



proud past, promising future

CLARK COUNTY
WASHINGTON



CL#0013

Clark County Planning Commission

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

CLARK COUNTY PLANNING COMMISSION THURSDAY, APRIL 3, 2014

6:00 – 8:00 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) Stormwater | Rod Swanson /
Jane Kleiner | 30 minutes |
| 3) Comp Plan: VBLM Overview | Bob Pool /
Ken Pearrow | 45 minutes |
| 5) Comp Plan: Housing Policy (Chapter 6) | Jose Alvarez | 15 minutes |
| 6) Comp Plan: Public Facilities (Chapter 7) | Laurie Lebowsky | 30 minutes |
| 7) Adjournment | | |

Vacant Buildable Lands Model

VBLM

Planning Commission Worksession – April 3, 2014

Topics

- Model Overview and definition of terms
- VBLM Historical Perspective

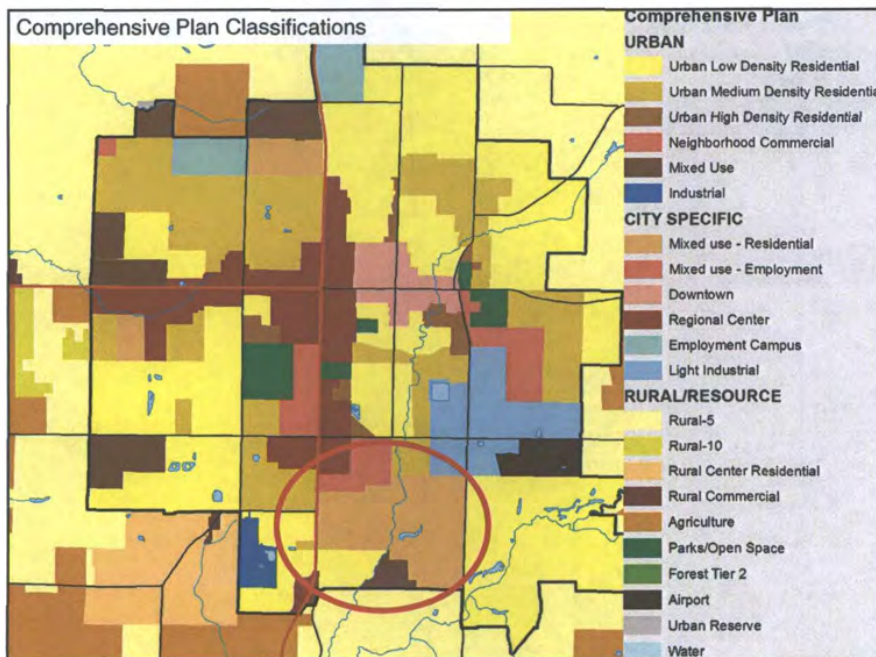
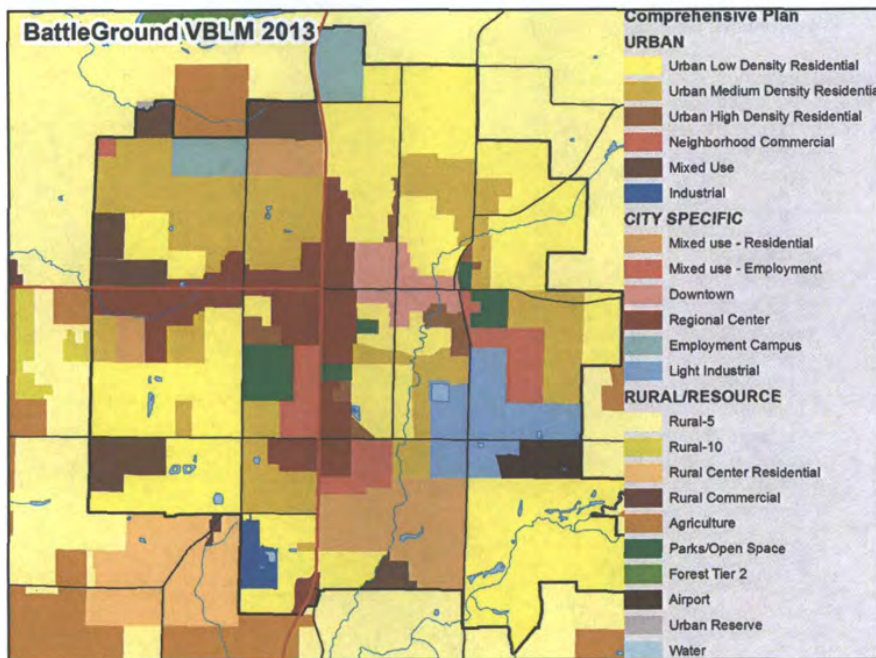
What does the model do?

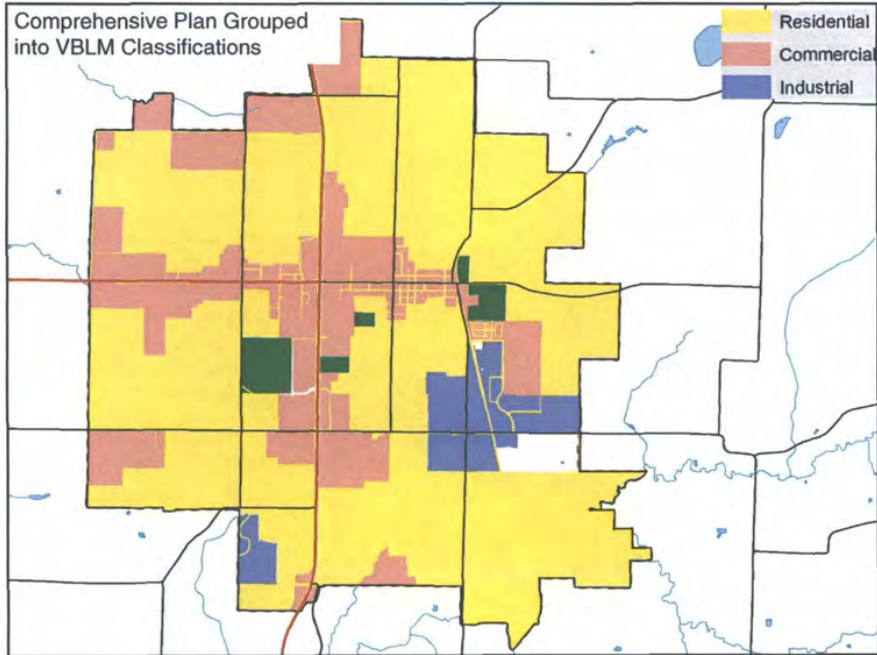
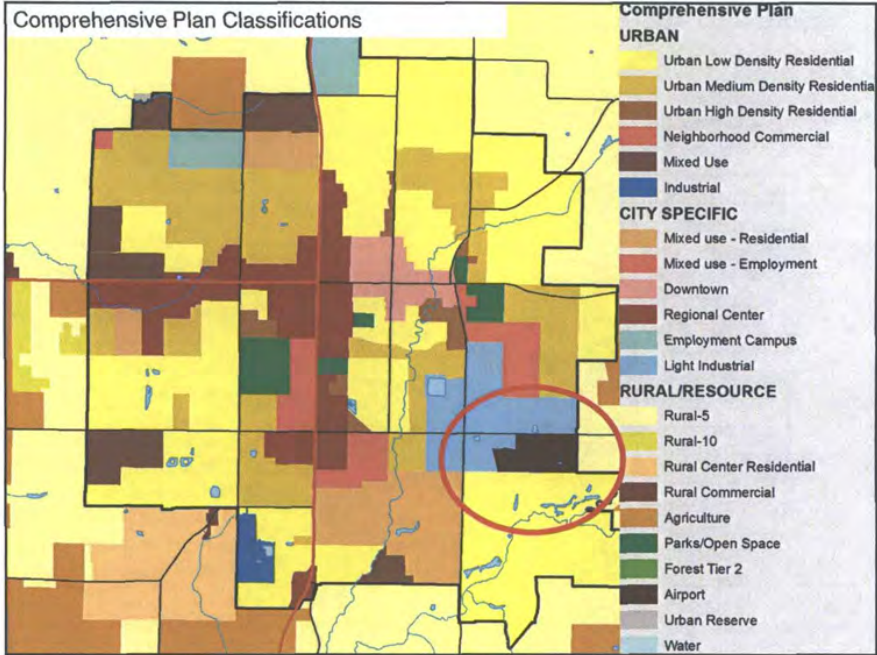
- Measures acres of gross developable land
- Based on a formula agreed upon by the Cities, County, and the Community
- Based on the best available data
 - GIS map layers
 - Assessor/Treasurer records

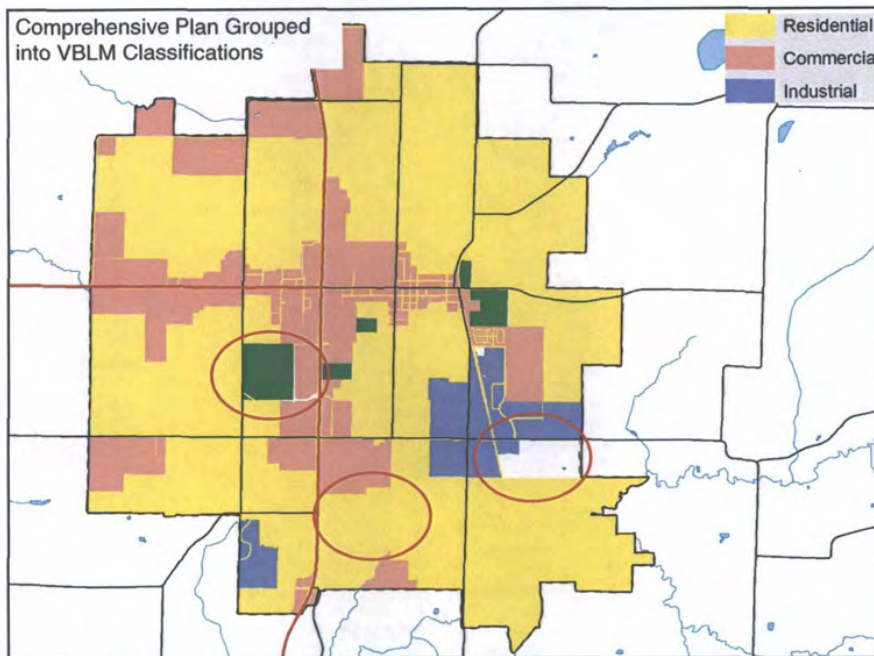
VBLM is actually 3 models

- Residential
- Commercial
- Industrial

Source: Comprehensive Plan map
50 designations grouped into the 3 models







What is Vacant?

Residential

Building Value < \$13000

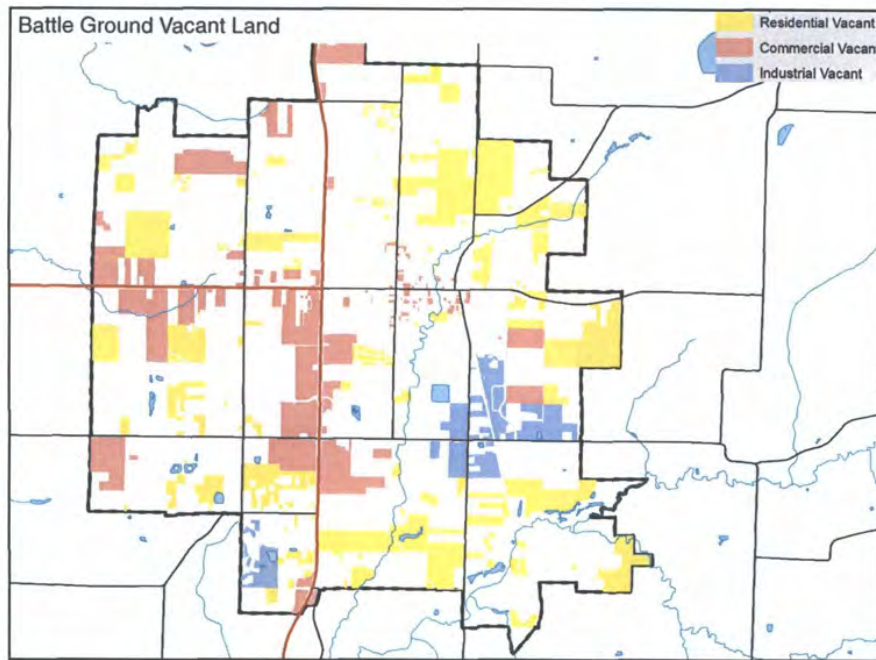
Commercial

Building Value < \$67,000

Industrial

Building Value < \$67,000

Source: Assessor



Underutilized Property

Larger parcels with a structure that could redevelop at a higher density

Building Value per Acre (BVA) = Building Value / Number of Acres

Residential

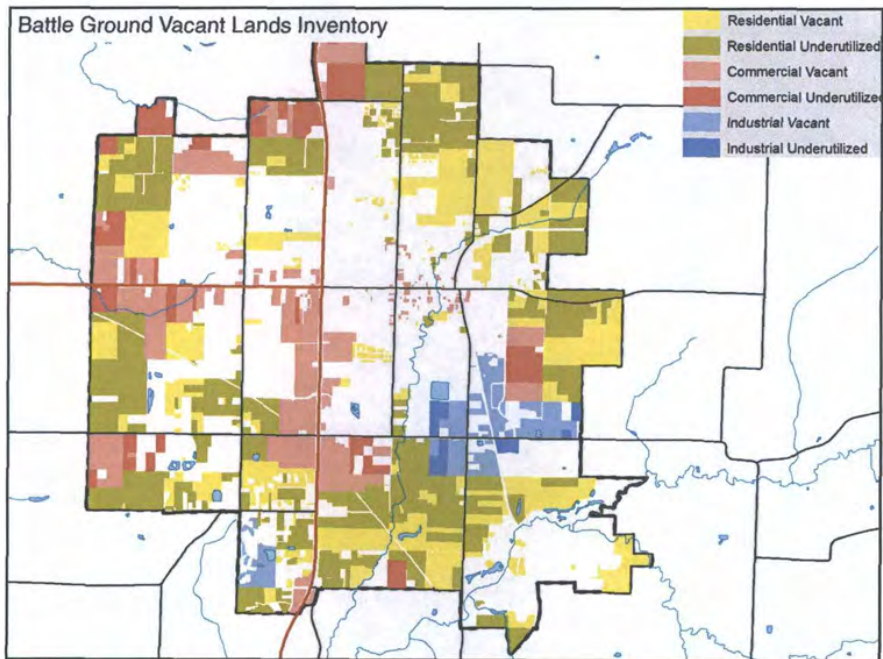
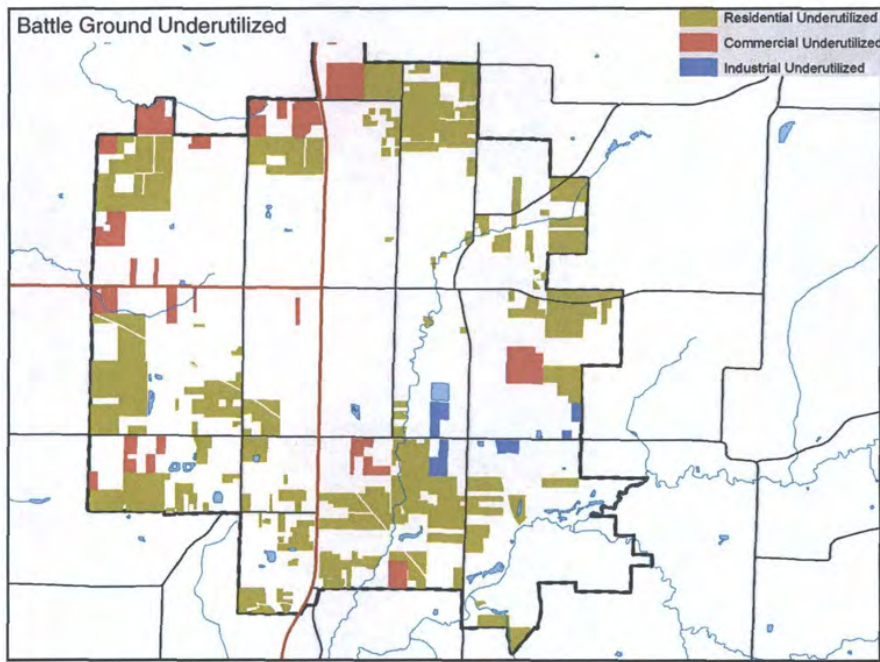
Minimum lot size 1 acre

Bottom 10th percentile of BVA

Commercial /Industrial

BVA less than \$50,000

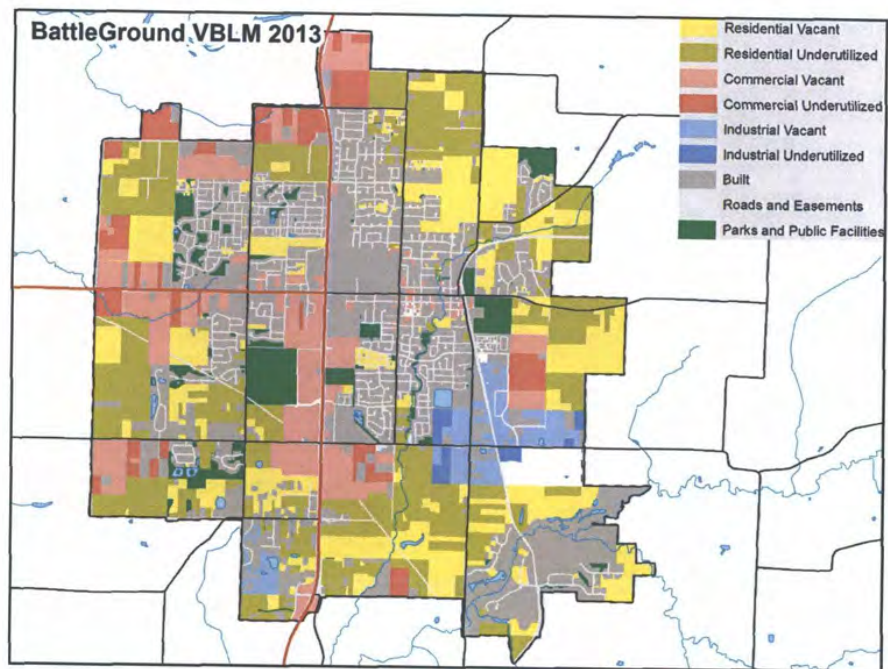
Source: Assessor



Not Vacant or Underutilized

Built Classifications

- Built (undifferentiated)
- Easements and Right of Way
- Parks
- Private Open space
- Public Facilities
- Exempt Properties
- Court Yards
- Mansions
- Condos



Rates of Development

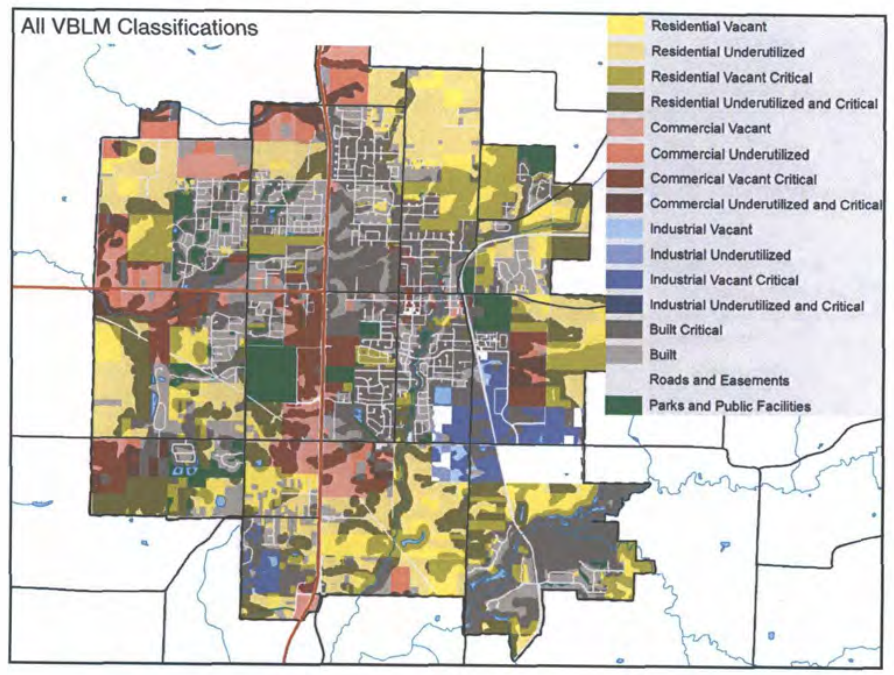
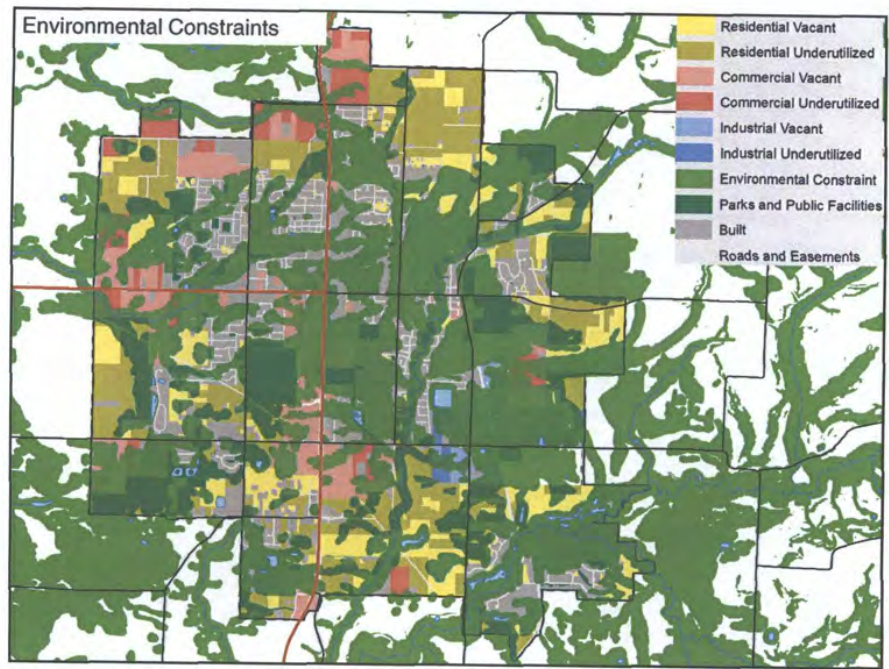
- Vacant land will develop faster than Underutilized
- Some land will never develop
 - A larger portion of Underutilized will not redevelop
- Environmental Constraints will further limit development potential

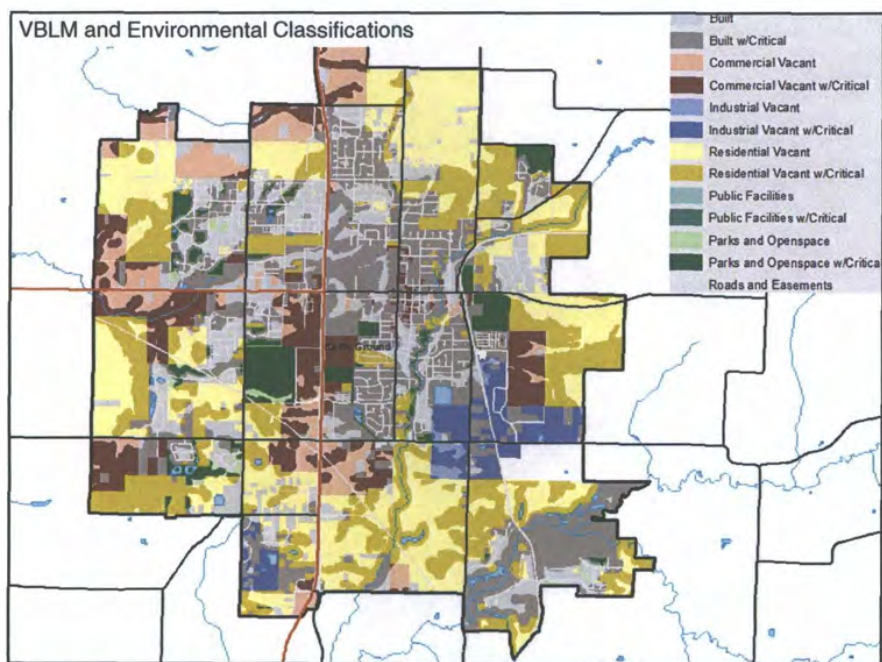
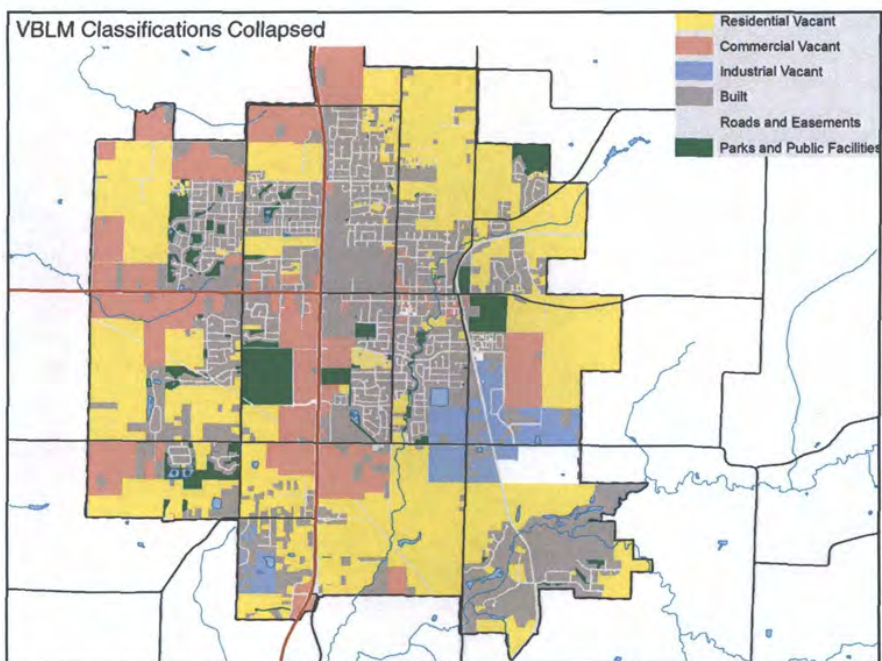
Environmental Constraints

Limits development on vacant or underutilized land

Steep Slopes
Landslide Areas
Riparian Areas
Flood plains
Wetlands
Habitat and Species

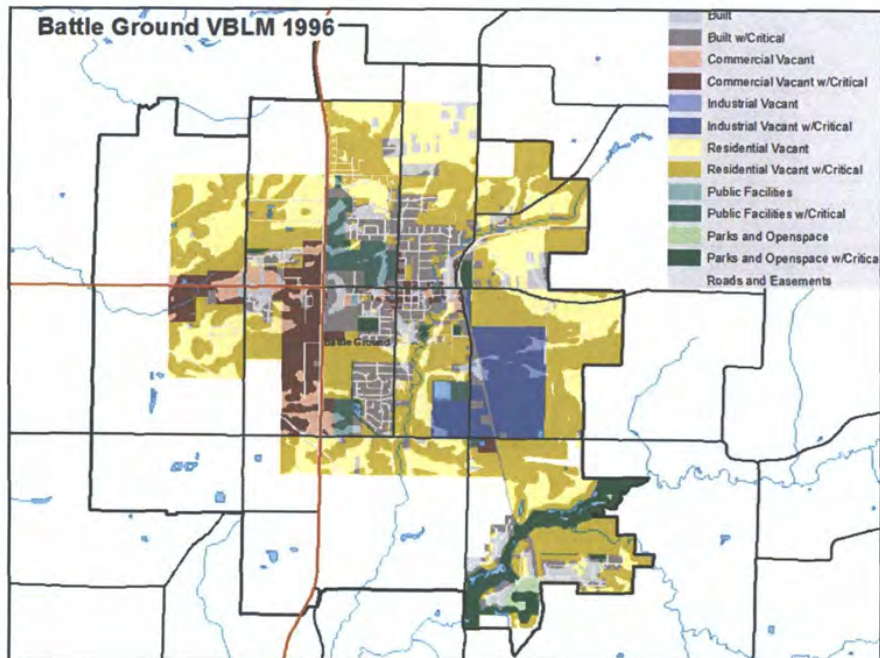
Source: GIS Layers

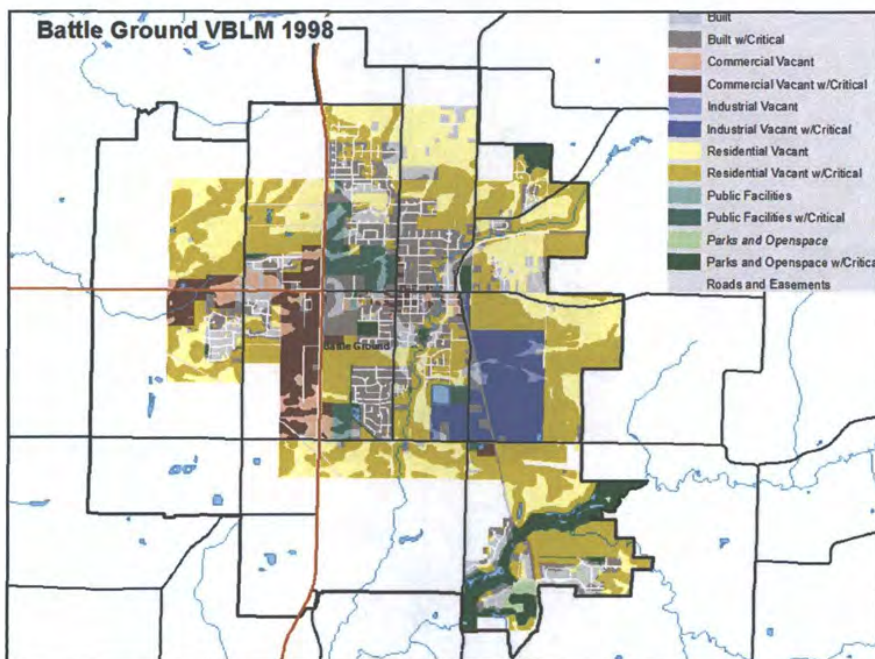
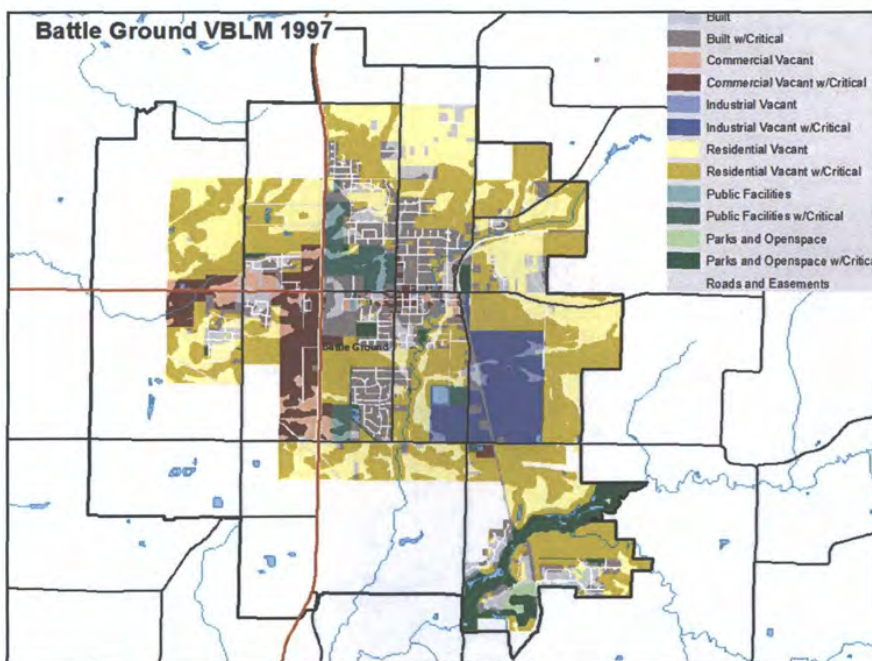


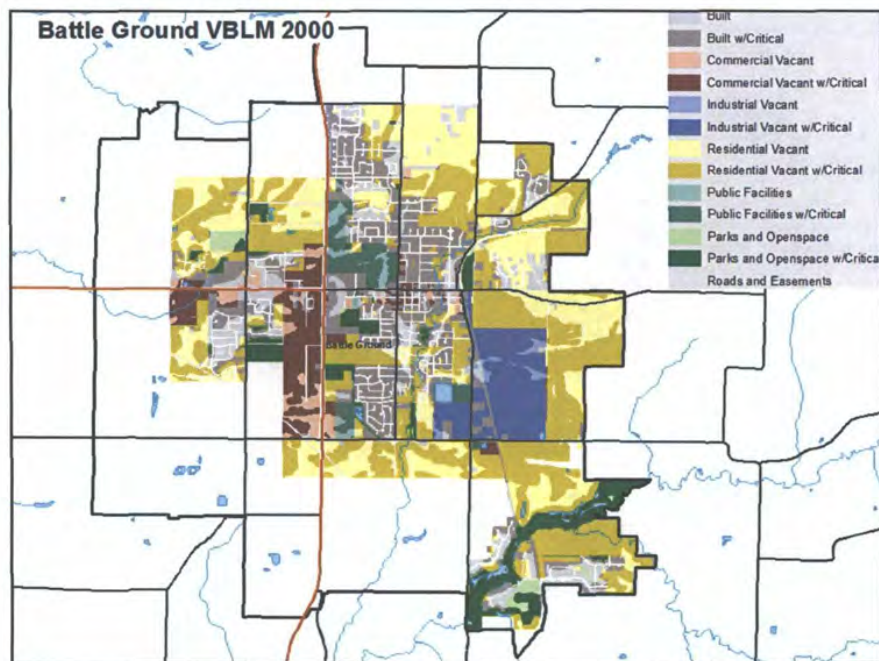
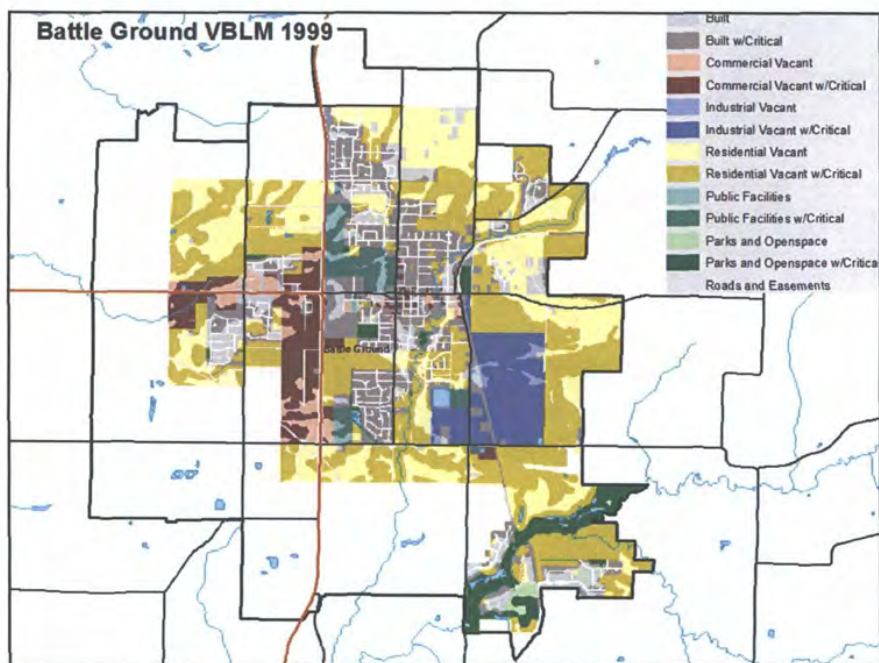


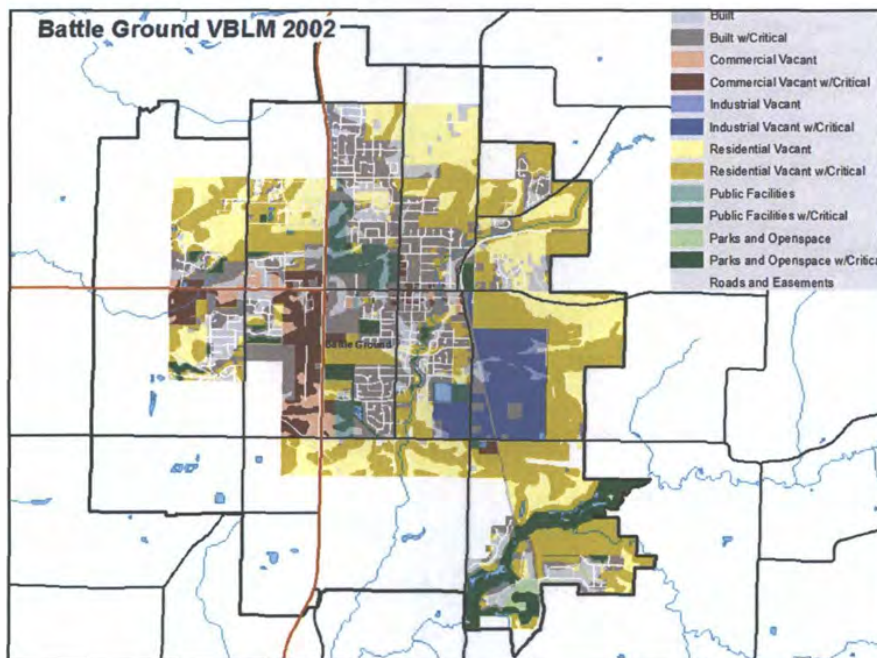
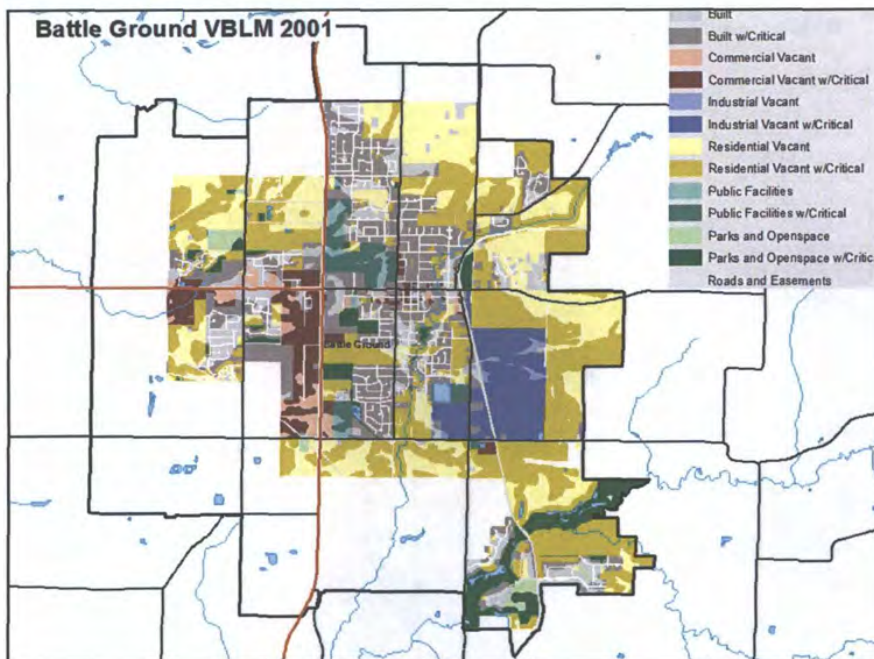
Viewing the model through
time.

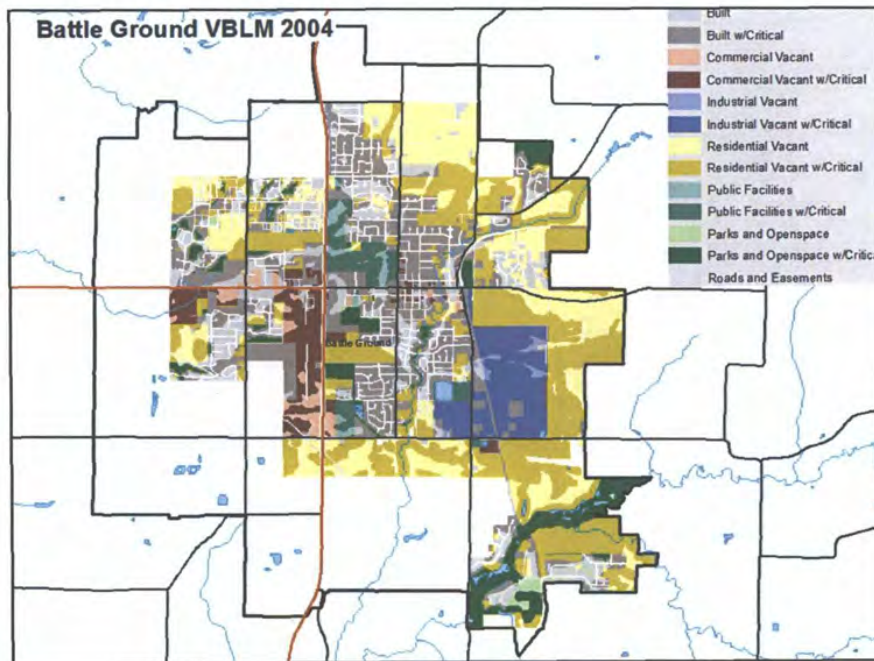
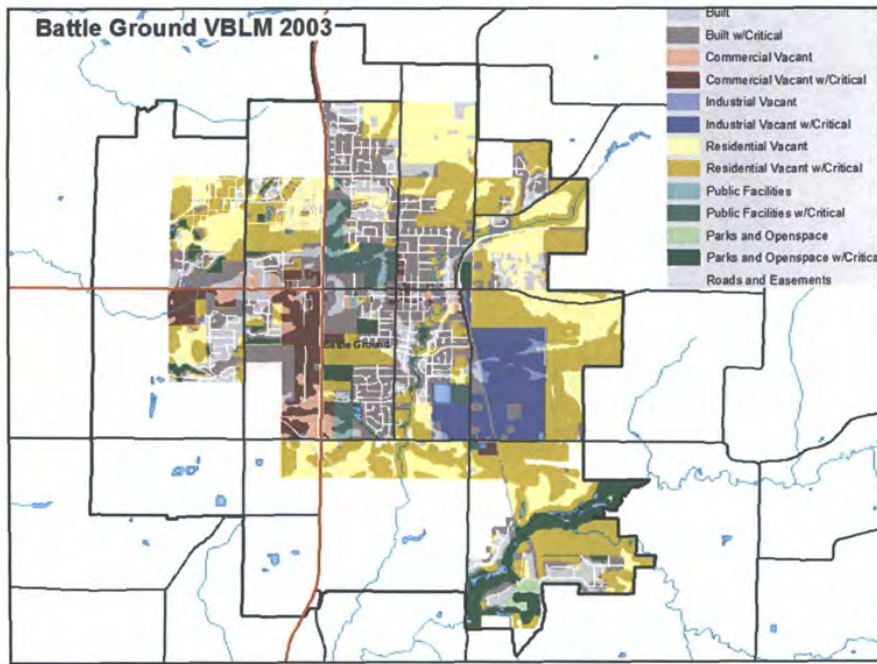
1996 - 2013

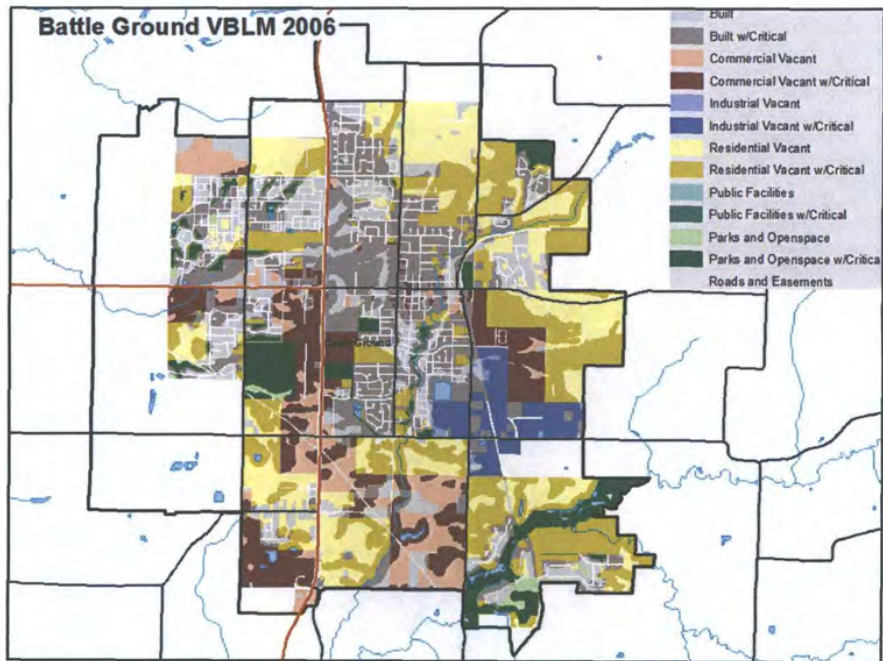
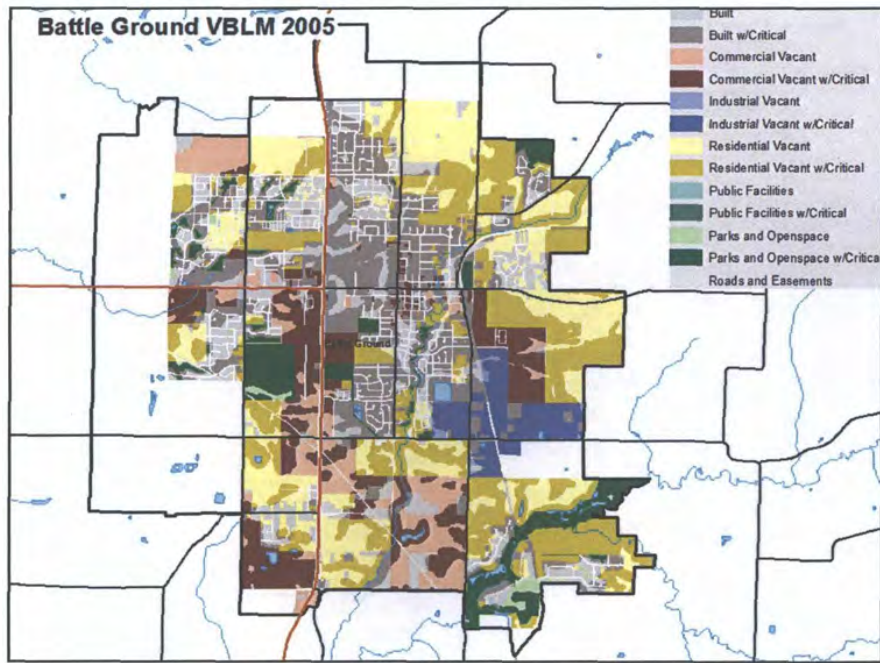


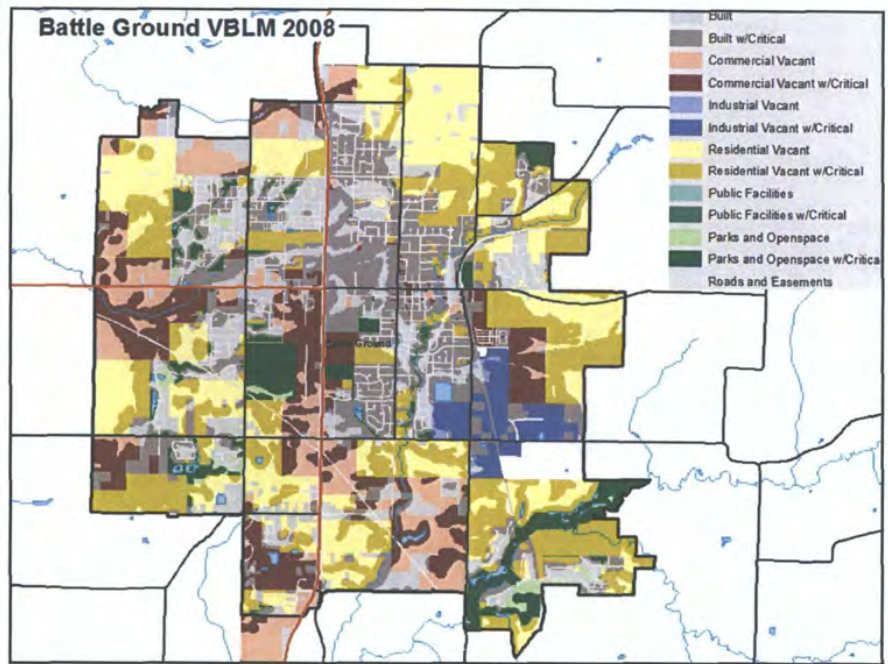
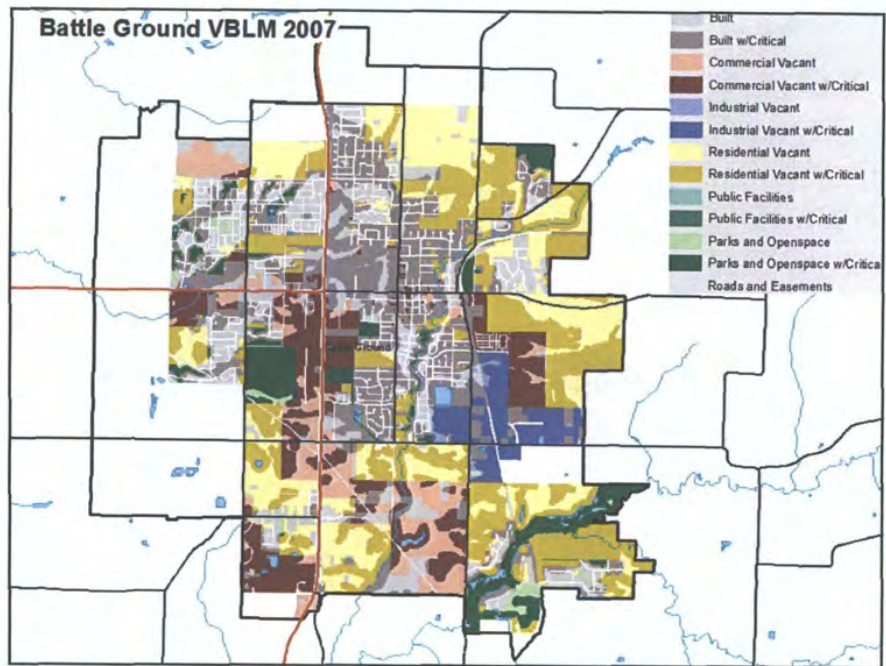


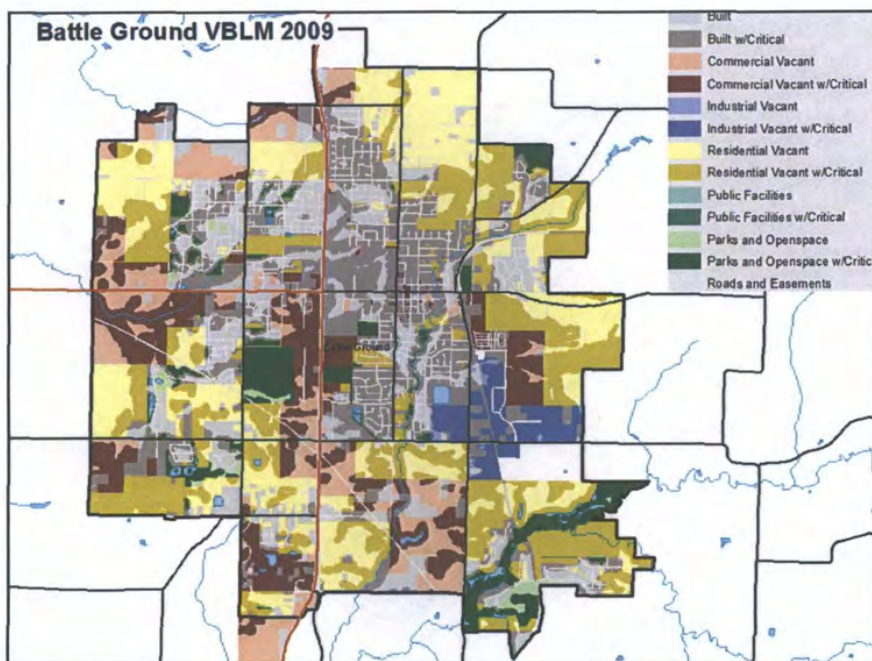
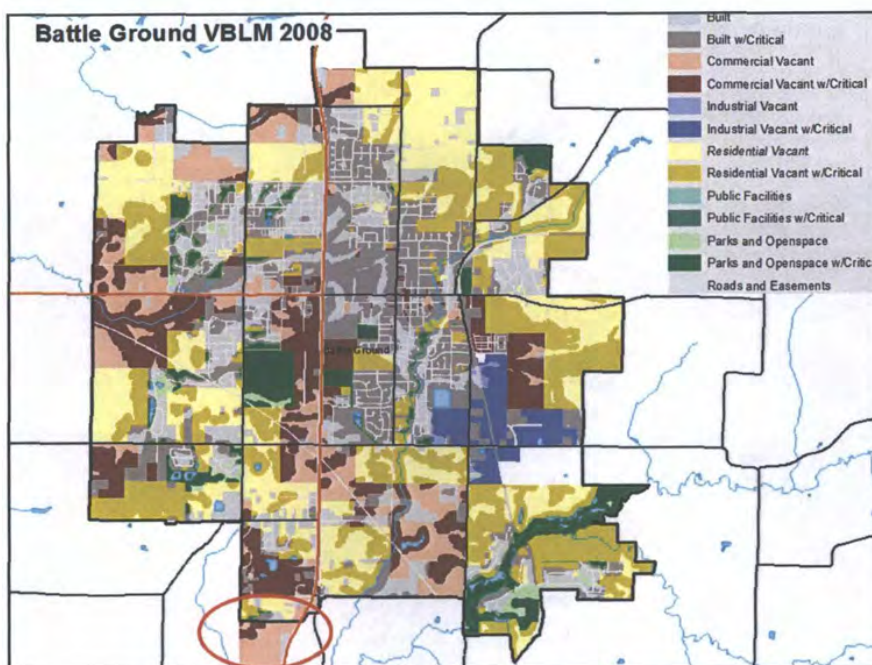


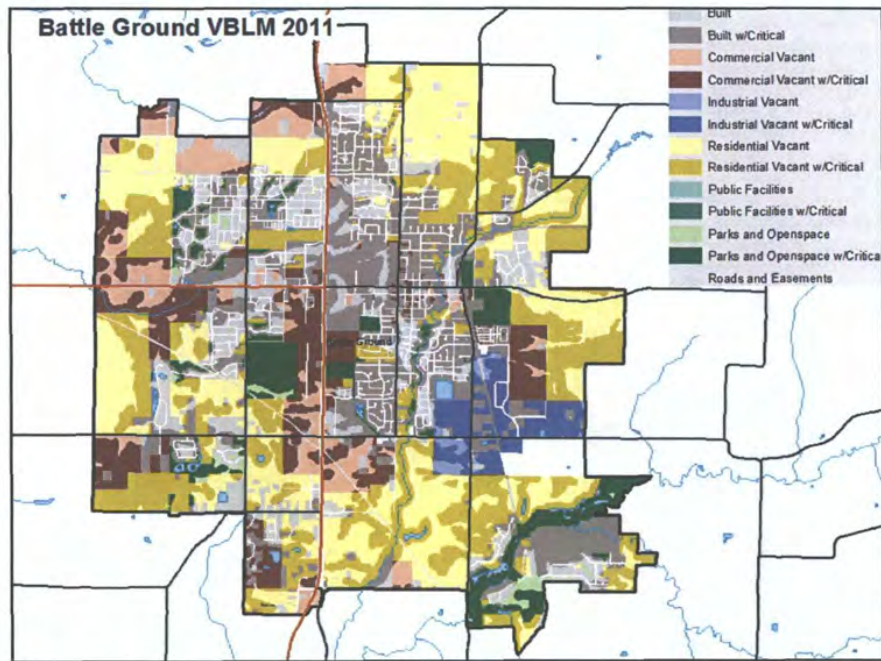
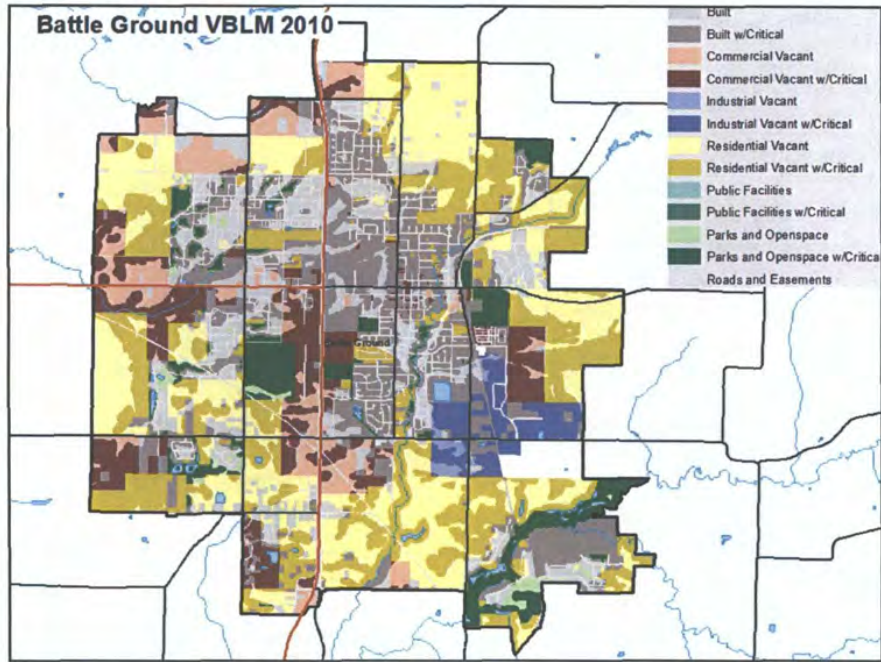


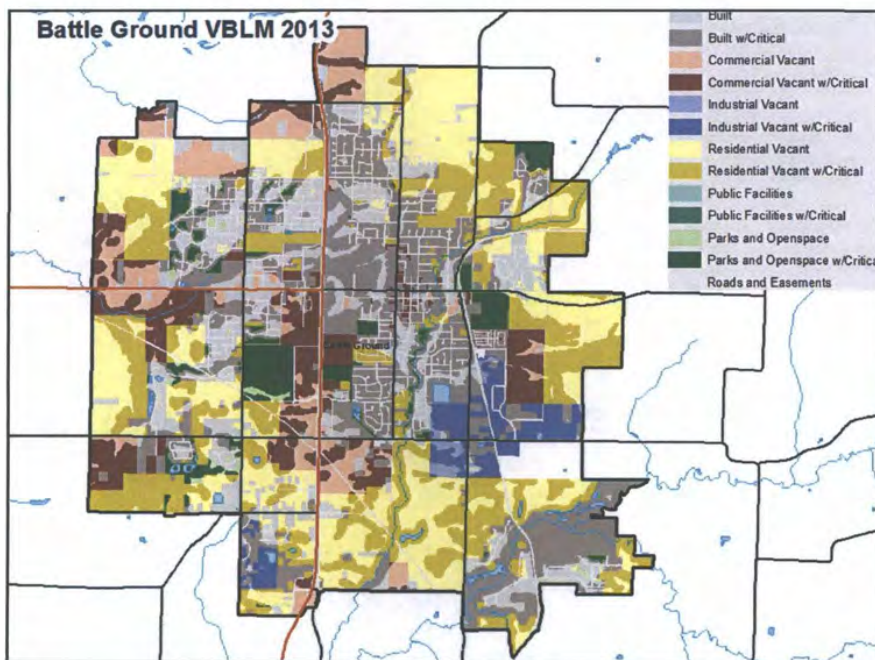
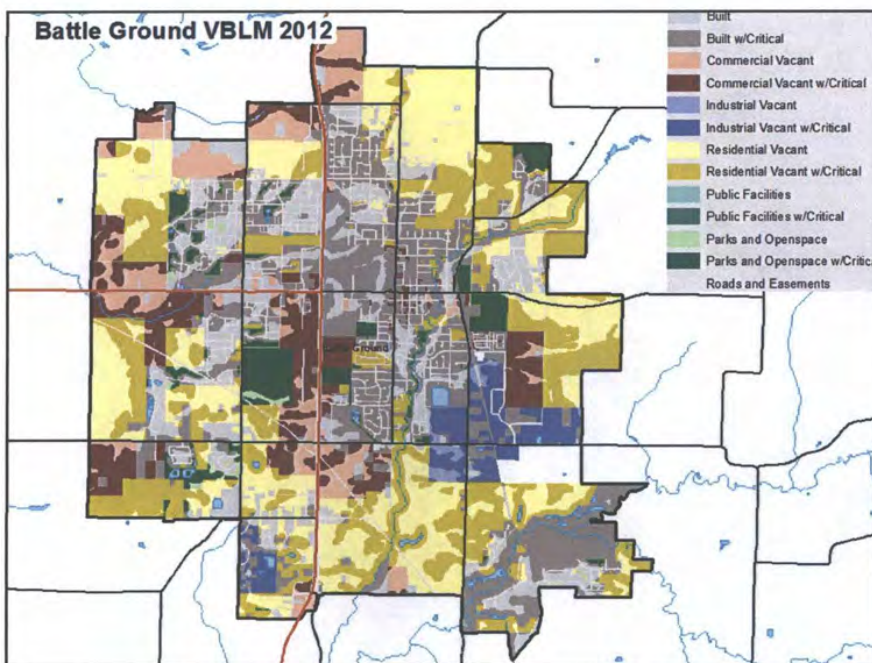


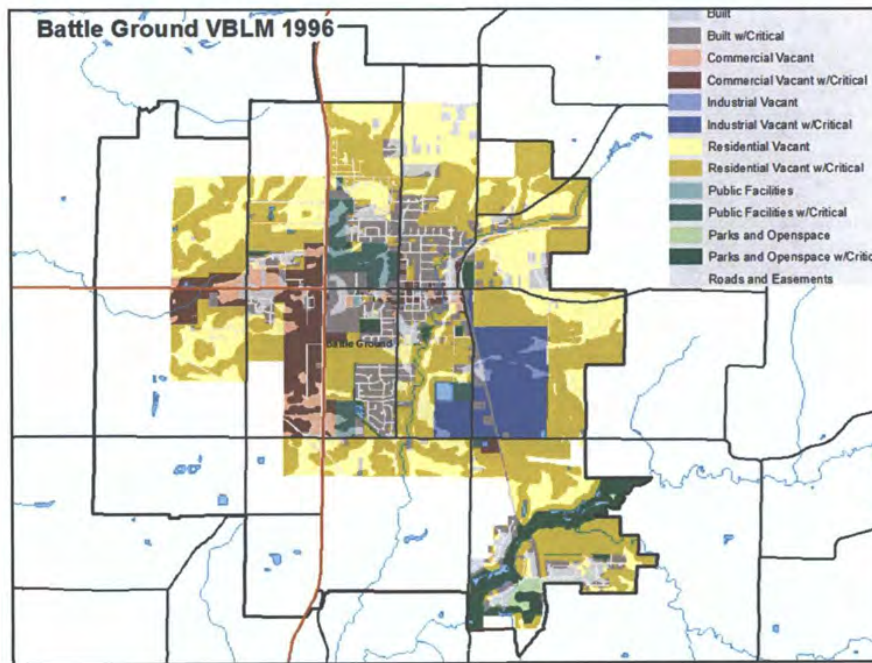
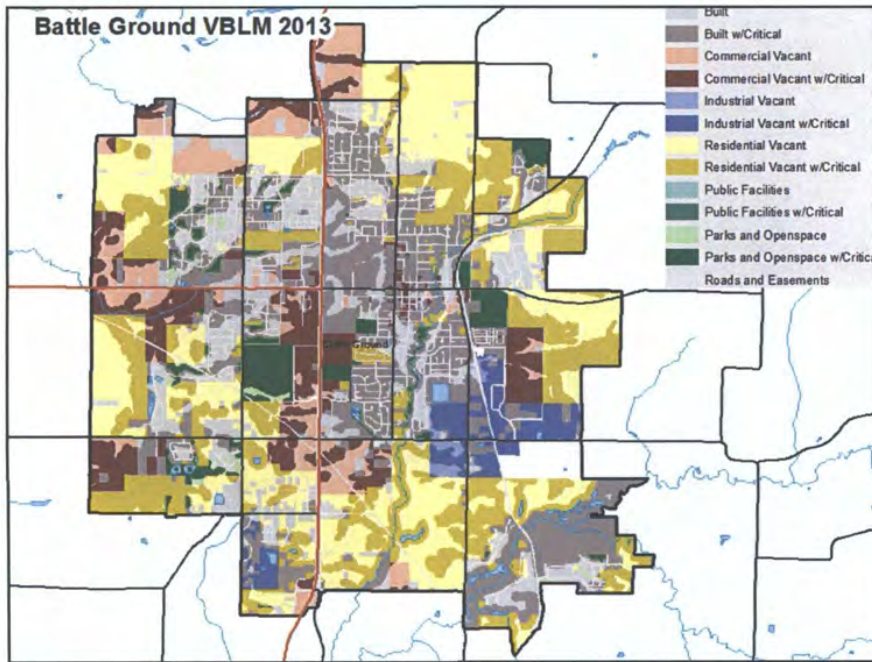












Model Runs

Model parameters:

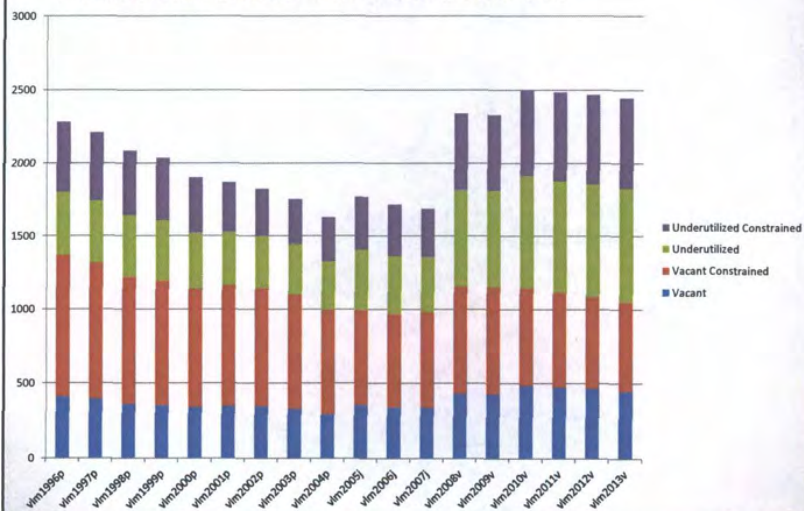
- Year: Selects Assessment Year, Parcel Layer
- UGA Boundary: Sets the extent for each city
- Comprehensive Plan:

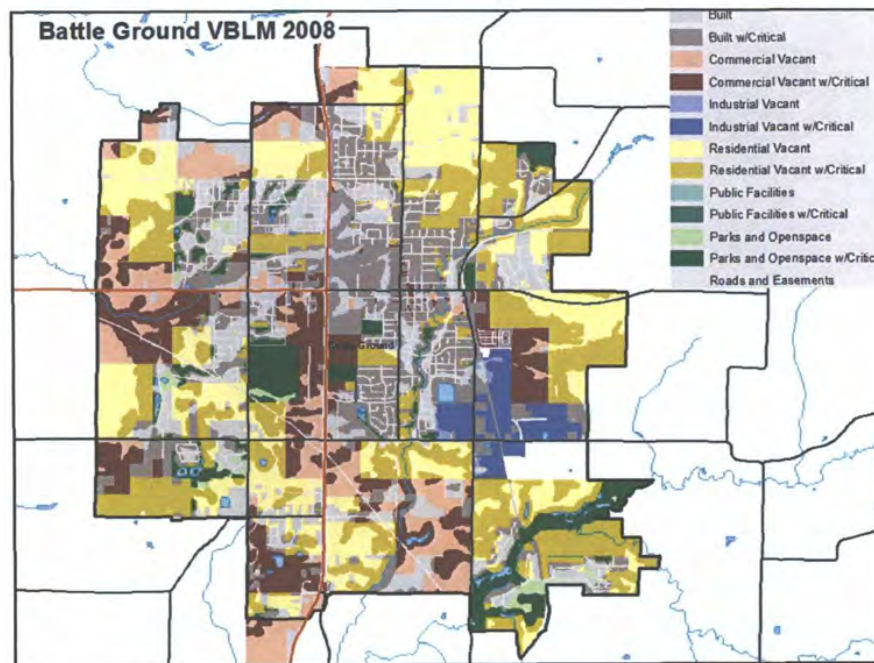
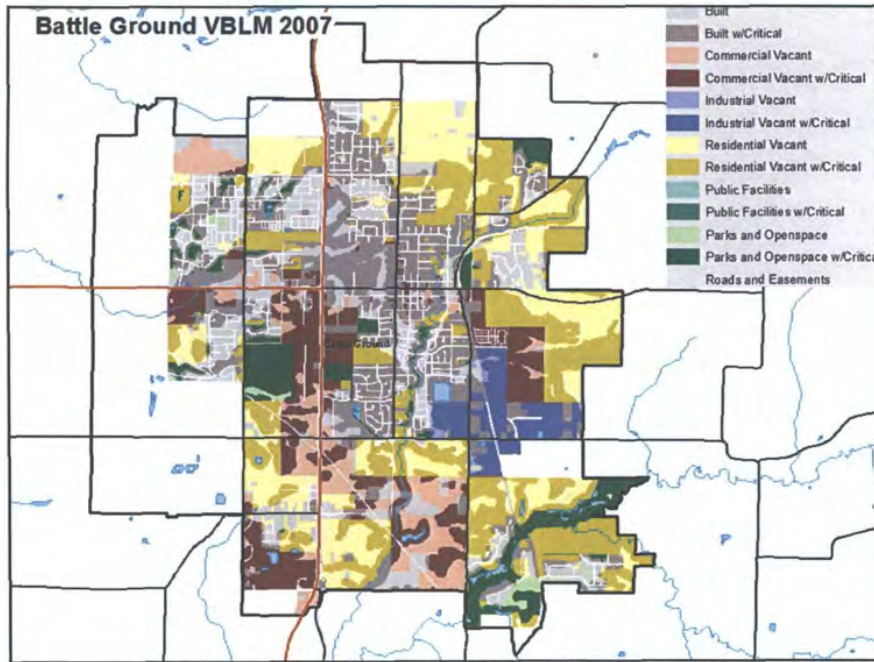
A Letter is assigned to each UGA alternative.
 Adopted plan keeps the letter.

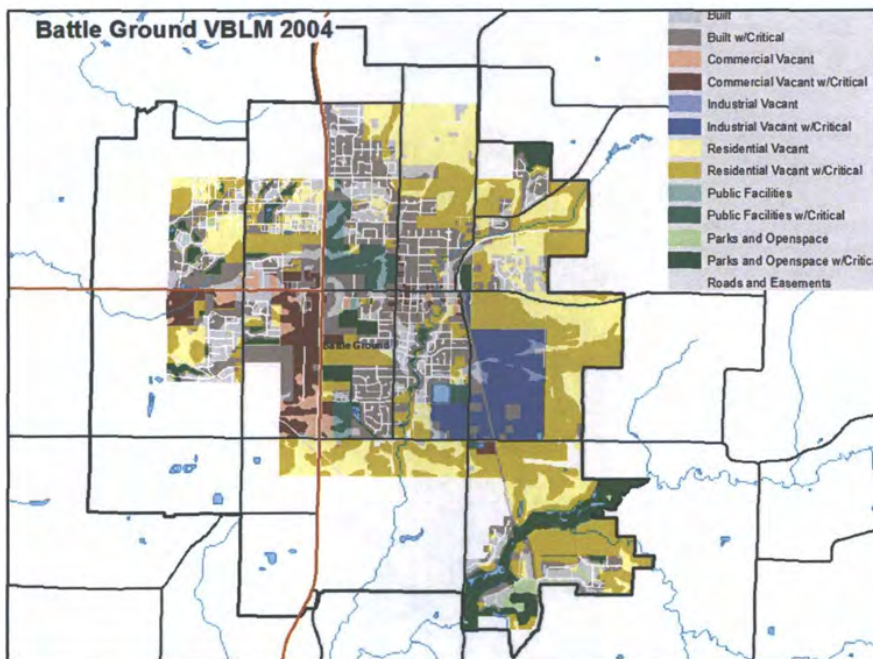
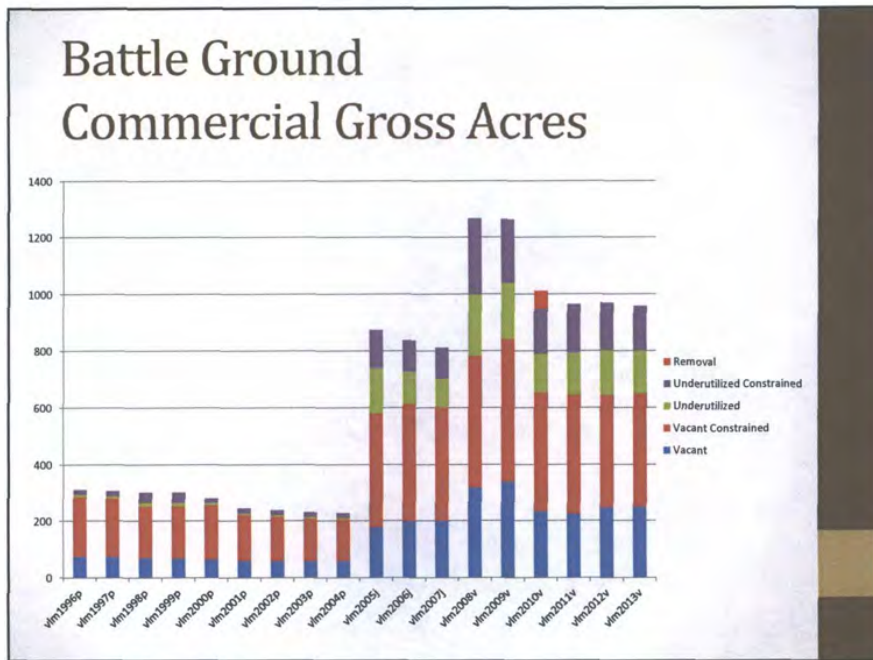
Adopted Model Names.

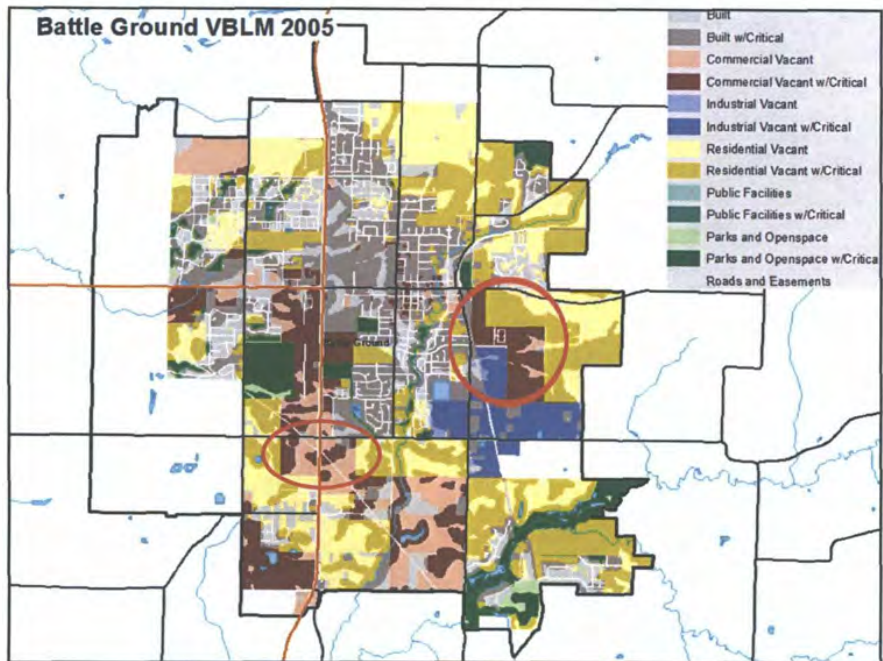
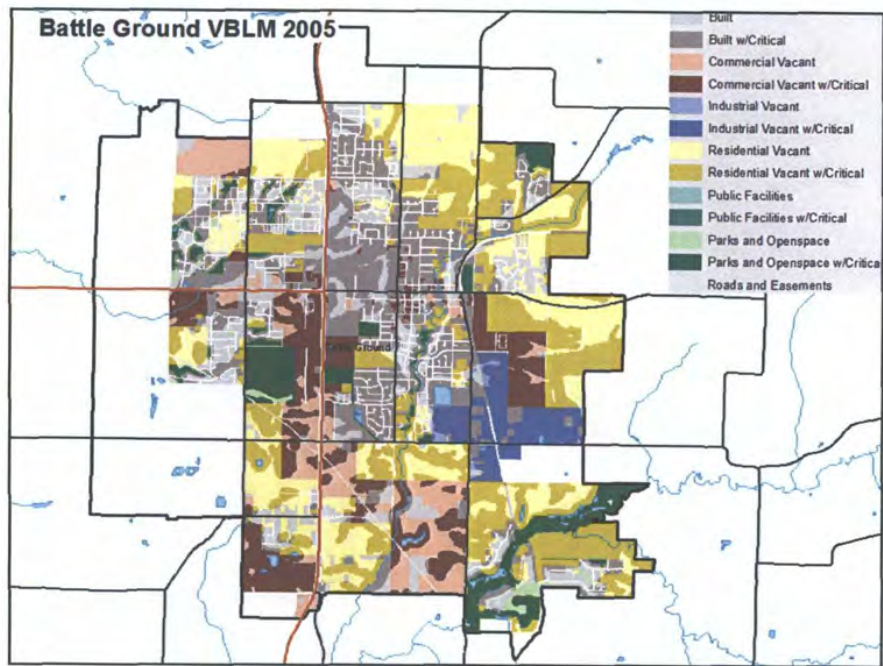
1994: P
 2004: J
 2007: V

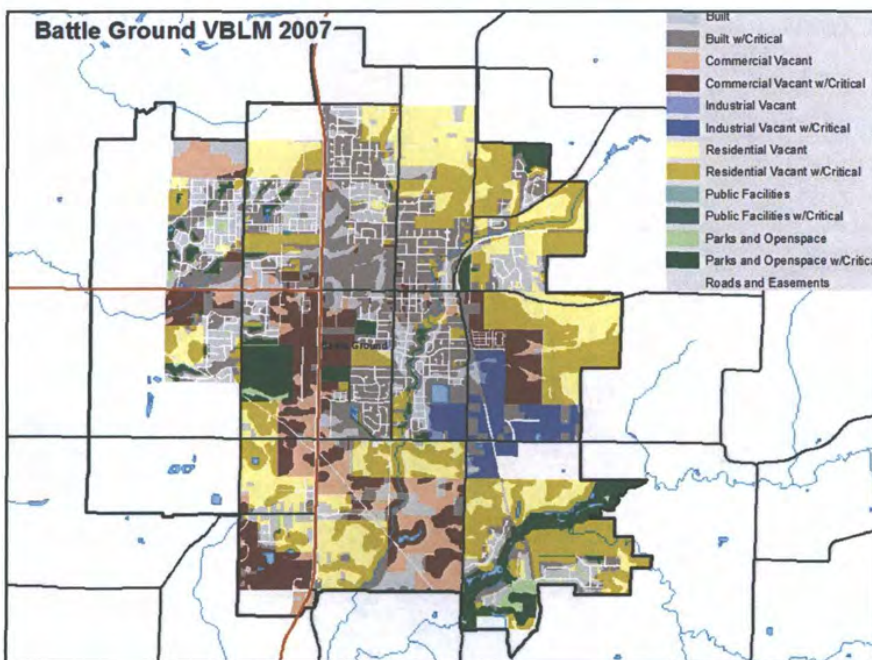
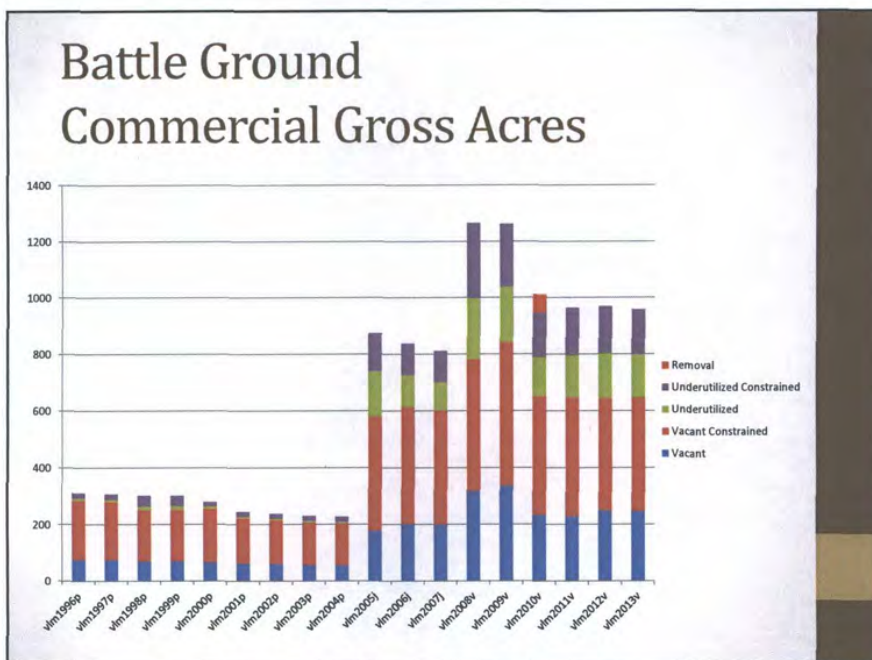
Battle Ground Residential Gross Acres

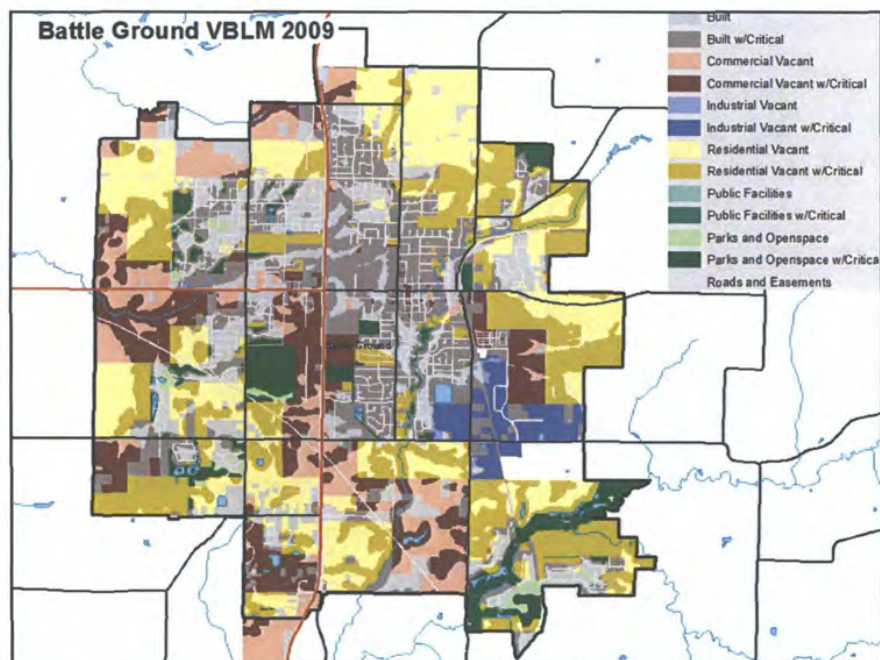
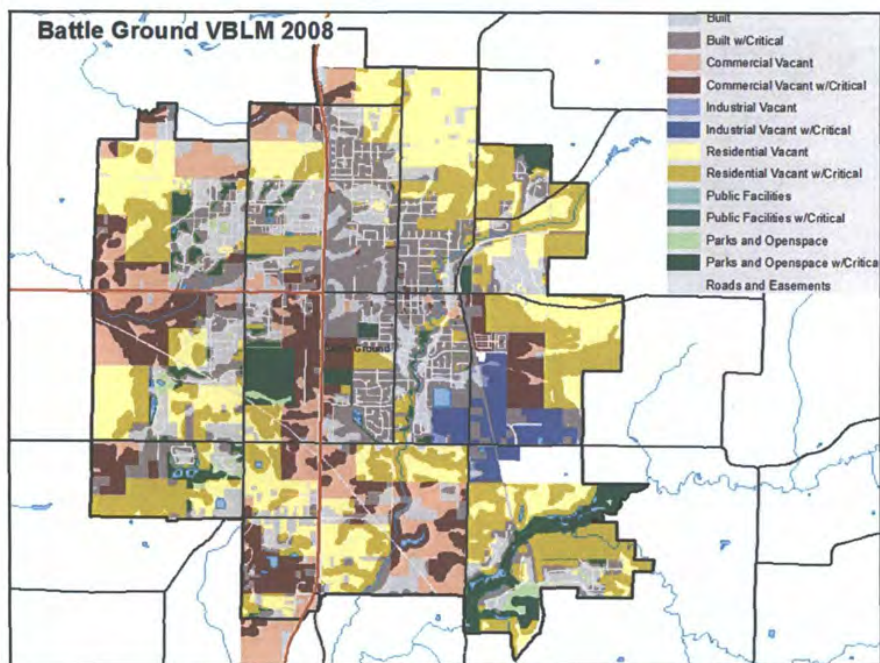


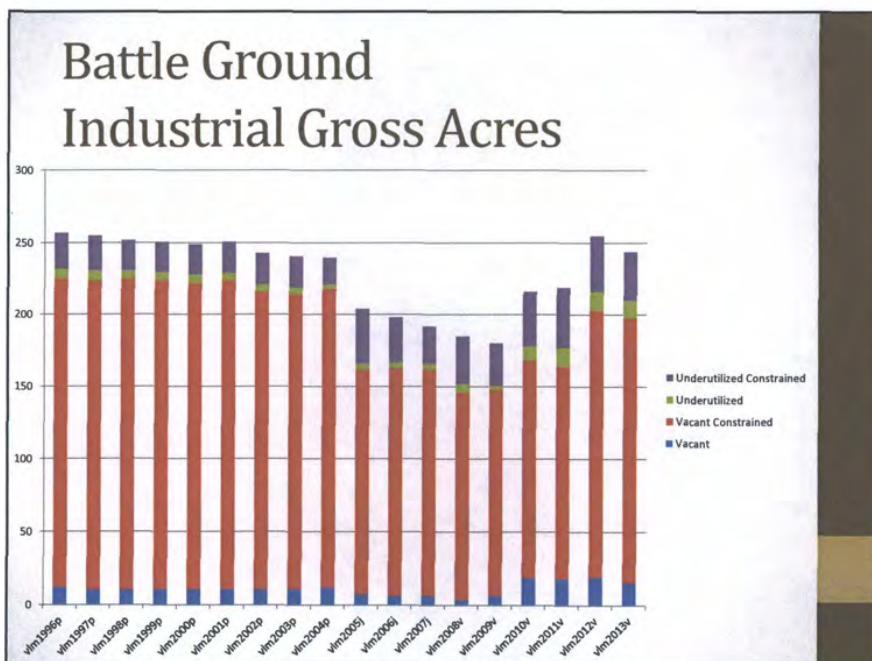
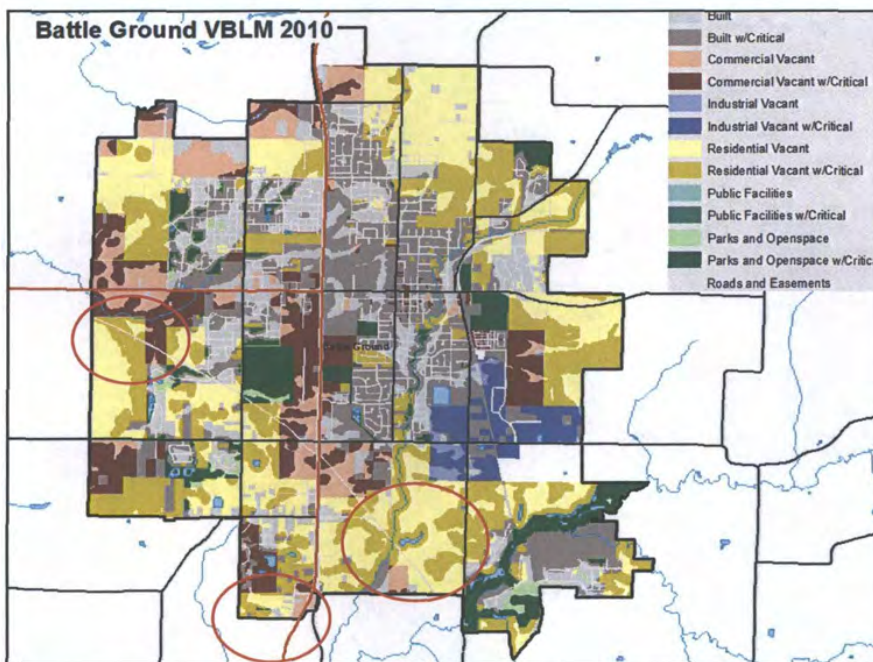


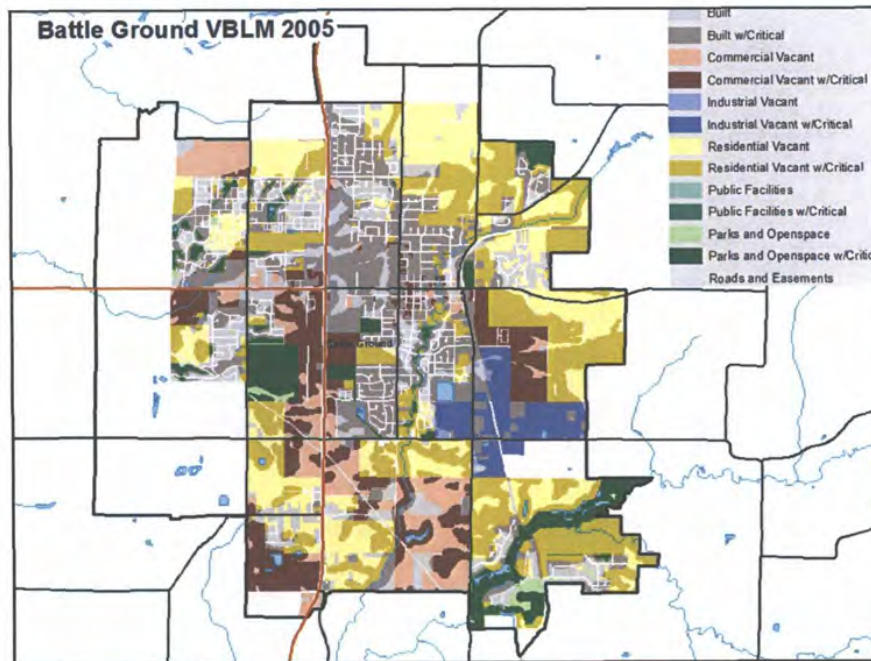
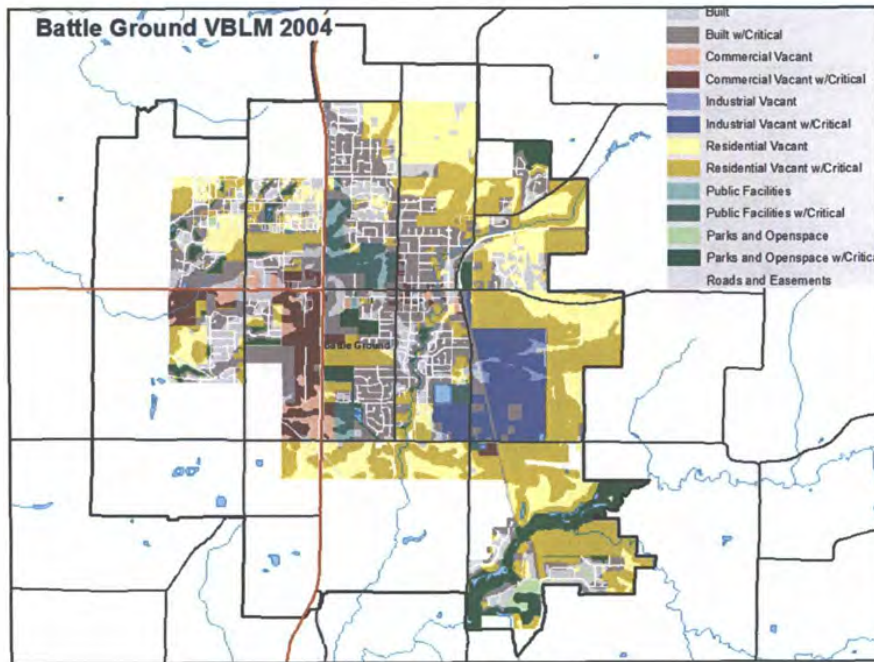


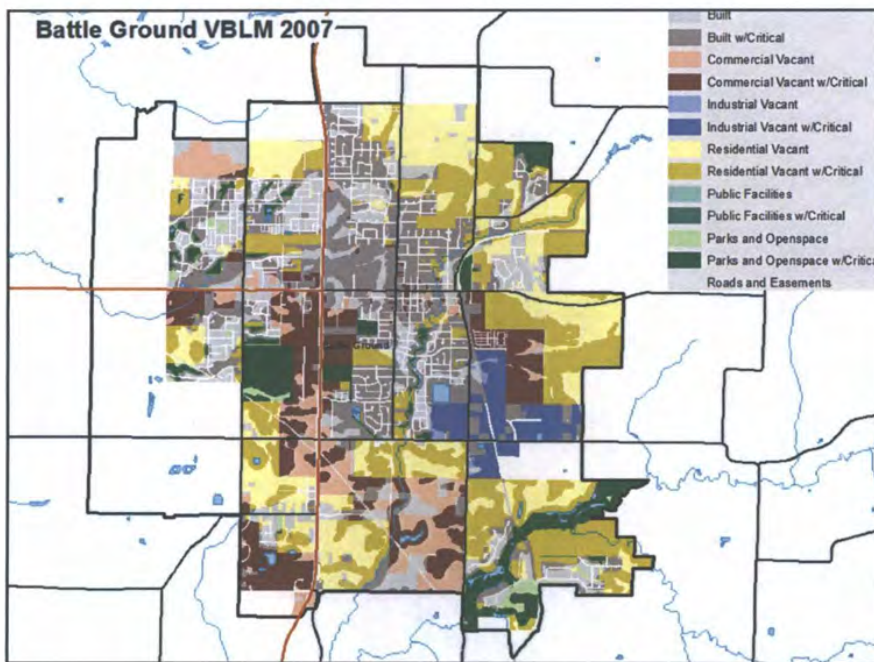
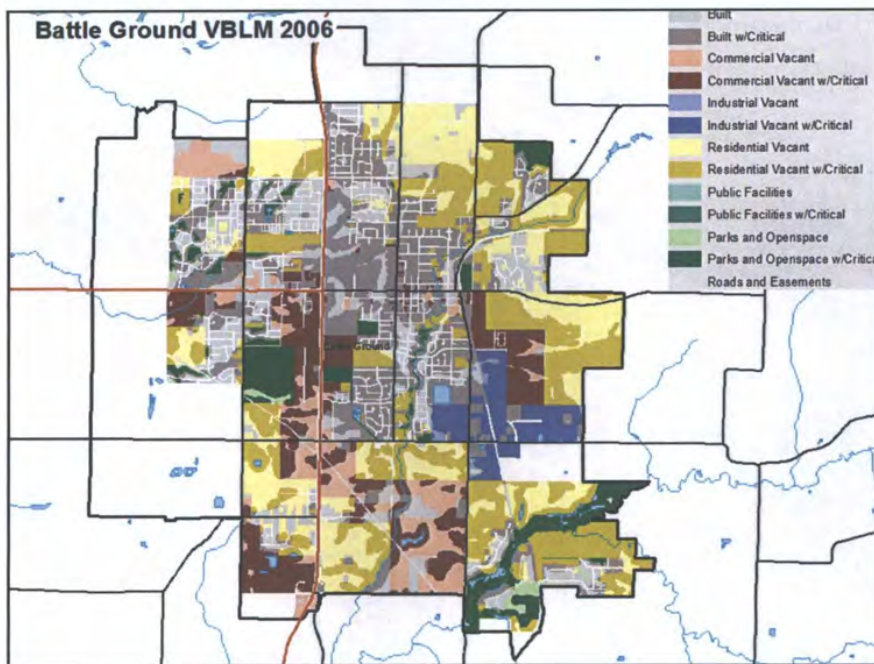


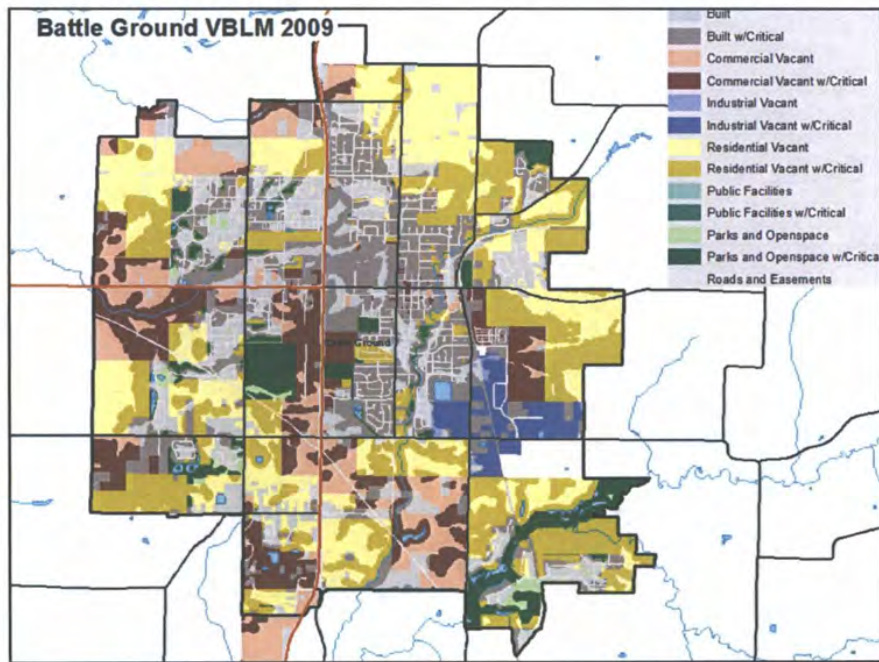
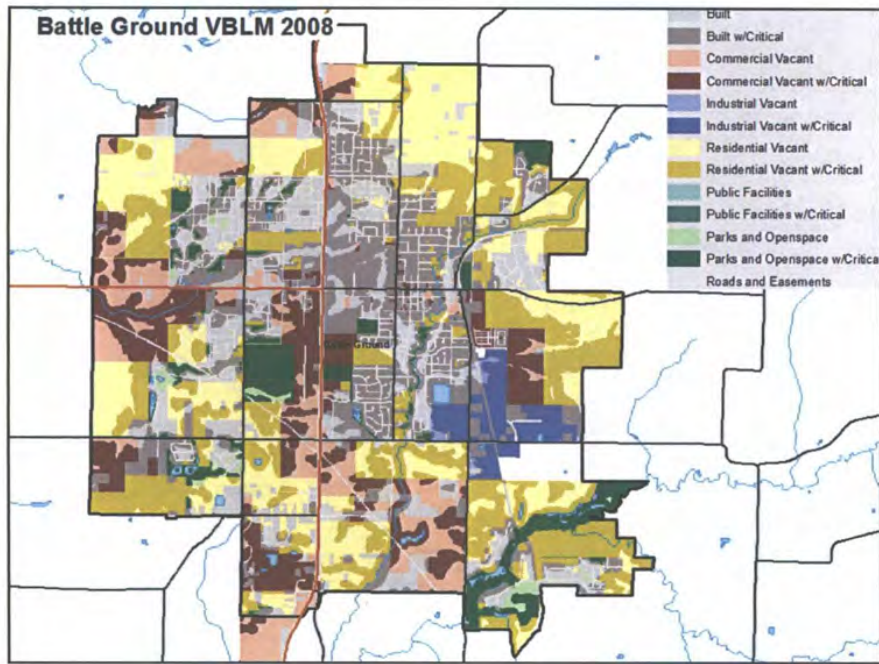


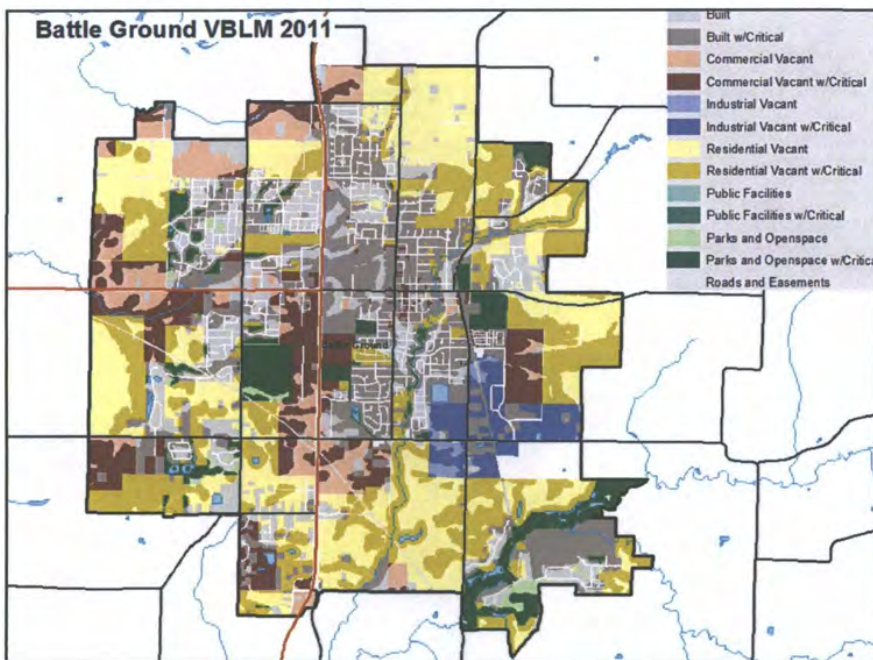
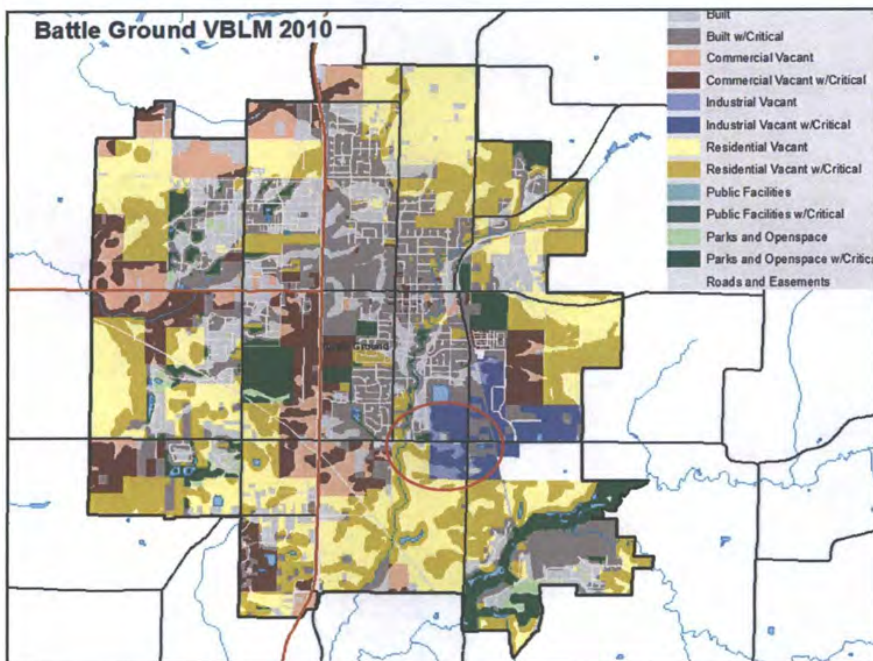


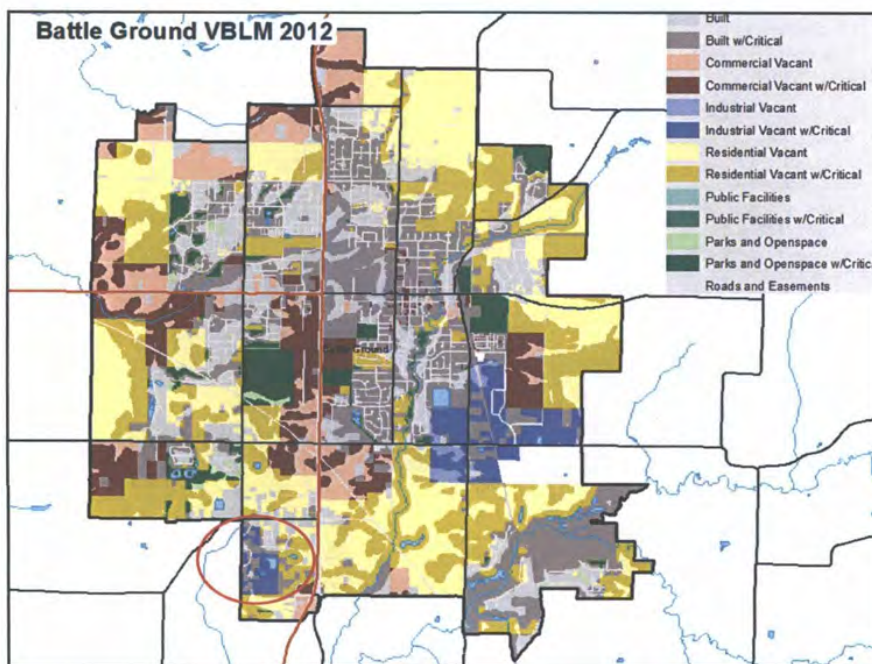




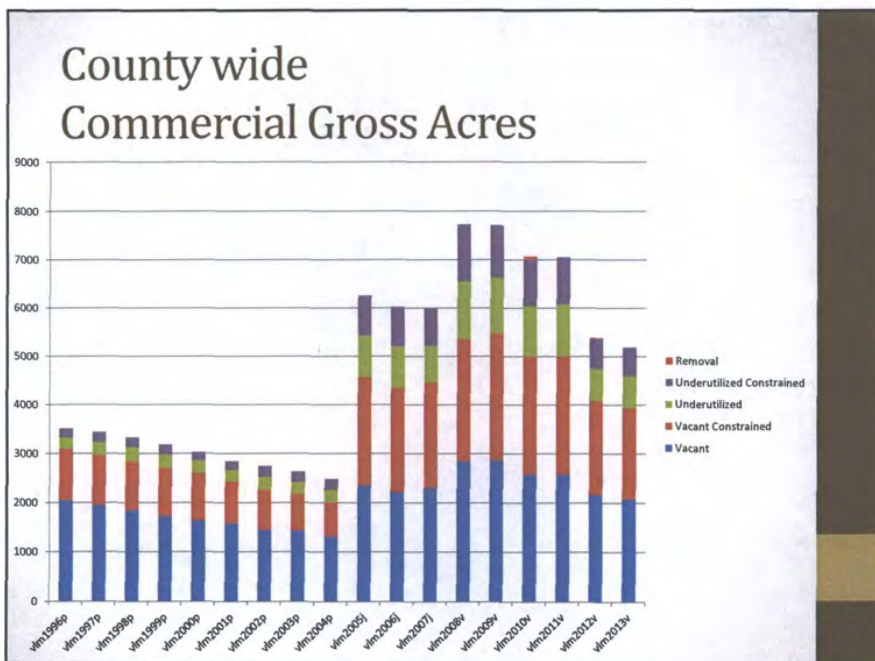
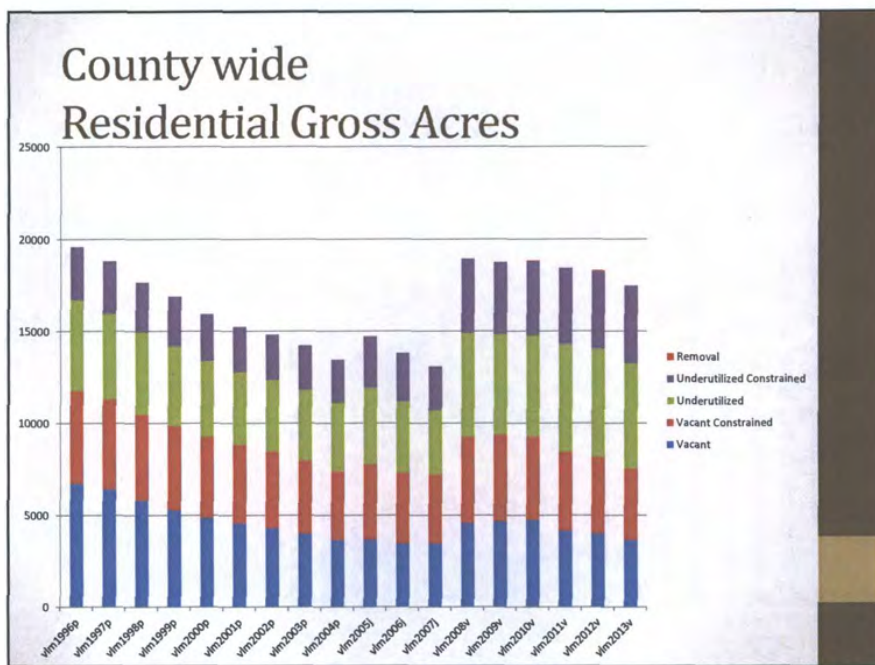


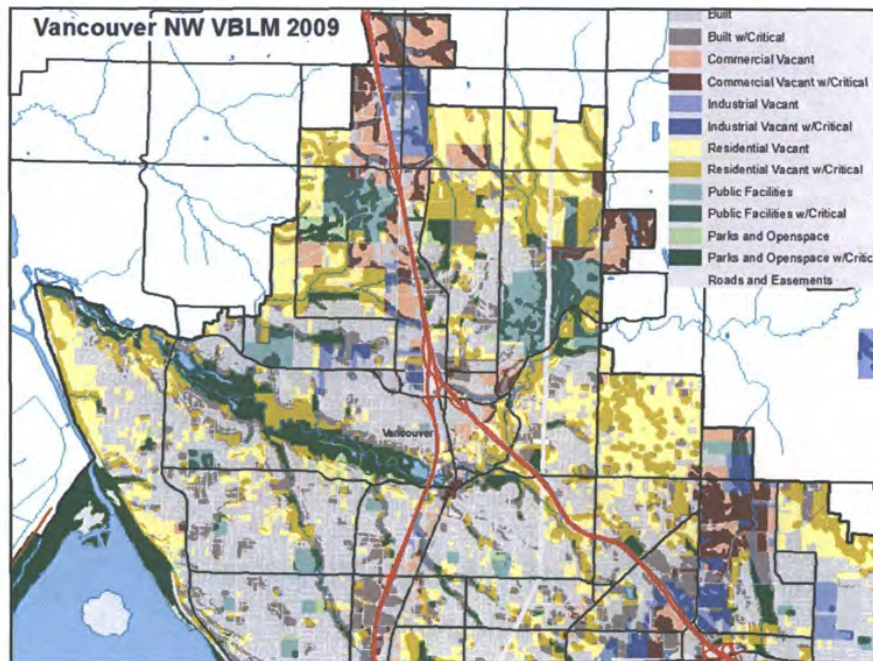
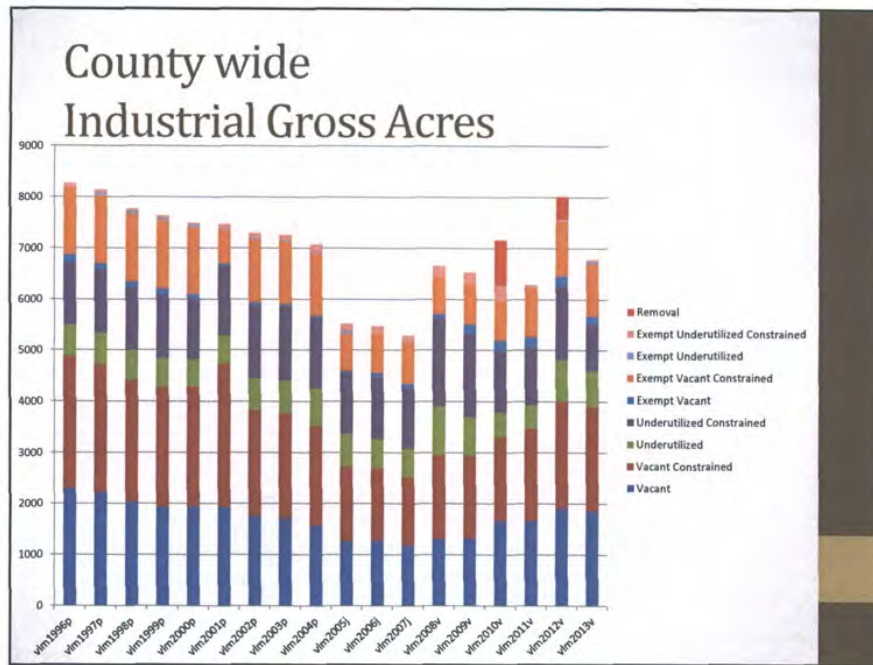


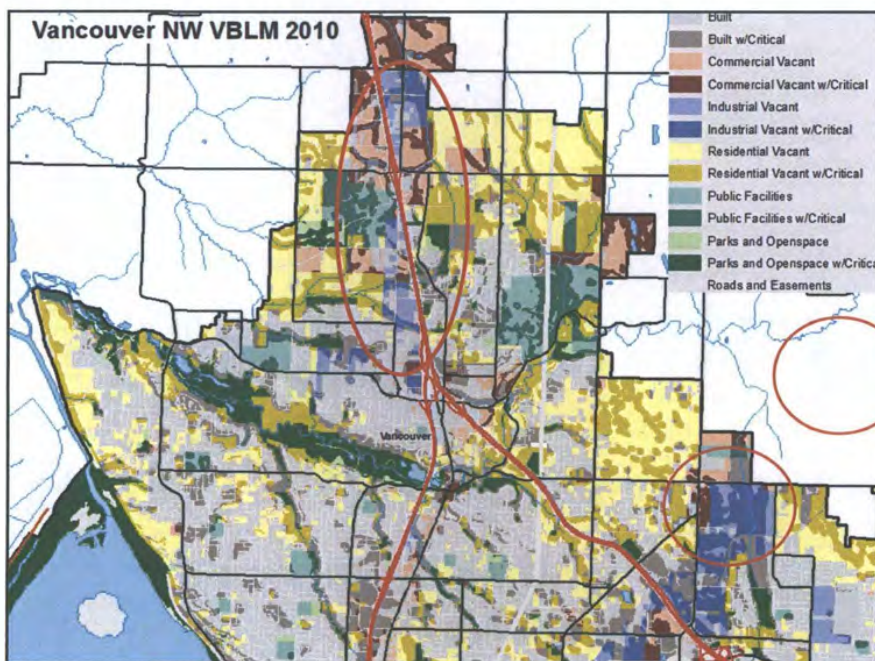
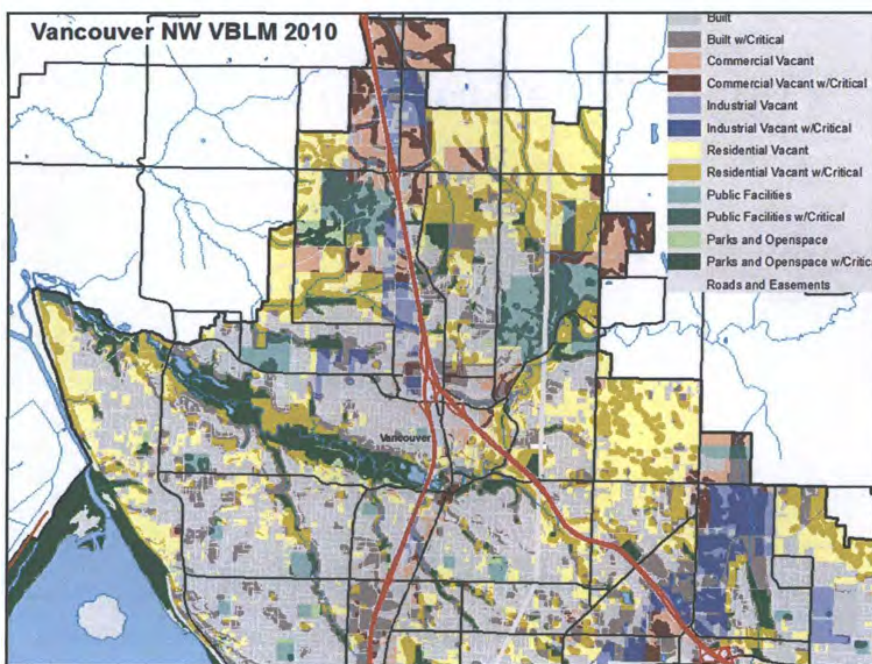




Countywide Time Series

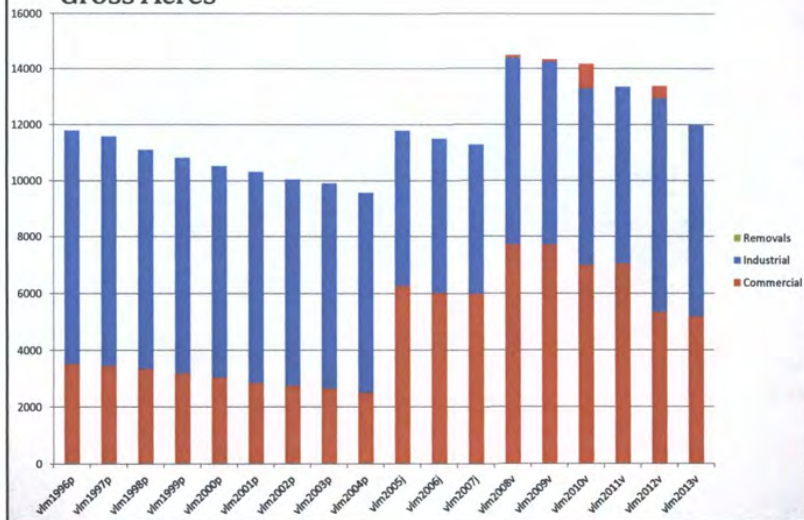


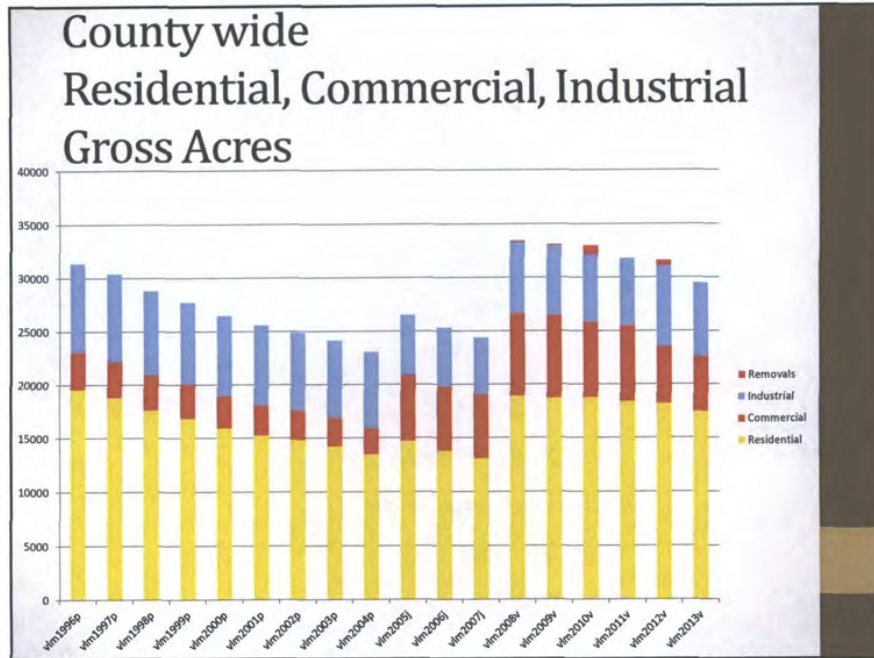




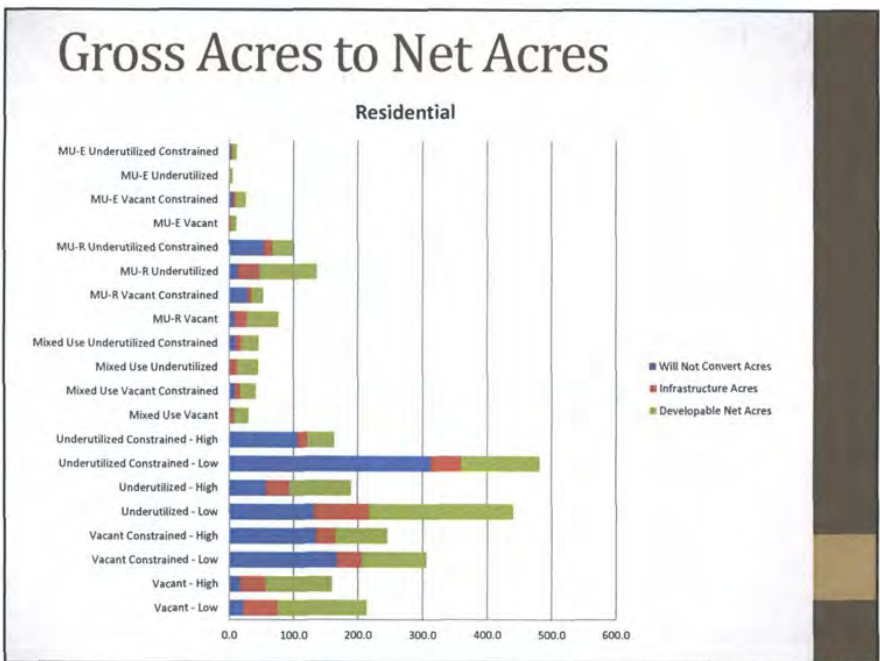
County Wide Gross Acres

County wide Industrial and Commercial Gross Acres





- ### Gross acres to Net acres
1. Never to convert (residual)
 - 0% - 50% depending on VBLM class
 2. Environmental Constraints
 - 0% - 50% depending on VBLM class
 3. Infrastructure (right of way, storm water facilities)
 - 25% - 27.7% depending on VBLM class
 4. Mixed Use split
 - Gross acres split into commercial and residential
 - Depending on Comprehensive Plan designation
 - Mixed Use: 60% Residential - 40% Commercial
 - MU – Residential: 85% Residential - 15% Commercial
 - MU – Employment: 25% Residential - 75% Commercial



Yield Report

Gross to Net GIS Acres Report for Vancouver
 Model Name: Annual Update
 Model Year: 2013
 Model Plan: v

*** Residential ***

	VBLM Gross Acres	Will Not Convert Acres (0% + 10%)	Infrastructure Acres (27.7%)	Developable Net Acres	Housing Units
Vacant					
Low (5 units)	1398.3	139.8	348.6	909.9	4549.5
High (16 units)	471.4	47.1	117.5	306.7	4907.3
Vacant Constrained		(50% + 10%)	(27.7%)		
Low (5 units)	1329.2	731.1	165.7	432.5	2162.3
High (16 units)	381.7	210.0	47.6	124.2	1987.2
Underutilized		(0% + 30%)	(27.7%)		
Low (5 units)	2733.4	820.0	530.0	1383.4	6916.8
High (16 units)	261.2	78.4	50.6	132.2	2114.9
Underutilized Constrained		(50% + 30%)	(27.7%)		
Low (5 units)	1756.7	1141.8	170.3	444.5	2222.6
High (16 units)	115.3	75.0	11.2	29.2	466.9
Mixed Use Vacant		(0% + 0%)	(25%)		
60 (18 units)	135.4	0	33.9	101.6	1828.0
Mixed Use Constrained		(20% + 0%)	(25%)		
60 (18 units)	94.4	18.9	18.9	56.6	1019.2
Mixed Use Underutilized		(0% + 0%)	(25%)		
60 (18 units)	92.1	0	23.0	69.1	1243.0
Mixed Use Constrained		(20% + 0%)	(25%)		
60 (18 units)	54.0	10.8	10.8	32.4	583.0

Yield Report

Gross to Net GIS Acres Report for Vancouver
Model Name: Annual Update
Model Year: 2013
Model: 18 Unit

Housing units per acre

Residual 10%

Critical 50%

Commercial (40%) - Residential Split (60%)

	VBLM Gross Acres	Will Not Convert Acres (0% + 10%)	Infrastructure Acres (27.7%)	Developable Net Acres	Housing Units
Vacant					
Low (5 units)		139.8	348.6	909.9	4549.5
High (16 units)		47.1	117.5	306.7	4907.3
Vacant Constrained					
Low (5 units)		731.1	165.7	432.5	2162.3
High (16 units)	381.7	210.0	47.6	124.2	1987.2
Underutilized					
Low (5 units)	2733.4	820.0	530.0	1383.4	6916.8
High (16 units)	261.2	78.4	50.6	132.2	2114.9
Underutilized Constrained					
Low (5 units)	1756.7	1141.8	170.3	444.5	2222.6
High (16 units)	115.3	75.0	11.2	29.2	466.9
Mixed Use Vacant					
60% (18 units)	135.4	0	33.9	101.6	1828.0
Mixed Use Constrained					
60% (18 units)	94.4	18.9	18.9	56.6	1019.2
Mixed Use Underutilized					
60% (18 units)	92.1	0	23.0	69.1	1243.0
Mixed Use Constrained					
60% (18 units)	54.0	10.8	10.8	32.4	583.0

- # Observations
- VBLM is a model not a precise measurement
 - Lots of variables:
 - Data
 - Assessment software, approaches
 - Environmental Constraints
 - Wetlands Model, Slopes
 - Comprehensive Plan Changes
 - Plan Classifications (Mixed Use)
 - GIS Software
 - 20 Years of technology updates
 - VBLM provides us with
 - Consistent data for 18 years and counting
 - Common framework for discussing capacity and consumption of land

CHAPTER 6 HOUSING GOALS AND POLICIES

Comprehensive Plan 2007-2024 as Adopted	Proposed Amendments
<p align="center">Consolidate Land Use, Community Design, Historic, Growing Healthier, Aging Readiness Plan, Sustainability goals and policies into New Chapter 6 and renumber.</p>	
<p>Chapter 2 Housing Element</p>	
<p>Goal: <i>Provide for a diversity in the type, density, location, and affordability of housing throughout the county and its cities. Encourage and support equal access to housing for rental and homeowners and protect public health and safety.</i></p>	<p>Goal: <i>Provide for a diversity in the type, density, location, and affordability of housing throughout the county and its cities. Encourage and support equal access to housing for rental and homeowners and protect public health and safety.</i></p> <p><i><u>Provide for a range of housing types and densities for all economic segments of the population. Encourage equal and fair access to housing for renters and homeowners and protect public health and safety.</u></i></p>
<p>2.2 Policies</p>	<p>2.2 Policies</p>
<p>2.2.1 Ensure that implementation measures recognize variety of family structure.</p>	<p>2.2.1 Ensure that implementation measures recognize a variety of family structure household types.</p>
<p>2.2.2 Encourage a variety of housing types and densities, including mixed-use centers, services and amenities. Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the area over the planning period under adopted concurrency standards.</p>	<p>2.2.2 Encourage a variety of housing types and densities, including mixed-use centers, services and amenities. Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the area over the planning period under adopted concurrency standards. Delete same as goal above.</p>
<p>2.2.3 Clark County shall create a voluntary inclusionary zoning program in residential and mixed-use zones with bonus incentives strategies. A demonstration project should be created to illustrate profitability to finance institutions and developers and to illustrate the effectiveness of the policy to the public.</p>	<p align="center"><i>Move to Implementation/Strategies</i></p>
<p>2.2.4 Develop a fair share housing allocation that provides low and moderate income housing targets for cities and urban growth areas. The program should include a housing inventory,</p>	<p align="center"><i>Move to Implementation/Strategies</i></p>

Comprehensive Plan 2007-2024 as Adopted	Proposed Amendments
incentives, and financing mechanisms.	
2.2.5 Preserve the character of stable residential neighborhoods through selective and innovative zoning techniques.	2.2.5 Preserve the character of stable residential neighborhoods through selective and innovative zoning techniques. <u>Encourage innovative housing policies and zoning that provide for affordable housing and maintain neighborhood character.</u>
2.2.6 Encourage a variety of housing types and densities in residential neighborhoods.	2.2.6 Encourage a variety of housing types and densities in residential neighborhoods. Delete same as 2.2.2 above.
2.2.7 Encourage infill as a development and redevelopment concept. Appropriate development regulations that accomplish infill should consider: <ul style="list-style-type: none"> • impact on older/existing neighborhoods; • development that is appropriate to surrounding residential density, housing type, affordability or use characteristics; • encouragement of affordable units; • maintenance of neighborhood integrity and compatibility; and, • provision of development standards and processes for infill regardless of the sector (public, not-for-profit, or private sectors) creating it. 	<i>Move to Implementation/Strategies</i>
2.2.8 Assure that policies, codes and ordinances promote neighborhood designs that are pedestrian and transit friendly and discourage reliance upon the automobile.	<i>Move to Community Development</i>
2.2.9 The county should take appropriate action to encourage the preservation and expansion of the current stock of federally subsidized affordable housing.	2.2.9 The county should take appropriate action to encourage the preservation and expansion of the current stock of federally subsidized affordable housing.
<i>Washougal Urban Growth Area</i>	<i>Washougal Urban Growth Area</i>
2.2.10 The Development Code will provide for mobile and manufactured housing in a manner that ensures that such developments contribute to the design quality, landscape standards and safety of the community.	2.2.10 The Development Code will provide for mobile and manufactured housing in a manner that ensures that such developments contribute to the design quality, landscape standards and safety of the community.
2.2.11 The Development Code will encourage innovative housing	2.2.11 The Development Code will encourage innovative housing

Comprehensive Plan 2007-2024 as Adopted	Proposed Amendments
design for efficient, low cost, high-density housing.	design for efficient, low cost, high-density housing.
2.2.12 The Development Code will provide for group homes and other institutional housing for special needs persons.	2.2.12 The Development Code will provide for group homes and other institutional housing for special needs persons.
2.2.13 The City will encourage individual and neighborhood beautification programs using garden clubs, schools and other local groups.	2.2.13 The City will encourage individual and neighborhood beautification programs using garden clubs, schools and other local groups.
GOAL: Plan for increasing housing needs of low-income and special needs households.	GOAL: Plan for increasing the housing needs of low-income and special needs households.
2.3.1 Assure that codes and ordinances allow for a continuum of care and housing opportunities for special needs populations, such as emergency housing, transitional housing, extensive support, minimal support, independent living, family based living, or institutions.	<i>Move to Implementation/Strategies</i>
2.3.2 Clark County or local jurisdictions shall plan for low-income and special needs housing that is well served by public transit.	2.3.2 Clark County or local jurisdictions shall plan for Encourage low-income and special needs housing that is well served by public transit.
2.3.3 Ordinances shall allow for housing for special needs populations as permitted/conditional uses, by basing siting decisions on the impact of the use upon the landscape, not on the circumstances of the occupants.	<i>Move to Implementation/Strategies</i>
2.3.4 Building and site plan codes shall encourage the development, rehabilitation and adaptation of housing that responds to the physical needs of special populations.	<i>Move to Implementation/Strategies</i>
2.3.5 Encourage both the public and private sector (including financial institutions) to invest in the creation of special needs housing.	<i>Move to Implementation/Strategies</i>
2.3.6 Continue to coordinate the development of special needs housing with social service providers and with public agencies that provide services and capital.	<i>Move to Implementation/Strategies</i>
2.3.7 Encourage provision of very low and low income housing through the use of document recording fees dedicated to affordable housing.	<i>Move to Implementation/Strategies</i>
GOAL: Provide assistance for maintenance and rehabilitation of housing for Clark County residents.	<i>No change</i>
2.4.1 Encourage programs in deteriorating older neighborhoods that address structural, demographic and economic issues.	<i>Move to Implementation/Strategies</i>

Comprehensive Plan 2007-2024 as Adopted	Proposed Amendments
2.4.2 Work with building officials to encourage rehabilitation that provide for safe and sanitary housing.	<i>Move to Implementation/Strategies</i>
2.4.3 Encourage voluntary housing rehabilitation programs.	<i>Move to Implementation/Strategies</i>
2.4.4 In areas where housing is rated as fair or below by the local assessor, focus public investment on infrastructure surrounding the dwelling as well as rehabilitation efforts.	<i>Move to Implementation/Strategies</i>
2.4.5 Maintain the housing stock by rehabilitation homes rated as fair or below by the local assessor.	<i>Move to Implementation/ Strategies</i>
2.4.6 Enhance the safety of housing by reducing the lead based paint hazard.	<i>Move to Implementation/ Strategies</i>
2.4.7 Weatherization/Energy Efficiency policies to add	<u>NEW Policy - 2.4.7 Encourage the creation of housing that is energy efficient, resource efficient and has high indoor air quality.</u>
GOAL: Promote an active role in affordable housing using a combination of regulatory, partnership and finance techniques.	<i>No change</i>
2.5.1 Ensure that policies, codes and regulations, including public development covenants, provide the opportunity to site affordable housing types, in particular off-site manufactured homes and accessory units.	<i>Move to Implementation/Strategies</i>
2.5.2 Enhance provision of affordable housing for persons with incomes less than 30 percent of the median family income by using available federal and state programs and by promoting private/public partnerships which focus on this affordability range.	<i>Move to Implementation/Strategies</i>
2.5.3 Enhance provision of affordable housing through the development of at least one, and preferably more than one, private/not for profit/government partnership with the purpose of creating housing priced for persons with incomes between 30 and 90 percent of the median family income.	<i>Move to Implementation/Strategies</i>
GOAL: Establish a secure funding mechanism to support development of affordable housing. Coordinate and concentrate public expenditures to make positive and visible impacts on targeted neighborhoods.	GOAL: Establish a secure funding mechanism to support development of affordable housing. <i>Coordinate and concentrate public expenditures to make positive and visible impacts on targeted neighborhoods. Move to Implementation/Strategies</i>

Comprehensive Plan 2007-2024 as Adopted	Proposed Amendments
2.6.1 Assess the impacts of fee waivers, exemptions and other deductions or exclusions on the housing needs continuum.	<i>Move to Implementation/Strategies</i>
2.6.2 Target the work of housing partnerships (private, not for profit or profit) to various income levels, to encourage rental and home ownership opportunities.	<i>Move to Implementation/Strategies</i>
2.6.3 Encourage and stimulate financing for affordable housing including innovative, single room occupancy.	<i>Move to Implementation/Strategies</i>
GOAL: Support diversity in the mix of housing types in the community, while improving home ownership tenure.	GOAL: Support diversity in the mix of housing types in the community, while improving home ownership tenure. Delete – very similar to first goal.
<p>2.7.1 Provide opportunities for new development to occur. There shall be no more than 75 percent of any single product type of housing in any jurisdiction (e.g., single-family detached residential).</p> <p>Strategies to achieve these opportunities include but are not limited to:</p> <ul style="list-style-type: none"> • Minimum density for single family. These should average: eight dwelling units per acre within the Vancouver urban growth area, six units per acre with the Battle Ground, Camas, Ridgefield, and Washougal urban growth area, and four units per acre within the La Center urban growth area. • Minimum density for multi-family. • Provisions for Accessory Dwelling Units. • Provision for duplexes in single family. • Provisions for townhouses/rowhouses. • Allowance of manufactured home parks. • Provision for diversified housing types allowed as part of a Planned Unit Development. • Recognition of the flexibility allowed in housing types as part of a Mixed Use Development (e.g., example: living units above commercial areas). • Recognition of Assisted Living Units as a housing type. • Provision for diversified housing types allowed as part of a mixed use development. • Recognition of Senior Housing Units as a housing type. 	<p>2.7.1 Provide opportunities for new development to occur. There shall be no more than 75 percent of any new single product type of housing in any jurisdiction (e.g., single-family detached residential).</p> <p>Minimum density for single family. These should average: eight dwelling units per acre within the Vancouver urban growth area, six units per acre with the Battle Ground, Camas, Ridgefield, and Washougal urban growth area, and four units per acre within the La Center urban growth area.</p> <p>Countywide Planning Policies 1.1.12 and 1.1.13</p> <ul style="list-style-type: none"> • Minimum density for multi-family. • Provisions for Accessory Dwelling Units. • Provision for duplexes in single family. • Provisions for townhouses/rowhouses. • Allowance of manufactured home parks. • Provision for diversified housing types allowed as part of a Planned Unit Development. • Recognition of the flexibility allowed in housing types as part of a Mixed Use Development (e.g., example: living units above commercial areas). • Recognition of Assisted Living Units as a housing type. • Provision for diversified housing types allowed as part of a mixed use development. • Recognition of Senior Housing Units as a housing type. <p><i>Move to Implementation/Strategies</i></p>

Comprehensive Plan 2007-2024 as Adopted	Proposed Amendments
2.7.2 Consider the dislocation impacts of programs that promote conversion of units from rentals to owner occupied.	2.7.2 Consider the dislocation <u>Minimize</u> impacts of programs that promote conversion of units from rentals to owner occupied.
	NEW POLICY 2.7.3 <u>Encourage housing that is created using the principles of Universal Design.</u>
STRATEGIES	STRATEGIES
<ul style="list-style-type: none"> • Develop a program to assist municipalities in accommodating diverse households. • Maintain a tenant/landlord handbook to focus on tenant/landlord rights and responsibilities as well as fair housing legislation. • Provide targeted information regarding fair housing such as booths at public events, web site and a more active role in support of fair housing regulations. • Work with financial institutions, not for profits and the public sector to create mechanisms such as reverse mortgage programs, loan pools, housing trust funds, local funding and other tools to finance rehabilitation and construction of affordable housing. • The county supports the extension of contracts for federally subsidized affordable housing that are up for renewal. • The county supports the purchase of expired federally subsidized affordable housing by non-profits or the Vancouver Housing Authority in order to preserve the affordability of the housing. • Maintain an outreach/education program to explain all aspects of home ownership and tenancy including maintenance, repair, landscaping, credit, prevention of discrimination and predatory lending. • Continue to enhance partnerships between public and private sector interests to work with Home Investment Partnership, state agencies, financial institutions, builders, etc., to develop housing appropriate for all groups along the housing continuum. • Promote affordable housing demonstration projects at a variety of densities and incorporating a variety of housing types such as elderly housing, smaller cottage one-story 	<p><u>New Strategies from Aging Readiness Plan</u></p> <ul style="list-style-type: none"> • <u>Preserve and expand rental housing for seniors with incomes below 60 percent (establisher federal guidelines) of the area's median income.</u> • <u>Weatherize homes to reduce energy costs. Provide information, education and assistance to moderate income households who do not qualify for the federal weatherization assistance program but cannot afford the initial weatherization investment.</u> • <u>Encourage a not-for-profit organization or community land trust to purchase homes, remodel using universal design principles, then resell the home at an affordable cost. To ensure the home will remain affordable, the organization or trust could employ resale-restricted principles of shared equity ownership.</u> • <u>Develop a Clark County Universal Design Information Guide to assist homeowners in increasing the ease and flexibility of their home.</u> • <u>Incorporate universal design principles in Clark County's building code review process.</u> • <u>Facilitate the development of Accessory dwelling units (ADU's) – by exempting them from site plan review. Consider exempting ADU's from TIF's and PIF's, if age restricted to 62 plus.</u> • <u>Allow more flexibility in the creation of duplexes by allowing them in all single family zones.</u> • <u>Encourage new developments of senior housing to be within a half-mile of transit, services and retail amenities</u>

Comprehensive Plan 2007-2024 as Adopted

- housing in order to illustrate what can be accomplished using local builders, financing, etc.
- Promote employer sponsored homeowner programs.
- Provide information to the lending community regarding the planning process and its impact on the development process.
- Encourage the use of low income tax credits and bond financing for equity in construction financing.
- Encourage the development of custom lending targeted for difficult to finance projects.
- Develop finance mechanisms to preserve and rehabilitate small apartment complexes (8-20 units).
- Enhance the local (nonfederal) renewable housing fund, such as 2060, for people with low incomes and special needs. Resources for the fund might be the result of bond issues, mileage, existing revenue or reallocation of the real estate excise tax (REET).
- Promote the facilitation of low-income housing projects through the use of the Development Coordinator. Provide guidance for these projects on process, available options and compliance with state and local codes.
- Develop a voluntary inclusionary zoning program.
- Develop affordable housing program to address the impacts of mobile home park conversion on residents.

Proposed Amendments

- Allow cohousing to be developed in single family residential zones.
- Allow assisted living facilities in single-family residential zones as a conditional use.
- Develop a shared housing program.
- Partner with the Building Industry Association to provide a universal-designed home and information at the Clark County Parade of Homes

New Strategies from Growing Healthier Report

- Change zoning to allow more areas to support diverse housing types, including small-lot single-family, multifamily, duplexes, Accessory dwelling units, cottages and co-housing

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 language is underlined

~~Strikeout~~

NEW CHAPTER 7: TRANSPORTATION & PUBLIC FACILITIES

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments
Chapter 5 Transportation	
County Transportation Goals and Policies	
GOAL: Develop a regionally-coordinated transportation system that supports and is consistent with the adopted land use plan.	No change
5.1 System Development Policies	
5.1.1 The capital facilities plans, within each UGA should be jointly undertaken with the city and reviewed for regional consistency by the Southwest Washington Regional Transportation Council.	No change
5.1.2 Long range land use and transportation plans shall be coordinated with high capacity transit plans.	5.1.2 Long range land use and transportation plans shall be coordinated with high capacity transit plans. <i>Rationale: Move to 5.2 Multi-modal system policies</i>
5.1.3 2 When county Road Projects are designed or transportation improvements are proposed through the development review process, the design of those transportation facilities should be consistent with the current adopted Arterial Atlas, Concurrency Management System and Metropolitan Transportation Plan.	No change
5.1.4 3 LOS standards for the regional arterial system and transit routes should direct growth to urban centers.	No change
5.1.5 4 The county shall provide opportunity for full and fair participation by all communities in the transportation decision-making process.	No change
GOAL: Develop a multi-modal transportation system.	
5.2 Multi-modal System Policies	
Adopt by reference the County Bicycle and Pedestrian Master Plan	

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments
5.2.1 Roadway improvements which provide for additional capacity for the automobile shall also include design accommodations for alternative travel modes.	No change
5.2.2 Transit related options, including high capacity transit, shall be encouraged in order to reduce congestion and to improve and maintain air quality.	No change
5.2.3 The regional public transportation system shall serve the needs of those with transportation disadvantages in accordance with adopted service standards. The county, C-TRAN and local agencies shall maintain specialized transportation services and facilities to meet the requirements of the Americans with Disabilities Act.	No change
5.2.4 The county will support new and improved passenger rail transportation services between Clark County and the Portland metropolitan area, and along the I-5 corridor from Vancouver, BC to Eugene, Oregon.	No change
5.2.5 Regional airport planning shall include all affected jurisdictions to provide compatibility with surrounding land uses and to support adequate ground transportation to move people and goods to and from airports.	No change
New policy	<p><u>5.2.6 The 2010 Clark County Bicycle and Pedestrian Master Plan and its policies are included by reference in the comprehensive plan.</u> <i>Rationale: Adoption of the Clark County Bicycle and Pedestrian Master Plan in 2010</i></p>
5.2.6 Priority will be given to right-of-way acquisition for the non-motorized routes recommended in the adopted Clark County Trails and Bikeway System Plan. Developer contributions will be required where appropriate.	<p>Priority will be given to right-of-way acquisition for the non-motorized routes recommended in the adopted Clark County Trails and Bikeway System Plan. Developer contributions will be required where appropriate.</p> <p><u>5.2.7 The county supports the development of its bicycle and pedestrian network identified in the 2010 Clark County Bicycle and Pedestrian Master Plan.</u> <i>Rationale: adoption of the County Bicycle and Pedestrian Master Plan, which includes projects and policies identified in the Clark County Trails and Bikeway System Plan</i></p>

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments
New Policy	<p><u>5.2.8 The County supports coordination among the jurisdictions and agencies in the development of bikeway, and pedestrian facilities recommendations.</u></p> <p><i>Rationale: Key policy in the County Bicycle and Pedestrian Master Plan</i></p>
5.2.7 A safe and secure walkway network shall be established within urban areas and rural centers.	<p>5.2.7 A safe and secure walkway network shall be established within urban areas and rural centers.</p> <p><i>Rationale: Addressed in the Bicycle and Pedestrian Master Plan</i></p>
New policy	<p><u>5.2.9 Support efforts to fund construction of bicycle and pedestrian improvements in the County Bicycle and Pedestrian Master Plan.</u></p> <p><i>Rationale: Key policy in the County Bicycle and Pedestrian Master Plan</i></p>
New policy	<p><u>5.2.10 Long range land use and transportation plans shall be coordinated with high capacity transit plans.</u></p> <p><i>Rationale: Key policy in the County Bicycle and Pedestrian Master Plan and supports State and Federal funding policies</i></p>
New policy	<p><u>5.2.11 Promote bicycle and pedestrian safety and increased bicycle and walking through safety and encouragement activities.</u></p> <p><i>Rationale: Key policy in the County Bicycle and Pedestrian Master Plan and the "Growing Healthier Report"</i></p>
GOAL: Optimize and preserve the investment in the transportation system.	
5.3 System Preservation Policies	
5.3.1 Development projects shall adhere to minimum access spacing standards along arterial and collector streets to preserve the capacity of the transportation system. The county shall also work with the state to ensure that minimum access spacing standards for state highways are maintained.	No change
5.3.2 The efficiency of the county's transportation system shall be optimized through the use of Transportation System Management strategies such as signal interconnection systems, signal coordination and synchronization, and other signal improvements where appropriate.	No change

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments
5.3.3 The county shall extend the life of existing roadways through a timely maintenance and preservation program.	No change
5.3.4 The county will support and promote a Transportation Demand Management program to reduce the peak hour travel demand from single occupant motor vehicles.	No change
5.3.5 The local street system shall be interconnected to eliminate the need to use collector or arterial streets for internal local trips.	No change
5.3.6 The county will protect the public's investments in existing and planned freeway and separated grade interchanges.	No change
GOAL: Ensure mobility throughout the transportation system.	
5.4 System Mobility Policies	
5.4.1 The county arterial system shall be planned in general conformance with nationally-accepted arterial spacing standards.	No change
5.4.2 LOS standards shall be maintained by the appropriate jurisdictions on major freight mobility corridors and in the vicinity of major intermodal facilities to ensure the economic vitality of the region.	No change
5.4.3 The Concurrency Management System shall be structured to support growth in areas where transit and alternative travel modes are available and to support the county's economic development strategy.	No change
5.4.4 Transportation System Management strategies should be analyzed and employed before adding a general purpose lane to any regional roadway.	No change
GOAL: Provide a safe transportation system	
5.5 System Safety Policies	
5.5.1 High safety standards will be maintained for motorists, pedestrians and bicyclists through the development, design and capital improvement process.	<p>5.5.1 High safety standards will be maintained for motorists, pedestrians and bicyclists through the development, design and capital improvement process.</p> <p><u>Clark County supports the development and design of capital improvements that achieve the vision of the Washington State's Strategic Highway Safety Plan. Target Zero, establishes a statewide</u></p>

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments
	<p><u>policy of zero fatalities and zero disabling injury collisions by 2030.</u> <i>Rationale: Clarifies standards.</i></p>
<p>5.5.2 Pedestrian safety shall be given priority in the design and capital facilities planning process.</p>	<p>5.5.2 Pedestrian and <u>bicycle</u> safety shall be given priority in the design and capital facilities planning process.</p>
<p>5.5.3 Interim safety improvements should be implemented where a significant safety problem has been identified and the financing is not yet available for full improvements in conformance with adopted design standards.</p>	<p>No change</p>
<p>5.5.4 Intersections between rail and other transportation modes should be grade separated where possible, except at intermodal transfer points.</p>	<p>No change</p>
<p>New policy</p>	<p><u>5.5.5 Clark County supports strong education and enforcement that helps reduce the number of fatalities and serious injuries due to distracted drivers.</u> <i>Rationale: RTC's Safety Management Assessment For Clark County 2014 shows trends for distracted drivers-involved in fatalities and serious injuries from 2005 to 2011 have increased considerably in Clark County.</i></p>
<p>GOAL: Develop a balanced finance program, which ensures that new development pays the costs of its impacts and that adequate public financing is pursued and available.</p>	<p>No change</p>
<p>5.6 System Finance Policies</p>	
<p>5.6.1 Priorities for programming and financing transportation improvements that reflect adopted transportation policies shall be adopted in coordination with other jurisdictions and agencies.</p>	<p>No change</p>
<p>5.6.2 The prioritization process should be flexible to allow staff to maximize use of outside funding sources.</p>	<p>No change</p>
<p>5.6.3 A high priority shall be given to transportation improvements supporting economic development, particularly in high-ranking Focused Public Investment Areas.</p>	<p>No change</p>
<p>5.6.4 A portion of road funds shall be dedicated to sidewalk and bicycle facilities consistent with state law.</p>	<p>No change</p>

CHAPTER 6 CAPITAL FACILITIES AND UTILITIES

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments
Purpose statement: It is the policy of Clark County and under requirements of the statewide Growth Management Act that public facilities are planned for future development.	
Intro statement: The County is the provider of regional services and Cities provide urban-level public services.	
<i>GOAL: Ensure that necessary and adequate capital facilities and services are provided to all development in Clark County in a manner consistent with the 20-Year Plan.</i>	No Change.
6.1 Policies	
6.1.1 Continue to plan for and provide capital facilities and services as necessary to support development consistent with the 20-Year Plan, and coordinate and facilitate the planning and provision of such facilities and services by other public or private entities.	No change
6.1.2 The primary role of Clark County regarding service provisions shall involve the planning and delivery of regional, rather than urban, services. It is the policy of Clark County that, in general, cities or special service districts are the most appropriate units of local government to provide urban governmental services, and that, in general, it is not appropriate that urban governmental services be extended or expanded to rural areas except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development.	6.1.2 The primary role of Clark County regarding service provisions shall involve the planning and delivery of regional, rather than urban, services. It is the policy of Clark County that, in general, Cities or special service districts are the most appropriate units of local government to provide urban governmental services, and that, in general, It is not appropriate that urban governmental services be extended or expanded to rural areas except in those limited circumstances shown to be <u>as</u> necessary to protect basic public health and safety and the environment, and <u>only</u> when such services are financially supportable at rural densities and do not <u>result in permit</u> urban development.
6.1.3 Explore and assist other providers to explore a variety of funding sources for capital facilities and services, including a range of federal, state, and other grants where possible.	6.1.3 Move to strategy
6.1.4 Encourage and assist other utilities, service districts and providers to pursue the use of impact fees, special assessment and improvement districts and other local financing techniques to fund new facilities and services.	6.1.4 Use and Encourage and assist other utilities, service districts and <u>utility</u> providers to pursue the use of impact fees, special assessment and improvement districts and other local financing techniques to fund new facilities and services.

6.1.5	Assist and facilitate the siting of capital facility and service infrastructure in a manner consistent with the 20-Year Plan, through appropriate land use planning and development review policies and procedures.	6.1.5	Assist and facilitate Facilitate the siting of capital facility and service infrastructure in a manner consistent with the 20-Year Plan, through appropriate land use planning and development review standards policies and procedures.
6.1.6	Develop a process for identifying and siting essential regional public facilities such as state or regional transportation facilities, state education facilities, airports, corrections facilities, solid waste handling facilities, regional parks, and regional stormwater facilities.	6.1.6	Develop a process for identifying and siting essential regional public facilities such as state or regional transportation facilities, state education facilities, airports, corrections facilities, solid waste handling facilities, regional parks, and regional stormwater facilities. <u>Continue to evaluate the need for capacity at solid waste handling facilities and plan for expansion of existing facilities or development of new facilities.</u>
6.1.7	Clark County incorporates by reference the sewer and water Capital Facilities Plans of the Clark Regional Wastewater District, Clark Public Utilities, and the City of Vancouver. The county should review future changes to these Capital Facilities Plans on an ongoing basis to ensure that consistency with county capital facility and land use plans is maintained.	6.1.7	Clark County incorporates by reference the sewer and water Capital Facilities Plans of the Clark Regional Wastewater District, Clark Public Utilities, and the City of Vancouver. The county should and <u>The County</u> shall review future changes to these Capital Facilities Plans on an ongoing basis to ensure that consistency with county capital facility and land use plans is maintained.
<i>New Goal</i>		<u>GOAL: Coordinate with public water purveyors and jurisdictions to ensure that water system plans are consistent with state law and local land use plans.</u>	
<i>GOAL: Provide water service to all households minimizing environmental impacts and, at least, long-term public cost.</i>		<i>GOAL: Provide water service to all households while minimizing environmental impacts and, at least, long-term public costs.</i>	
6.2	Policies		
<i>New policy</i>		<u>6.2.1 The County adopted the Coordinated Water System (CWSP) Update in 2011. This plan and its policies are adopted by reference in the Comprehensive Plan.</u>	
6.2.1	All new development in the urban area shall be served by a connection to a public water system. Existing developments within the urban area using private wells shall be encouraged to convert to public water usage.	6.2.1	No change, policy included in adopted CWSP.
6.2.2	Private wells may be used in the rural area, subject to the review of the Clark County Public Health.	6.2.2	No change, policy included in adopted CWSP.

<p>6.2.3 In cases where public water service is needed, it shall be provided by a water purveyor under the following order of preference, articulated within the Coordinated Water System Plan (CWSP):</p> <ul style="list-style-type: none"> • Direct or satellite service by the water utility designated by the CWSP to serve the area. • Interim or permanent service by an adjacent water utility. CWSP service area designations shall be adjusted if permanent service is arranged. • Satellite service on an interim basis by CPU, if the development to be served is located outside CPU's service territory. • Formation of a new utility and construction of a new public water system to serve only the development. CWSP service area shall be adjusted to reflect the change. 	<p>6.2.34 No change, policy included in adopted CWSP.</p>
<p>6.2.4 The CWSP shall be reviewed and updated at a minimum of every five years. Design standards included in the CWSP shall be reviewed and amended annually, if necessary.</p>	<p>6.2.45 No change, policy included in adopted CWSP.</p>
<p>6.2.5 CPU shall continue to be recognized as the satellite water system management agency for Clark County.</p>	<p>6.2.56 No change, policy included in adopted CWSP.</p>
<p>6.2.6 Clark Public Utilities may construct and manage satellite water systems within the service territory of other water utilities, but only if a prior agreement is reached with the utility designated by the CWSP to serve the area. Such agreements shall address issues of equipment compatibility, asset transfer and other issues deemed necessary by the parties.</p>	<p>6.2.67 No change, policy included in adopted CWSP.</p>
<p>6.2.7 Major water utilities, including Clark Public Utilities, may construct extensions of existing services in the rural area only if service is provided at a level that will accommodate only the type of land use and development density called for in the 20-Year Plan, recognizing maximum buildout and reasonable allowances in design of facilities to promote overall system efficiency. Extension of water service shall be permitted to public regional park facilities that are outside of but adjacent to an urban growth boundary.</p>	<p>6.2.78 No change, policy included in adopted CWSP.</p>
<p>6.2.8 Water transmission lines constructed in rural areas for the purpose of connecting water systems shall be limited from</p>	<p>6.2.89 No change, policy included in adopted CWSP.</p>

	use for tributary line tie-ins.	
6.2.9	The CWSP shall be amended to reflect any water service extensions in the rural area.	6.2.9 10 No change, policy included in adopted CWSP.
6.2.10	Developments shall demonstrate a sufficient and sustainable source of water before development approval is issued.	6.2.10 11 No change, policy included in adopted CWSP.
6.2.11	Water service plans shall be coordinated with the adopted 20-Year Plan map and policies, including the designation of urban growth areas.	6.2.11 12 No change, policy included in adopted CWSP.
6.2.12	Work with other cities and special districts to develop fair and consistent policies/incentives to eliminate private water systems in urban areas, and to encourage connection to public water systems. Unused wells should be identified and decommissioned.	6.2.12 13 No change, policy included in adopted CWSP.
6.2.13	Practice and encourage water conservation.	6.2.13 14 No change, policy included in adopted CWSP.
6.2.14	Work with water service providers to encourage public education and outreach programs on water reuse, conservation, reclamation and other new water efficient technology.	6.2.14 15 No change, policy included in adopted CWSP.
6.2.15	Encourage water pricing structures to facilitate conservation to public water systems and to cover the full cost of providing water service.	6.2.15 16 No change, policy included in adopted CWSP.
	<i>GOAL: Provide sewer service within urban growth areas efficiently and at least public cost.</i>	<i>GOAL: Provide <u>efficient and economical</u> sewer service within urban growth areas. <u>efficiently and at least public cost.</u></i>
	6.3 Policies	
6.3.1	All new development in the urban area shall be served by a connection to a public sewer system.	No change
	New policy	<u>6.3.2 The County supports the pursuit of agreements with smaller cities regarding the provision of sewer service, such as the existing agreements with Battle Ground and Ridgefield.</u>
6.3.2	Develop strategies for the conversion of on-site septic disposal systems to public sewer use in the urban area.	<u>6.3.3</u> No change in language.
6.3.3	New and existing development in the rural area outside of rural centers shall use individual on-site septic disposal systems, unless public sewer is available. New or existing development within designated rural centers may use community septic systems.	<u>6.3.4</u> No change in language.

6.3.4	Installation of new individual or community septic systems shall be subject to the approval of the Clark County Public Health (CCP). Installation approvals for new septic systems shall include agreements for mandatory future monitoring unless waived by the CCP.	6.3.5	Change abbreviation to CCPH
6.3.5	Require regular inspections of existing on-site sewage disposal systems in wellhead protection areas.	6.3.6	No change in language.
6.3.6	Work with the CCP to support efforts to establish mandatory subsurface sewage disposal septic inspection/maintenance programs for existing septic systems, particularly areas needing environmental health guarantees.	6.3.7	Change abbreviation to CCPH
6.3.7	Expand treatment facilities to meet current and future demand for development within urban areas.	6.3.8	No change in language.
6.3.8	Extension of public sewer service shall not be permitted outside urban growth areas, except in response to documented health hazards; or to provide public sewer to regional park facilities, K-12 public schools, in designated rural centers; or where the county has contractually committed to permit public sewer connection.	6.3.9	No change in language.
6.3.10	Sewer service plans shall be coordinated with the 20-Year Plan policies and maps, including urban growth area designations.		No change
6.3.11	Provide public education about the potential for groundwater contamination from on-site sewage disposal systems.		No change
6.3.12	Encourage and work with sewer service providers in the development of a regional sewer system.	6.3.12	Encourage and work with sewer service providers in the development of a regional sewer system, <u>including the efforts of the Discovery Clean Water Alliance to handle wastewater treatment for the northwest part of the county.</u>
<i>GOAL: Provide a long-range stormwater management program to minimize impacts from stormwater discharge from existing and new development (for additional policies see Chapter 4 – Environmental Element),</i>			
6.4	Policies		
6.4.1	Maintain clear development review standards for the control of the quantity and quality of stormwater discharge from development projects which emphasize onsite retention, treatment and infiltration of run-off to minimize impacts on the established wastewater system and local streams, rivers	6.4.1	Maintain clear development standards for the control of the quantity and quality stormwater discharges from development projects which emphasize onsite retention, treatment and infiltration of run-off to minimize impacts on the established storm system and local streams, rivers, and

	and lakes.		lakes.
6.4.2	Limit the removal of vegetation during development in order to reduce stormwater run off and erosion.	No change	
6.4.3	Develop and implement comprehensive stormwater management plans, including funding provisions, for all watersheds in the county.	6.4.3	Develop, <u>fund</u> and implement comprehensive stormwater management plans, <u>including funding provisions</u> , for all <u>urbanizing</u> watersheds in the county.
6.4.4	Develop measures county-wide to ensure erosion and sediment control for new development, re-development, and excavation projects.	6.4.4	Develop measures county-wide <u>policies</u> to ensure erosion and sediment control for new development, re-development, and excavation projects.
6.4.5	Explore the possible formation of a regional stormwater facility	6.4.5	Explore the possible formation of a regional stormwater <u>facility utility</u> .
6.4.6	Establish a coordinated approach with local jurisdictions to address both surface water and groundwater issue.	6.4.6	Delete, covered by 6.4.5
6.4.7	Clark County shall monitor and update the stormwater control ordinance and related policies and standards to implement and enhance stormwater management.	6.4.7	Clark County shall monitor <u>Review</u> and update the stormwater control ordinance and related policies and standards to implement and enhance <u>ensure that stormwater management is effective and in compliance with applicable statutes and regulations.</u>
	<i>GOAL: Coordinate with individual school districts to ensure that school sites and facilities are constructed to meet the educational needs of county residents. (See Chapter 10 School Element)</i>		Delete or move to Chapter 10
	<i>GOAL: Provide police, fire and emergency medical services efficiently and cost effectively to residents of Clark County.</i>		No change
6.6 Policies			
6.6.1	Encourage interjurisdictional cooperation among law enforcement and corrections agencies to continue to further develop, where practicable, shared service and facility use.	6.6.1	Encourage interjurisdictional cooperation among law enforcement and corrections agencies to continue to further develop, where practicable, shared service and facility use. <u>Promote shared service and facility use between law enforcement and corrections agencies where feasible.</u>
6.6.2	Encourage continued and further interjurisdictional cooperation among fire districts where practicable, in areas of mutual aid, sharing of equipment and facilities, and consolidation of districts.	6.6.2	Encourage continued and further interjurisdictional cooperation among fire districts where practicable, in areas of mutual aid, sharing of equipment and facilities, and consolidation of districts. <u>Promote cooperation between fire districts including mutual aid, sharing of equipment and facilities, and consolidation of districts where feasible.</u>

6.6.3	Encourage development of community benchmarks and program performance measures to monitor outcomes from public safety efforts.	6.6.3	Encourage development of community benchmarks and program performance measures to monitor outcomes from public safety efforts. <u>Develop benchmarks and performance measures for public safety programs.</u>
6.6.4	Mobile services such as police, fire, and other services may establish precincts and similar facilities beyond the urban growth area. The level-of-service provided in such cases should remain rural in nature.	6.6.4	Mobile services such as police, fire, and other services may establish precincts and similar facilities beyond the urban growth area. The level-of-service provided in such cases should remain rural in nature.
6.6.5	Provide for regular fire and building inspections and educate about fire safety.		No change
6.6.6	Continue to provide for animal control services and educate about animal safety.		No change
6.6.7	Encourage resource allocation decisions based on achievement of outcomes rather than simply workload or output measures.		Delete. Similar to 6.6.3
6.6.8	Provide for comprehensive origin and arson fire investigation across jurisdictional and regional boundaries.		No change
6.6.9	Develop and implement a comprehensive information management system for all fire, law enforcement, emergency responders, general government, and the general population with interagency use and compatibility.		Move to strategies
6.6.10	Provide for regional training of fire, law enforcement, and other emergency service providers. Provide educational and training opportunities for identified segments of the population who use emergency services		Move to strategies
6.6.11	Identify funding mechanisms with inter jurisdictional participation and cooperation to support regionally delivered programs.		Move to strategies
6.6.12	Identify and implement comprehensive emergency management plans for all service providers consistent with the elements of the Comprehensive Plan.		Move to strategies
<i>GOAL: Provide solid waste services efficiently and cost-effectively to residents of Clark County.</i>			No change
6.7 Policies			
6.7.1	Continue implementation of the county's Solid Waste Management Plan in order to achieve a 50 percent reduction in the solid waste stream in the next 20 years and update on	6.7.1	Continue implementation of the county's Solid Waste Management Plan in order to achieve a <u>50</u> percent reduction in the solid waste stream in the next 20 years and

a regular basis.	update on a regular basis.
6.7.2 Implement mandatory solid waste collection in all or parts of the county, and continue development and implementation of curbside collection of recyclable materials in rural county areas.	6.7.2 Implement mandatory solid waste <u>and recyclable materials</u> collection in all or parts of the county, and continue development and implementation of curbside collection of recyclable materials in rural county areas.
6.7.3 Continue on-going consideration of the needed balance in solid waste disposal between land filling, incineration and recycling, and consider further reduction measures, such as deposits and product container and packaging bans.	Move to strategies
<i>GOAL: Facilitate the provision of electricity, natural gas and other services to the residents of Clark County.</i>	<i>GOAL: Facilitate the provision of electricity, natural gas, and other services to the residents of Clark County.</i>
6.8 Policies	
6.8.1 Encourage location of underground transmission lines within rights-of-way.	No change
6.8.2 Maintain policies for the siting of substation facilities.	6.8.2 Maintain policies for the siting of substation facilities. <u>Support the policies of utility provider for siting substation facilities.</u>
6.8.3 Encourage and coordinate with other agencies in the provision of libraries and social services.	No change
6.8.4 Provide for adequate facilities for county government to deliver services to the public.	No change
6.8.5 Encourage and coordinate with other utility providers in the provision of electric, gas, telecommunications and cable.	No change
<i>GOAL: Develop specific concurrency management standards for incorporation into the development review process, to determine the precise requirements for the timing, funding and circumstances for the provision of concurrent services and facilities.</i>	<i>GOAL: Develop specific concurrency management standards for incorporation into the development review process, to determine the precise requirements for the timing, funding and circumstances for the provision of concurrent <u>public services and facilities.</u></i>
6.9 Policies	
6.9.1 Develop direct concurrency requirements for the provision of transportation, water, sewer, and stormwater facilities and services into the normal development process.	6.9.1 <u>The county supports ensuring that adequate water, sewer, and stormwater facilities are provided concurrently with the development process.</u> 6.9.1 Develop direct concurrency requirements for the provision of

	transportation, water, sewer, and stormwater facilities and services into the normal development process.
6.9.2 Develop direct or indirect concurrency requirements for school services consistent with existing requirements of RCW 58.17.110.	Move to strategies
6.9.3 Develop provisions ensuring parks and recreation facilities are provided for all developments as specified in Chapter 8, Parks and Recreation, of the 20-Year Plan	Move to strategies
6.9.4 Capital Facilities plans for the Clark County Parks, Recreation and Open Space Element shall be adopted by reference through the adoption of the Supporting Documentation associated with the 20-Year Comprehensive Plan.	Move to strategies
6.9.5 Develop standards or guidelines to determine how the sufficiency of governmental services, including fire protection, law enforcement, solid waste service, telecommunications, electricity, natural gas, government buildings, libraries and other services shall be addressed during the development review process.	Move to strategies
6.9.6 Services should be provided, and direct or indirect level-of-service standards should be established, consistent with general service provision levels outlined in Table 6.13.	6.9.6 Services should be provided, and direct or indirect level-of-service standards should be established, consistent with general service provision levels level-of-service standards outlined in Table 6.13.
6.9.7 Establish a public process to re-evaluate the Land Use Element of the Comprehensive Plan upon determination that financing resources are inadequate to provide necessary public facilities and services to implement the plan.	Move to strategies
<i>GOAL: Ensure that capital facilities and services are provided in as cost efficient manner as possible and are consistent with the land use objectives of the 20-Year Plan and State Growth Management Act.</i>	<i>GOAL: Ensure that capital facilities and services are provided in as cost efficient manner as possible and are consistent with the land use objectives of the 20-Year Plan and State Growth Management Act.</i> (redundant)
6.10 Policies	
6.10.1 Coordinate land use planning and decisions with capital facilities planning and service provision.	Move to strategies
6.10.2 Encourage and work with utilities, special districts and other service providers to ensure their functional plans are consistent with county level-of-service standards.	No change, part of CWSP

6.10.3	Encourage and facilitate inter-jurisdictional cooperation and analysis to assess fiscal and other impacts to service delivery related to annexation.	No change, part of CWSP
6.10.4	Encourage and facilitate the exploration of shared use of facilities and services between service providers where feasible. Activities to be encouraged range from shared responsibility agreements between police and fire service providers, to development of joint facilities such as schools and parks.	No change, part of CWSP
6.10.5	Encourage compact development patterns which are more easily and efficiently served, rather than less dense development patterns which are more difficult and costly to serve.	No change
6.10.6	Within the urban area, encourage and facilitate new development to occur sooner and at greater intensities in areas where necessary services and facilities are already in place and available to serve such development, and to a lesser extent in areas where such facilities are not yet available but can be extended.	Delete, repeat of 6.10.5
6.10.7	To encourage maximum use of existing public facilities and services, encourage new and infill development in the urban area to occur at the maximum densities envisioned by the 20-Year Plan.	Delete, repeat of 6.10.5
6.10.8	Pursue true cost pricing service policies and encourage other providers to pursue similar policies, which allocate the full and true cost of connection to and use of facility and service systems to new system users, and do not allocate costs created by systems additions to existing system users.	No change, part of CWSP
6.10.9	In evaluating land use requests in the rural area, the availability of public water or sewer shall not be considered as providing sole justification, or providing any additional justification in combination with other factors, for applications for development densities beyond those specified by the 20-Year Plan, or for proposed changes to the	No change, part of CWSP

plan.	
6.10.10 Changes to the 20-Year Plan shall not be approved which impose inordinate additional net costs on mobile, centralized services such as police, fire, emergency services, school busing or solid waste services.	No change
6.10.11 In evaluating requests for an extension of urban services or levels of service beyond the urban growth boundary in a manner consistent with the 20-Year Plan, Clark County shall consider the implications of such an extension for future growth and development patterns. In evaluating requests for changes to the urban growth boundary or other proposals for development beyond the density specified by the 20-Year Plan, Clark County shall consider implications of such actions for service provision and efficiency of provision.	No change, part of CWSP
6.10.12 Coordinate with and encourage continued participation of other jurisdictions and service entities with the Coordinated Water System Plan, the Solid Waste Management Plan and other service plans, where such plans do not conflict with the 20-Year Plan.	Delete. Covered by other policies.
6.10.13 Mobile services such as police, fire and other services should locate facilities within the urban area. Precinct or substation facilities may be located in the rural area where necessary to serve rural population, but are encouraged to locate in rural centers or areas of concentrated development. The level-of-service provided must be rural in nature only.	Delete. Covered by 6.6.4
6.10.14 The County may invest in urban services or require that urban standards be provided through development review by non-residential developments in the rural area if: <ul style="list-style-type: none"> • it is necessary to remedy threats to public health or safety; or, • the lead agency can demonstrate that the service extension or the application of urban development standards would yield long-term capital cost savings to the jurisdiction as a whole or the investment would complete an identified system which serves the entire growth area (such as a trail or bicycle network); or, • there is a need to permit urban service extension to a 	No change, part of CWSP

non-residential development that conforms to the 20-Year Plan, and serves the public health, safety, and welfare.