

RESOLUTION #420

A RESOLUTION AMENDING THE TOWN OF YACOLT COMPREHENSIVE GROWTH MANAGEMENT PLAN, 2004, TO RECOGNIZE THE DESIGNATION OF URBAN RESERVE AREAS.

WHEREAS, on March 15, 2004, Yacolt adopted the Town of Yacolt Comprehensive Growth Management Plan Update; and

WHEREAS, on April 17, 2006, Yacolt formally stated, with the adoption of Resolution 402, that it had completed all requirements pertaining to updating its Comprehensive Plan and development regulations; and

WHEREAS, after Yacolt updated its Comprehensive Plan, the Clark County Board of Commissioners provided Yacolt and all other local governments in the county with an opportunity to revisit their plans for urban growth within their surrounding areas; and

WHEREAS, Yacolt began experiencing accelerated development within the town limits, shortly after updating its Comprehensive Plan; and

WHEREAS, Yacolt identified approximately 320 acres immediately beyond its Urban Growth Boundary that are prospects for future urban development; and

WHEREAS, on October 26, 2006 Yacolt requested that Clark County designate 320 acres as Urban Reserve and recognize that these areas may be incrementally added to the town's Urban Growth Area, once Yacolt has made substantial progress toward planning a public sewer system and updating other elements of its capital facilities plan; and

WHEREAS, Yacolt's request for the Urban Reserve Areas was reiterated to the Clark County Planning Commission and the Board of Commissioners during three work sessions and hearings conducted between February 15, 2007 and June 7, 2007; and

WHEREAS, on September 25, 2007, the Clark County Board of Commissioners adopted the revised Clark County Comprehensive Growth Management Plan Update, and Yacolt's Urban Reserve Areas are addressed in the plan and identified on the county's Comprehensive Plan Map; and

NOW THEREFORE, BE IT RESOLVED by the Yacolt Town Council that Yacolt amends the Town of Yacolt Comprehensive Growth Management Plan Update to address the Urban Reserve Areas identified in Clark County's Comprehensive Growth Management Plan, as set forth in *Exhibit A*.

ADOPTED this 15th day of October 2007.

Ayes Madler, Holyk, Weldon

Nays None

Absent Marbut, Stewart

Mayor 

Attest 

Exhibit A: Urban Reserve Areas

II. LAND USE

E. Urban Growth Area

Urban Reserve Areas

Approximately 320 acres immediately beyond the town's Urban Growth Boundary have been identified as prospects for future urban growth. These areas, which are designated Urban Reserve, include the following: 1) properties northeast of town that may provide a site for a new high school, 2) land adjacent to existing developed and developing areas within the community, 3) properties near major travel routes, i.e., East Jones St, East Yacolt Rd, Northeast Parcel Ave and Northeast Railroad Ave, where development is occurring, and 4) well-positioned alternative sites for a wastewater treatment facility south of the community. See the Urban Reserve Areas Map.

Once Yacolt has made substantial progress toward planning a public sewer system and updating other elements of its capital facilities plan, it may begin pursuing incremental expansion of its Urban Growth Area into the designated Urban Reserve Areas. Yacolt would then be able to play a more active role in determining future development patterns within its expanded Urban Growth Area and, perhaps, annex certain portions of this new territory. Bringing developable land into the community would enable Yacolt to capture additional fee and tax revenue, which would be used to finance public sewer and other important infrastructure improvements.

Expansion of Yacolt's Urban Growth Area into various portions of the Urban Reserve may be considered before the regularly scheduled three-year Urban Growth Boundary review, if Yacolt receives Ecology's approval of a general sewer plan and revises its capital facilities plan to include schedules for constructing the sewer system and improving other public facilities needed to serve development at urban densities within the larger Urban Growth Area.

H. Comprehensive Plan Map

Urban Reserve Areas Map

I. Land Use Goal and Policies

Policy 1-5 Areas beyond the Urban Growth Area that are prospects for urban growth, i.e., inclusion within the Urban Growth Area, once the town has made substantial progress toward planning a public sewer system and updating other elements of its capital facilities plan, shall be designated as Urban Reserve, with the concurrence of Clark County.