowed and encouraged to locate near to one another. • Schools or other frequently used public facilities and the residential areas they serve should be allowed and encouraged to locate near to one another. • Commercial, industrial or other employers and the residential areas they serve should be allowed and encouraged to locate near to one another, as long as negative impacts from non-residential uses on the residential areas are mitigated. 	<p>Interrelated uses should generally be encouraged to locate in close proximity of each other:</p> <ul style="list-style-type: none"> • Frequently used commercial activities and the residential areas they serve should be allowed and encouraged to locate near to one another. • Schools or other frequently used public facilities and the residential areas they serve should be allowed and encouraged to locate near to one another. • Commercial, industrial or other employers and the residential areas they serve should be allowed and encouraged to locate near to one another, as long as negative impacts from non-residential uses on the residential areas are mitigated. <p>Neighborhood Livability <u>NEW: Maintain and facilitate development of stable, multi-use neighborhoods that contain a compatible mix of housing, jobs, stores, schools and open and public spaces in a well-planned, safe pedestrian environment.</u></p> <p>Complementary uses <u>NEW: Locate complementary land uses near one another to maximize opportunities for people to work or shop nearer to where they live.</u></p> <p>Compatible uses <u>NEW: Facilitate development that minimizes adverse impacts to adjacent areas.</u></p> <p>Connected and Integrated Communities <u>Facilitate the development of complete neighborhoods and subareas containing stores, restaurants, parks and public facilities,</u></p>

	and other amenities used by local residents.
1.4.2 Encourage mixed-use developments, which provide opportunities to combine residential, commercial or other uses within individual structures, or within adjacent structures or developments.	Encourage mixed-use developments, which provide opportunities to combine residential, commercial or other uses within close proximity to individual structures, or within adjacent structures or developments. Similarly stated in policies above.
1.4.3 Promote the development of identifiable residential neighborhoods and shopping districts through the encouragement of more compact development patterns, and the use of shared design and landscaping characteristics and the development of landmarks.	Promote the development of identifiable residential neighborhoods and shopping districts through the encouragement of more compact development patterns, and the use of shared design and landscaping characteristics and the development of landmarks. Similarly stated in new policies above
1.4.4 Compact nodal commercial development shall be encouraged.	Encourage Compact nodal commercial development with an appropriate mix of uses shall be encouraged. Question: Is this covered in above new policies?
1.4.5 Commercial developments should utilize shared facilities and infrastructure, including but not limited to common wall structures, shared parking lots, access points, sidewalks, signs or innovative design features.	No change.
1.4.6 Commercial development should be designed and located as follows: <ul style="list-style-type: none"> • Features to both allow for and encourage pedestrian access to and between commercial developments and roadways shall be provided. • Storefront design with zero or minimal front setbacks should be used. Frontal parking should be minimized. Side or rear lot parking should be encouraged. 	Commercial development should be designed and located as follows: <ul style="list-style-type: none"> • Features to both allow for and encourage pedestrian access to and between commercial developments and roadways shall be provided. • Storefront design with zero or minimal front setbacks should be used. Frontal parking should be minimized. Side or rear lot parking should be encouraged. Commercial Design NEW: Facilitate development and create standards to achieve the following: <ul style="list-style-type: none"> (a) Increased streetfront use, visual interest, and integration with adjacent buildings (b) Improved pedestrian connections and proximity of uses within developments (c) Enhanced sense of identity in neighborhoods and subareas (d) Publicly and/or privately owned gathering spaces facilitating interaction

1.4.7	Higher intensity uses should be located on or near streets served by transit.	Higher intensity uses should be located on or near streets served by transit. Similarly stated in 1.3.1
1.4.8	Streets, pedestrian paths and bike paths should contribute to a system of fully connected routes to all destinations.	No change.
1.4.9	<p>Access to the transit system should be provided.</p> <ul style="list-style-type: none"> Transit stations should be located at major activity centers and along transit streets and nodes. Neighborhoods and commercial nodes should have access to the public transportation system. Transit stops should be located within convenient walking distance of residential and employment populations. Transit shelters should be provided where appropriate. Bicycle parking should be included in commercial, industrial and public facility sites. 	<p>1.4.9 Access to the transit system should be provided.</p> <ul style="list-style-type: none"> Transit stations should be located at major activity centers and along transit streets and nodes. Neighborhoods and commercial nodes should have access to the public transportation system. Transit stops should be located within convenient walking distance of residential and employment populations. Transit shelters should be provided where appropriate. <p>Bicycle parking should be included in commercial, industrial and public facility sites.</p> <p>Move to Public Facilities/Transportation</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>	<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> Move to Rural Chapter
1.5	Policies	1.5 Policies
1.5.1	Urban Reserve Areas (URA) are intended to provide guidance as to where the urban growth area may expand at some future date. Inclusion of land in an URA does not necessarily imply that all URAs will be included within an urban growth area.	<p>1.5.1 Urban Reserve Areas (URA) are intended to provide guidance as to where the urban growth area may expand at some future date. Inclusion of land in an URA does not necessarily imply that all URAs will be included within an urban growth area.</p> <p>Move to Rural Chapter</p>
1.5.2	URA's shall abut the established urban growth areas, in all cases except for the La Center Junction. While the junction provides a reasonable future opportunity for urban growth (and should be designated appropriately), it has not been determined that extending the UGA to the junction is necessary.	<p>1.5.2 URA's shall abut the established urban growth areas, in all cases except for the La Center Junction. While the junction provides a reasonable future opportunity for urban growth (and should be designated appropriately), it has not been determined that extending the UGA to the junction is necessary.</p> <p>Move to Rural Chapter</p>
1.5.3	<p>Consideration shall be given to the following in the establishment and location of URAs:</p> <ul style="list-style-type: none"> the efficiency with which the proposed reserve can be 	<p>1.5.3 Consideration shall be given to the following in the establishment and location of URAs:</p> <ul style="list-style-type: none"> the efficiency with which the proposed reserve can be

<p>provided with urban services in the future;</p> <ul style="list-style-type: none"> 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, the protection of designated agricultural and forest resource lands from nearby urbanization. 	<p>provided with urban services in the future;</p> <ul style="list-style-type: none"> 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, the protection of designated agricultural and forest resource lands from nearby urbanization. <p>Move to Rural Chapter</p>
<p>1.5.4 All divisions of land in the URA shall be subject to the land division review process.</p>	<p>1.5.4 All divisions of land in the URA shall be subject to the land division review process.</p> <p>Move to Rural Chapter</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>Move to Rural Chapter</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>Move to Rural Chapter</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>Move to Rural Chapter</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>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>Move to Rural Chapter</p>
<p><i>GOAL: Designate Industrial Reserve Areas overlays (IRAs) at certain specified locations adjacent to designated Urban Growth</i></p>	<p><i>GOAL: Designate Industrial Reserve Areas overlays (IRAs) at certain specified locations adjacent to designated Urban</i></p>

<p><i>Areas. Premature land parcelization and development of uses which are potentially incompatible with or preclude later industrial development shall be limited in order to preserve opportunities for the future siting of larger industrial uses or concentrations of uses.</i></p>	<p><i>Growth Areas. Premature land parcelization and development of uses which are potentially incompatible with or preclude later industrial development shall be limited in order to preserve opportunities for the future siting of larger industrial uses or concentrations of uses.</i></p> <p>Move to Rural Chapter</p>
<p>1.6 Policies</p>	<p>1.6 Policies</p>
<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>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>Move to Rural Chapter</p>
<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>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>Move to Rural Chapter</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>Move to Rural Chapter</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>
<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>Move to Rural Chapter</p> <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>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>Move to Rural Chapter</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>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 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.</p>	<p>Move to Rural Chapter</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 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.</p> <p>Move to Rural Chapter</p>
<p>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.</p>	<p>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.</p> <p>Move to Rural Chapter</p>
<p>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.</p>	<p>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.</p> <p>Move to Rural Chapter</p>
<p>1.6.10 Expansion of the UGA shall be consistent with the applicable Urban Reserve and other Comprehensive Plan Policies.</p>	<p>1.6.10 Expansion of the UGA shall be consistent with the applicable Urban Reserve and other Comprehensive Plan Policies.</p> <p>Move to Rural Chapter</p>
<p>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.</p>	<p>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.</p> <p>Move to Rural Chapter</p>
<p>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.</p>	<p>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.</p> <p>Move to Rural Chapter</p>

Community Design	
<i>GOAL: Natural features of Clark County should be incorporated into design and development.</i>	No change.
11.1 Policies	
11.1.1 Develop a system of formal and informal open spaces throughout the urban areas that includes parks, trails and green spaces.	11.1.1 Develop a Maintain and enhance system of formal and informal open spaces throughout the urban areas that includes parks, trails and green spaces.
11.1.2 In the urban area, waterfront development should be environmentally sensitive and allow maximum public access.	In the urban area, waterfront development should be environmentally sensitive and allow maximum public access. Shoreline/Environmental Chapter
11.1.3 Natural land features should be recognized and integrated into the placement of buildings and in site planning. Streams, hillsides and unique vegetation should be considered strong design determinants and incorporated into the overall plan.	No change.
11.1.4 The siting of buildings should take advantage of river, mountain, lake and agricultural/pastoral views.	No change.
11.1.5 Retention of existing mature vegetation should be encouraged and included as a design element in the site plan. Every effort should be made to preserve existing trees over 8" in diameter.	Encourage the retention and inclusion of existing mature vegetation should be encouraged and included as a design element in the site plan. Every effort should be made to preserve existing trees over 8" in diameter. Move second sentence to code.
11.1.6 Where new development adjoins agricultural or rural land or public open space, a soft transitional edge should be provided on-site to create a gradual transition between the open space and new development.	No change.
<i>GOAL: Development in urban areas and rural centers should incorporate a diversity of uses designed in a manner that provides for a sense of community, supports the human scale and allows for efficient transportation options.</i>	Development in urban areas and rural centers should incorporate a diversity of diverse uses designed in a manner that provides for a sense of community, supports the human scale and allows for efficient multi-modal transportation options.
	NEW: Encourage the development of urban activity centers that foster community identity and reduce reliance on automobiles.

11.2	Policies.	
11.2.1	Institute a design review process to review commercial, industrial and mixed use developments, except individual single-family residential, duplex or triplex units, in major urban activity centers, mixed use designated areas, special planned subarea districts, and transit corridors.	Institute a design review process to review commercial, industrial and mixed use developments, except individual single family residential, duplex or triplex units, in major urban activity centers, mixed use designated areas, special planned subarea districts, and transit corridors. See new "commercial design" policies in 1.4.2
11.2.2	Develop design criteria for infill, multi-story, mixed uses and other commercial uses that utilize regional architectural styles and are at a human scale.	Develop design criteria for infill, Encourage the development of multi-story, mixed uses and other commercial uses that utilize regional architectural styles and are at a human scale.
11.2.3	Revise the zoning ordinance to allow and encourage mixed use development in high density and commercial areas.	Revise the zoning ordinance to allow and encourage mixed use development in high density and commercial areas. Done
11.2.4	Encourage infill and conversion of existing single uses to mixed use centers in the urban centers and transit corridors.	Encourage infill and conversion of existing single uses to mixed use centers in the urban centers and transit corridors. Similar to revised policy 1.2.8
11.2.5	Revise the zoning ordinance and develop standards to prevent additional commercial strip development.	Revise the zoning ordinance and develop standards to prevent additional commercial strip development. Move to Implementation Chapter
11.2.6	In urban and rural centers concentrate special activities and services to form a community focus. Develop standards for urban and rural centers that maintain the unique character of the center, e.g., public commons, storefronts, setbacks, landscaping and pedestrian orientation.	In urban and rural centers concentrate special activities and services to form a community focus. Develop standards for Encourage developments in urban and rural centers that maintain the unique character of the center, e.g., public commons, storefronts, setbacks, landscaping and pedestrian orientation.
11.2.7	Develop pedestrian and bicycle corridors between schools, housing, within neighborhoods and rural centers.	Develop pedestrian and bicycle corridors between schools, housing, within neighborhoods and rural centers. Similarly stated in the new policies 1.4
11.2.8	Promote the development of identifiable residential neighborhoods and shopping districts through the encouragement of more compact development patterns, the use of shared design and landscaping characteristics, and development of landmarks.	Promote the development of identifiable residential neighborhoods and shopping districts through the encouragement of more compact development patterns, the use of shared design and landscaping characteristics, and development of landmarks. Similarly stated in the new policies 1.4
11.2.9	Establish locational and design criteria for commercial and industrial properties fronting on railroad lines.	Establish locational and design criteria for commercial and industrial properties fronting on railroad lines. Needs to be re-worded and moved to another section of comprehensive plan.

<p><i>GOAL: Housing in Clark County should provide for a variety of styles, be oriented to the street, and be supportive of pedestrian and transportation alternatives.</i></p>	<p>GOAL: Housing in Clark County should provide for a variety of styles, be oriented to the street, and be supportive of pedestrian and transportation alternatives.</p> <p>Change to policy</p>
<p>11.3 Policies</p>	<p>Policy: Housing in Clark County should provide for a variety of styles, be oriented to the street, and be supportive of pedestrian and transportation alternatives.</p>
<p>11.3.1 Incorporate zoning standards that allow housing units to front on and relate to streets by encouraging elements such as balconies, porches, bay windows or decks that promote front yard activity.</p>	<p>11.3.1 Incorporate zoning standards that allow housing units to front on and relate to streets by encouraging elements such as balconies, porches, bay windows or decks that promote front yard activity.</p> <p>Move to Implementation</p>
<p>11.3.2 Create incentives for developments which provide pedestrian access, public commons, maintain existing vegetation and are integrated with existing development.</p>	<p>11.3.2 Create incentives for developments which provide pedestrian access, public commons, maintain existing vegetation and are integrated with existing development.</p> <p>Move to Implementation</p>
<p>11.3.3 Encourage the design of residential infill developments that reflect or improve the existing neighborhood character.</p>	<p>11.3.3 Encourage the design of residential infill developments that reflect or improve the existing neighborhood character.</p> <p>Move to Implementation</p>
<p>11.3.4 Establish an adequate side yard setback in residential areas for nonresidential uses including buildings, storage and parking.</p>	<p>11.3.4 Establish an adequate side yard setback in residential areas for nonresidential uses including buildings, storage and parking.</p> <p>Move to Implementation</p>
<p><i>GOAL: Transportation and parking requirements shall use land efficiently and be oriented to pedestrian and transit uses and minimize dependence on the automobile.</i></p>	<p>GOAL: Transportation and parking requirements shall use land efficiently and be oriented to pedestrian and transit uses and minimize dependence on the automobile.</p> <p>Change to policy.</p>
<p>11.4 Policies</p>	<p>NEW Policy: Transportation and parking requirements shall use land efficiently and be oriented to pedestrian and transits uses and minimize dependence on the automobile.</p>
<p>11.4.1 Develop design standards that create pedestrian friendly streets and public spaces.</p>	<p>11.4.1 Develop design standards that create pedestrian friendly streets and public spaces.</p> <p>Move to Public Facilities/Transportation chapter</p>
<p>11.4.2 Study parking supply and demand in the county. Develop parking standards that reflect decreased demand generated by such things as pedestrian facilities, bike paths, improved transit, transit demand management measures and mixed use developments.</p>	<p>11.4.2 Study parking supply and demand in the county. Develop parking standards that reflect decreased demand generated by such things as pedestrian facilities, bike paths, improved transit, transit demand management measures and mixed use developments.</p>

	Move to Public Facilities/Transportation chapter
<p>11.4.3 Revise road standards to respect human scale rather than highway scale by:</p> <ul style="list-style-type: none"> • Reducing road widths wherever feasible. • Reducing street lighting with appropriate cut-off to limit glare. • Require sidewalk and design elements for pedestrian activity along major arterials including items such as benches, pedestrian-scale street lighting, trash containers, landscaping, paving textures, public art, etc. 	<p>11.4.3 Revise road standards to respect human scale rather than highway scale by:</p> <ul style="list-style-type: none"> • Reducing road widths wherever feasible. • Reducing street lighting with appropriate cut-off to limit glare. • Require sidewalk and design elements for pedestrian activity along major arterials including items such as benches, pedestrian-scale street lighting, trash containers, landscaping, paving textures, public art, etc. <p>Move to Public Facilities/Transportation chapter</p>
<p>11.4.4 Coordinate zoning code and road standards to develop pedestrian friendly streets that encourage minimal front yard setbacks, rear yard parking, alleys and mixed uses.</p>	<p>11.4.4 Coordinate zoning code and road standards to develop pedestrian friendly streets that encourage minimal front yard setbacks, rear yard parking, alleys and mixed uses.</p> <p>Move to Public Facilities/Transportation chapter</p>
<p>11.4.5 Develop street plans beyond the arterial system to include a dense network of interconnecting streets as opposed to low density cul-de-sacs and widely-spaced arterials.</p>	<p>11.4.5 Develop street plans beyond the arterial system to include a dense network of interconnecting streets as opposed to low density cul-de-sacs and widely-spaced arterials.</p> <p>Move to Public Facilities/Transportation chapter</p>
<p>11.4.6 Require street connections or, if not feasible due to site conditions, provide pedestrian connections through the use of easements or pedestrian paths in rights-of-way.</p>	<p>11.4.6 Require street connections or, if not feasible due to site conditions, provide pedestrian connections through the use of easements or pedestrian paths in rights-of-way.</p> <p>Move to Public Facilities/Transportation chapter</p>
<p>11.4.7 Develop design standards for transit facilities.</p>	<p>11.4.7 Develop design standards for transit facilities.</p> <p>Move to Public Facilities/Transportation chapter</p>
<p>11.4.8 Develop commercial zoning and transportation ordinance standards that:</p> <ul style="list-style-type: none"> • require similar uses provide cross-access between properties and joint access to arterials and collectors; • provide for separate vehicular and pedestrian circulation in the site development plan of new projects and substantial remodels; • provide for pedestrian walkways along roads with landscape buffers as separation between roads and walkways; • provide for dedicated internal pedestrian circulation within the development; • provide opportunities for surface parking lots to develop transit-oriented uses; and, 	<p>11.4.8 Develop commercial zoning and transportation ordinance standards that:</p> <ul style="list-style-type: none"> • require similar uses provide cross-access between properties and joint access to arterials and collectors; • provide for separate vehicular and pedestrian circulation in the site development plan of new projects and substantial remodels; • provide for pedestrian walkways along roads with landscape buffers as separation between roads and walkways; • provide for dedicated internal pedestrian circulation within the development; • provide opportunities for surface parking lots to develop

<ul style="list-style-type: none"> provide standards for adequate buffering between incompatible industrial, commercial, and residential uses. 	<p>transit-oriented uses; and,</p> <ul style="list-style-type: none"> provide standards for adequate buffering between incompatible industrial, commercial, and residential uses. <p>Move to Public Facilities/Transportation chapter</p>
<p><i>GOAL: Development in urban areas and rural centers should incorporate design standards and aesthetically visually attractive developments.</i></p>	<p><i>Development in urban areas and rural centers should incorporate design standards and aesthetically visually attractive developments.</i></p>
<p>Historic, Archaeological and Cultural</p>	
<p><i>GOAL: Improve identification and evaluation of historic, archaeological and cultural resources.</i></p>	<p><i>Improve identification and evaluation of historic, archaeological and cultural resources.</i></p> <p>IDENTIFICATION AND PROTECTION</p> <p><u>NEW GOAL: Identify, maintain, update and protect archeological and historic sites and structures to guide decision-making in resource planning, environmental review and resource management.</u></p>
<p>8.1 Policies</p>	<p><u>NEW: Identify and evaluate archaeological and historic sites to determine which should be preserved. Identification and evaluation is a constant, ongoing process.</u></p>
	<p><u>NEW: Identify those lands which are most likely to contain unrecorded archeological or historic sites.</u></p>
	<p><u>NEW: Nominate cultural resources to the local; state and national Historic Registers. The Cultural Resources Inventory should be used as a reference in the identification of significant structures and places eligible for nomination.</u></p>
	<p><u>NEW: Maintain the Clark County Heritage Register to provide a means to recognize and preserve cultural resources of local significance. The Cultural Resources Inventory should be used as a reference in the identification of significant structures and places eligible for nomination.</u></p>
	<p><u>NEW: Review of land use actions should be sensitive and give consideration to protection of cultural resources.</u></p>
	<p><u>NEW: Promote preservation, restoration, rehabilitation, and reuse of historically or architecturally significant older buildings.</u></p>

8.1.1	Working with Clark County Historic Preservation Commission and other interested agencies and organizations, the county shall maintain and update the current inventory of historic, archaeological and cultural resources in Clark County.	Working with Clark County Historic Preservation Commission and other interested agencies and organizations, the county shall maintain and update the current inventory of historic, archaeological and cultural resources in Clark County.
8.1.2	Working with Clark County Historic Preservation Commission, the county shall re-evaluate the criteria used to assess the significance of historic and cultural resources and shall develop guidelines for the evaluation of potential impacts to significant cultural resources from development activity.	Working with Clark County Historic Preservation Commission, the county shall re-evaluate the criteria used to assess the significance of historic and cultural resources and shall develop guidelines for the evaluation of potential impacts to significant cultural resources from development activity.
8.1.3	Review current county criteria regarding significance of sites and compare these to National Register of Historic Places. Work with Clark County Historic Preservation Commission members and interested citizens to prepare a report with recommended amendments. Coordinate with each municipality in the county.	Review current county criteria regarding significance of sites and compare these to National Register of Historic Places. Work with Clark County Historic Preservation Commission members and interested citizens to prepare a report with recommended amendments. Coordinate with each municipality in the county. Complete
8.1.4	Inventory and evaluate non-structural resources, including districts and landscapes that provide unique insights into the history and development of the county.	Inventory and evaluate non-structural resources, including districts and landscapes that provide unique insights into the history and development of the county. Move to Implementation Chapter
8.1.5	Coordinate county inventory efforts with Native American groups, neighborhood associations, and university or other governmental inventory efforts.	Coordinate county inventory efforts with Native American groups, neighborhood associations, and university or other governmental inventory efforts. Move to Implementation Chapter
8.1.6	Identify grants available for contracting inventory work.	Identify grants available for contracting inventory work. Move to Implementation Chapter
<i>GOAL: Increase recognition of historic, archaeological, and cultural resources.</i>		<i>No change.</i>
8.2	Policies	PROMOTION
		<u>NEW POLICY: Provide a program of public education concerning the need to preserve cultural resources and keep the public informed of actions to carry out preservation plans.</u>
		<u>NEW POLICY: Promote a wide variety of community involvement in preservation issues by linking the public with preservation groups and resources.</u>

	<u>NEW POLICY: Establish and maintain government-to-government relations with Native American tribes for the preservation of archaeological sites and traditional cultural properties.</u>
	<u>NEW POLICY: Clark County shall pursue its cultural resource goals through collaboration with residents, property owners, cultural organizations, public agencies, tribes, schools districts, libraries and others.</u>
8.2.1 Public awareness of cultural resources should be increased through educational and interpretive projects that highlight sites included on the county inventory or those eligible for inclusion in local and/or state heritage registers, or National Registers of Historic Places.	Public awareness of cultural resources should be increased through educational and interpretive projects that highlight sites included on the county inventory or those eligible for inclusion in local and/or state heritage registers, or National Registers of Historic Places. Move to Implementation Chapter
8.2.2 County employee awareness should be increased through training about cultural heritage preservation issues, including state and federal penalties for disturbance, destruction or removal of archaeological resources.	County employee awareness should be increased through training about cultural heritage preservation issues, including state and federal penalties for disturbance, destruction or removal of archaeological resources. Move to Implementation Chapter
<i>GOAL: Protect historic, archaeological and cultural resources through a comprehensive planning approach.</i>	<i>GOAL: Protect historic, archaeological and cultural resources through a comprehensive planning approach.</i> See new "Protection and Identification" goal above.
8.3 Policies	
8.3.1 Review the county's and its cities' policies for consistency regarding preservation of cultural and historic resources.	Review the county's and its cities' policies for consistency regarding preservation of cultural and historic resources. Move to Implementation Chapter
8.3.2 Integrate historic districts (those identified now and in the future), cultural resource areas and specific historic sites and structures into zoning and planning maps.	Integrate historic districts (those identified now and in the future), cultural resource areas and specific historic sites and structures into zoning and planning maps. Move to Implementation Chapter
8.3.3 Revise the zoning ordinance to include provisions to permit the review of individual development, redevelopment and demolition plans to ensure protection and minimize the impacts on cultural, historic and, particularly archaeological resources.	Revise the zoning ordinance to include provisions to permit the review of individual development, redevelopment and demolition plans to ensure protection and minimize the impacts on cultural, historic and, particularly archaeological resources. Move to Implementation Chapter
8.3.4 Establish a process for the resolution of land use conflicts relating to the preservation of historic, archaeological and cultural resources.	Establish a process for the resolution of land use conflicts relating to the preservation of historic, archaeological and cultural resources. Move to Implementation Chapter
8.3.5 Provide assistance to developers, landowners, and the	Provide assistance to developers, landowners, and the construction

<p>construction trade regarding appropriate re-use and rehabilitation of identified historic sites and buildings.</p>	<p>trade regarding appropriate re-use and rehabilitation of identified historic sites and buildings. <i>Move to Implementation Chapter</i></p>
<p>8.3.6 Provide assistance to developers, landowners and others interested in obtaining grants and receiving available tax incentives for re-use and rehabilitation of identified historic sites and buildings.</p>	<p>Provide assistance to developers, landowners and others interested in obtaining grants and receiving available tax incentives for re-use and rehabilitation of identified historic sites and buildings. <i>Move to Implementation Chapter</i></p>
	<p>STEWARDSHIP <u>NEW GOAL: Provide stewardship of County-owned cultural resources.</u></p>
	<p><u>NEW POLICY: Maintain County-owned cultural resources in an appropriate manner by following the Secretary of the Interior's Standards for Rehabilitation, in consultation with the Clark County Historic Preservation Commission.</u></p>
	<p><u>NEW POLICY: Identify, on a regular basis, County-owned properties that may be historically significant. Listing in the Clark County Heritage Register should be considered for county properties when appropriate.</u></p>
	<p>INCENTIVES <u>NEW GOAL: Devise and implement strategies and incentives that encourage historic preservation.</u></p>
	<p><u>NEW POLICY: Continue to utilize the Clark County Historic Preservation Commission as the authority and advisor to the County Planning Commission, the Board of County Commissioners and other county agencies in matters of historic preservation.</u></p>
	<p><u>NEW POLICY: Expand the variety of incentives available to property owners to encourage historic preservation. Although many cultural resources are in private ownership, public agencies can offer incentives for their preservation and maintenance.</u></p>
	<p><u>NEW POLICY: Develop methods to link cultural resource preservation with local economic development strategies, such as rehabilitation of commercial buildings, neighborhood revitalization and tourism.</u></p>

Growing Healthier	<u>NEW GOAL/POLICY: Promote improved public health by encouraging integrated land use and street patterns with sidewalk and recreational facilities that support walking or biking and provide easy access to healthy food.</u>
Aging Readiness Plan	<u>NEW GOAL/POLICY: Encourage the development of age-friendly communities that have affordable and appropriate housing, supportive community features and services, and adequate mobility options, to facilitate personal independence and the engagement of residents in civic and social life.</u>
Sustainability	<u>NEW GOAL/POLICY: Promote the advancement of energy efficiency, green building, waste reduction, composting and recycling, solar and renewable energy use, and local sustainable food production; as well as actions to mitigate and adapt to climate change.</u>

A policy is a guiding principle used to set direction in an organization.

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

NEW (bold/underline) OLD (strikeout)

Friday, February 28, 2014

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