

Schroader, Kathy



From: David Gilroy <d.gilroy@nodust.com>
Sent: Tuesday, May 24, 2016 2:04 PM
To: Cnty 2016 Comp Plan
Subject: 2016 comp plan comments Mill Creek Forest HOA Mill Creek Sub Area Plan
Attachments: Adopting Ordinance - Mill Creek doc, Comprehensive Plan Text Changes FINAL.pdf, Letter of Intent final020205.doc

Dear Clark County Board of Councilors,

I have attached some documents concerning the Mill Creek Sub Area Plan that was adopted by the Board of Commissioners in 2009. This ordinance was created via the combined efforts of stakeholders over several years of effort. Please make sure that this Ordinance is preserved within the new Comprehensive Growth Plan update.

Regards,

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Tel 360-546-0072 | Fax 360-546-0073
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Section 5. New UDC Section 40 250 060 is hereby added as shown in Exhibit D

Section 6. Effective Date This ordinance shall go into effect July 1, 2009

Section 7. Instructions to Clerk The Clerk of the Board shall

- 1) Transmit a copy of this ordinance to the Washington State Department of Community Trade and Economic Development within ten days of its adoption pursuant to RCW 36 70A 106
- 2) Record a copy of this ordinance with the Clark County Auditor, and
- 3) Cause notice of adoption of this ordinance to be published forthwith pursuant to RCW 36 70A 290

ADOPTED this ____ day of _____, 2009

Attest

BOARD OF COUNTY COMMISSIONERS
FOR CLARK COUNTY, WASHINGTON

Clerk of the Board

Marc Boldt, Chair

Approved as to Form Only

ARTHUR D CURTIS
Prosecuting Attorney

Steve Stuart, Commissioner

By _____
Christine M Cook
Deputy Prosecuting Attorney

Tom Mielke, Commissioner

Comprehensive Plan Text Changes

Clark County 20-Year Comprehensive Growth Management Plan, 2004-2024
Land Use Chapter 1. Pg. 1-17

OVERLAY DISTRICTS

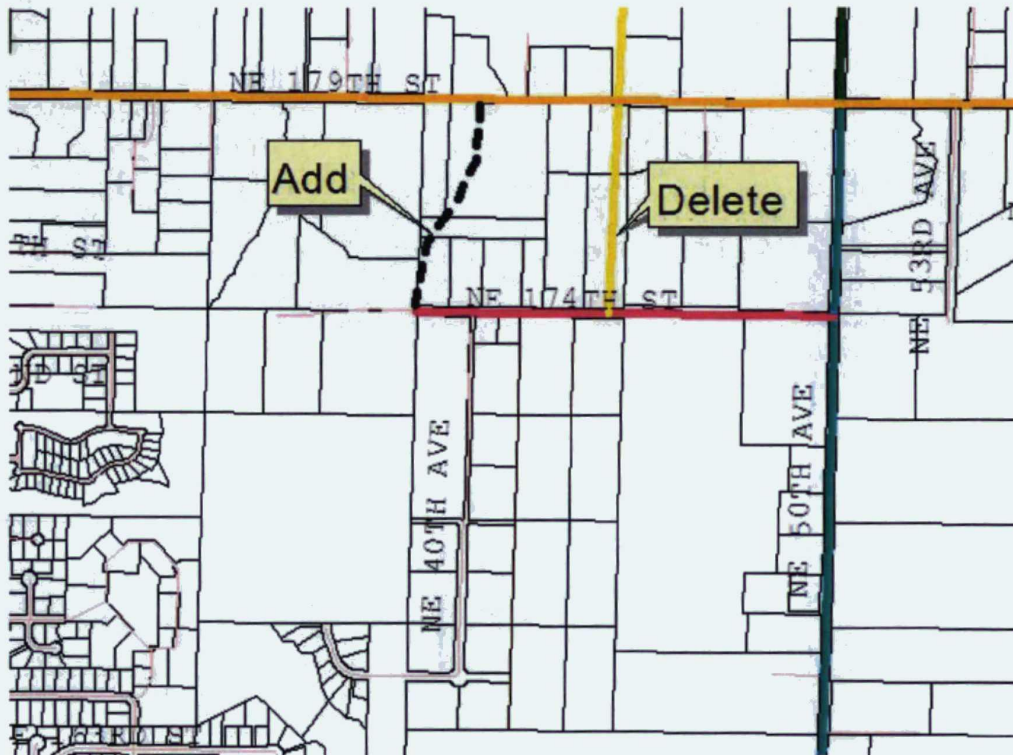
Additional 20-Year Plan Map designations or symbols are used to identify certain land use policies that are implemented in several different ways

Mill Creek Overlay District

This overlay district implements the Mill Creek Sub-Area Plan. The overlay district provides for special provisions and modifies other regulations for the underlying zoning districts within the sub-area.

Arterial Plan Map Changes

The location of a future north/south street connection between NE 174th and NE 179th Streets is proposed to shift to the west from the alignment currently shown on the Arterial Plan Map. The proposed street classification is neighborhood circulator.



Letter of Intent Mill Creek Area Community Plan

Purpose: To initiate a cooperative planning process for the rural portion of Section 13, T3N, R1E, W.M. The planning area is generally bounded by NE 179th St. on the North, NE 50th Ave. on the East, NE 29th Ave. on the West, and the WSU Branch Campus on the South. This area may be subject to modification as the process proceeds.

Vision: As partners who share a common interest, we wish to maintain community and ecological values while providing for well planned sustainable development in the future.

Mission: As partners and concerned committed volunteers we agree to work together in a collaborative planning process to produce recommendations to the County for this area's future which balance community, ecological and development values. This pilot program will offer a model of integrated community-based planning for other communities to follow.

Planning Tenets:

The planning process will seek cooperative and creative planning approaches aimed at meeting the requirements and goals of the Growth Management Act and other legal requirements, while also fostering environmental concerns with safe and appropriate development and maintaining quality of life in the area and in the surrounding neighborhoods.

This planning process assumes that changes to zoning for the study area would become effective with the adoption of the next Comprehensive Plan update if the urban growth boundary expands to include this area.

It is assumed that participation in the planning process by as broad of a group of stakeholders as possible will be necessary for a successful outcome.

By signing this Letter of Intent, the undersigned agree to participate in (or delegate staff to participate in) and support the planning process, including attending meetings, reading materials and sharing ideas during the course of project, which could last up to 5 years. No commitment of public funds is expressed or implied.

~~By signing this Letter of Intent, the undersigned agree to participate in and support the planning process, by attending (or delegating staff to attend) meetings, by reading material and by sharing ideas during the course of project, which could last up to 5 years.~~

Signed:

Betty Sue Morris, Chair
Clark County Board of Commissioners

Shonney Bria, Superintendent
Battle Ground School District

Joe Brumbaugh, President
Pleasant Valley Rural Ranch Association

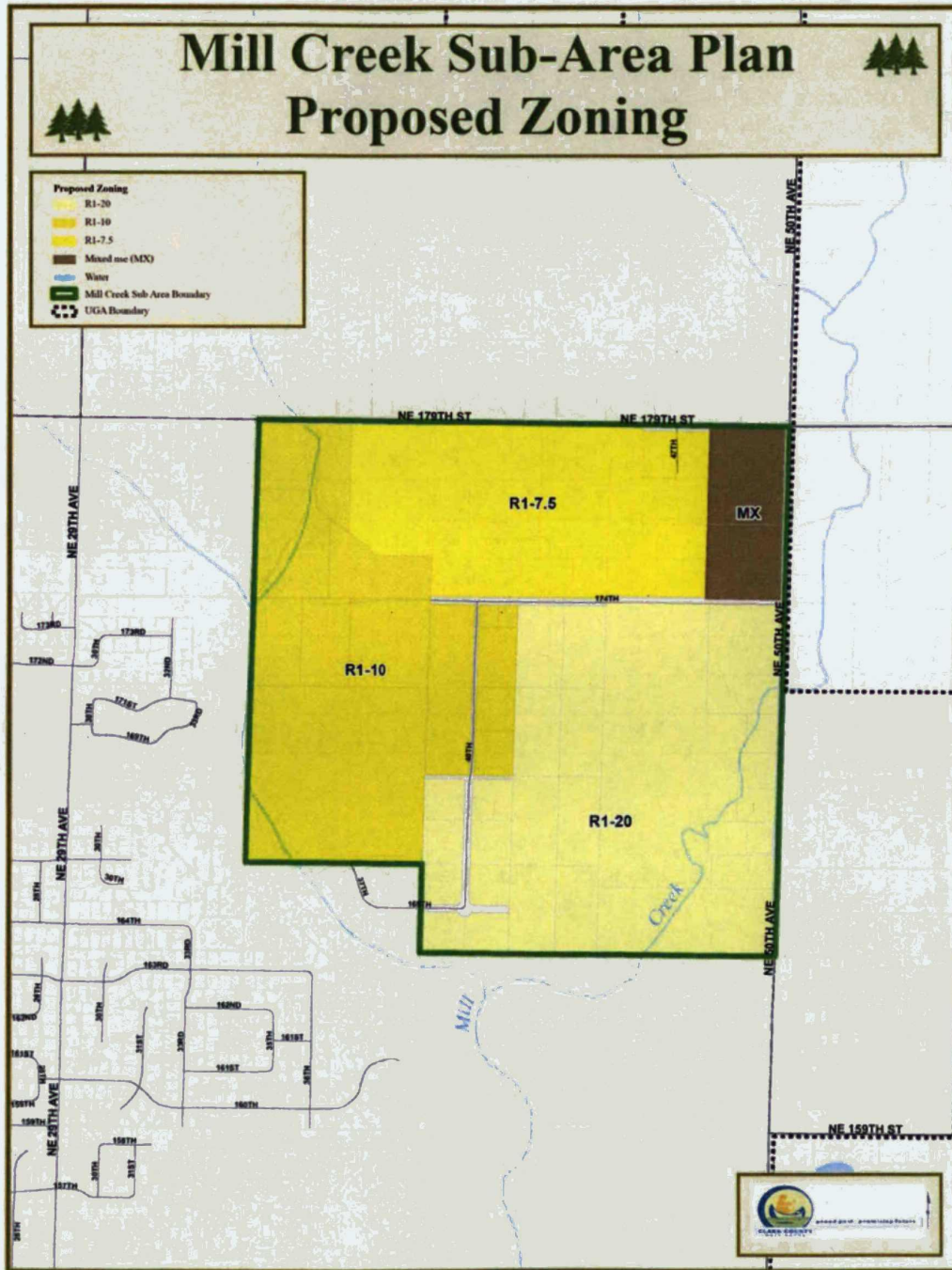
Mark Hinton
Hinton Development Co.

David Gilroy, Secretary Treasurer
Mill Creek Forest HOA

Blair Wolfley
Facilitator

Mary Ann Simonds
Resource Consultant/Volunteer Coordinator

Zoning Map Changes



UDC Title 40 Changes

Clark County Unified Development Code Title 40
Amend Table 40 200 020-1

40.200.020 Zoning Classifications

- A. Classification of Zoning Districts
For the purposes of this title, the county is divided into zoning districts designated as shown in Table 40 200 020-1.

Table 40.200.020-1. Zoning Districts				
Zoning District	Map Symbol	Urban	Rural	Code Section
OVERLAY DISTRICTS (40 250, 40.420 and 40.460)				
Airport Environs	AE-1, AE-2	X	X	40.250 010
Surface Mining	S	X	X	40 250 020
Historic Preservation		X	X	40 250 030
Floodplain	FP	X	X	40 420
Shoreline	SL	X	X	40 460
Highway 99	TC-1	X		40 250 050
Mill Creek	<u>MC</u>	<u>X</u>		<u>40 250 060</u>

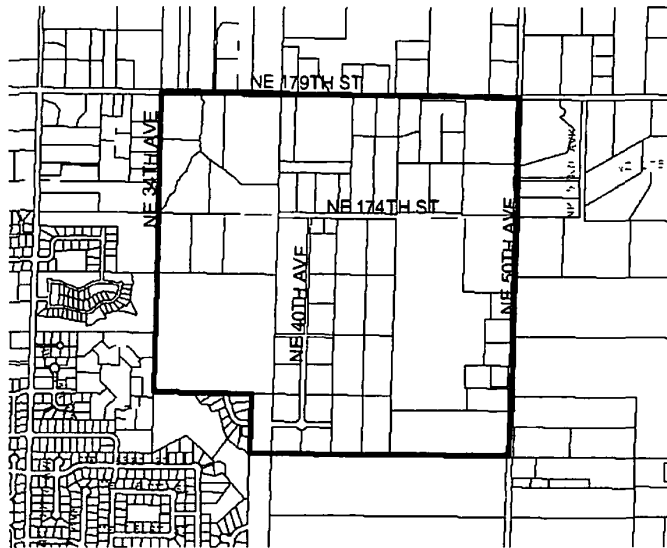
Clark County Unified Development Code Title 40
New Title 40 250 060

40.250 OVERLAY DISTRICTS

40.250.060 MILL CREEK OVERLAY DISTRICT

- A. Purpose
The Mill Creek overlay district (MC) is intended to implement the Mill Creek Sub-Area Plan. It provides for special provisions to be applied to developments within the overlay district boundary.
- B. Applicability
The provisions of this section shall apply to parcels or groups of parcels within the geographic area of the Mill Creek Sub-Area Plan shown in Figure 40 250 060-1.

Figure 40 250 060-1



C. Standards

The following additional standards apply in the overlay district:

- 1 New lots created adjacent to urban subdivision lots existing at the time of the adoption of the Mill Creek Overlay District shall meet or exceed the average lot size of the abutting subdivision lots unless there is at least two hundred (200) feet of open space between the existing and proposed lots
- 2 Prior to approval of any development that would add traffic to NE 37th Avenue, additional access via a public road connection to NE 40th Avenue or NE 174th Street must be assured
- 3 A minimum lot size of nine thousand (9,000) square feet is required for all land divisions in the R1-10 and R1-20 districts proposing to develop under the density transfer provisions of 40 220 110(C)(5), the infill provisions of 40.260.110 or the Planned Unit Development provisions of 40 520 080. The exceptions to lot sizes in 40 200 050 shall still apply.