

Clark County Resolution Report



As Reported by Community Planning Department
On: December 16, 2014

Title: A resolution amending the 20-Year Growth Management Comprehensive Plan and Zone Map through the 2014 annual reviews and dockets.

Brief Description: A resolution relating to land use; adopting amendments to the 20-year Comprehensive Growth Management Plan and Zone Map; Arterial Atlas Map, Shoreline Master Plan and Capital Facilities Plan.

Brief History:

PC Worksessions: September 5, October 3, November 7, 2013; April 17, May 1, August 7, October 2, and November 6, 2014

PC Hearings: September 19, October 3, November 7, December 5, 2013, May 15, August 21, October 16, and November 20, 2014

BOCC Worksessions: January 15, April 17, June 3, and November 12, 2014

BOCC Hearings: July 8, August 19, November 18, November 25, and December 16, 2014

DEPARTMENT REPORT

Staff: Oliver Orjiako, ext. 4112; Jose Alvarez ext. 4898

Legal Counsel: Chris Cook, ext. 4775

Background: Amendments to the comprehensive plan and zoning map are submitted for review and subject to review criteria in accordance with the state Growth Management Act, the countywide planning policies, the community framework plan, the goals and policies of the comprehensive plan, the Clark County Code, local city comprehensive plans, applicable capital facility plans, and growth indicators. During five duly advertised public hearings, the 2014 Annual Review and Dockets requests were reviewed by the Clark County Planning Commission, which forwarded its recommendations to the Board. The cases reviewed are as follows: CPZ2014-00003 (NE 10th Ave); CPZ2014-00004 (CRWWD); CPZ2014-00005 (Art_5th Plain); and Surface Mining update; The Board accepted testimony and conducted deliberations at four public hearings on this matter. The adopting resolution incorporates the findings made by the Board at the public hearings.

Summary of Resolution: A resolution relating to land use; adopting amendments to the 20-year Comprehensive Growth Management Plan Map; and amending the Clark County Comprehensive Plan Text.

Appropriation: None.

Fiscal Note: None.

Committee/Task Force Created: None.

Effective Date: These amendments shall go into effect at 12:01 a.m. on January 1, 2015.

APPROVED = 12/16/14
SR 295-14

RESOLUTION NO. 2014 -12 - 08

A RESOLUTION relating to land use; adopting amendments to the 20-year Comprehensive Growth Management Plan map and zoning map; arterial atlas map; capital facilities financial plan; mineral resource land maps and policies; and amending the existing capital facilities element of the Clark County 20-year Comprehensive Growth Management Plan.

WHEREAS, Clark County adopted a 20-Year Comprehensive Growth Management Plan through ordinances 1994-12-47 and 1994-12-53 on December 20, 1994 to meet the goals and requirements of Chapter 36.70A RCW (also known as the Growth Management Act "GMA"); and

WHEREAS, Clark County adopted an updated 20-Year Comprehensive Growth Management Plan through ordinance 2007-09-13 on September 25, 2007 to meet the goals and requirements of Chapter 36.70A RCW; and

WHEREAS, the county needs to address certain current requests for comprehensive plan and zoning changes to meet the goals and requirements of Chapter 36.70A RCW; and

WHEREAS, in 2009 the Washington Legislature adopted changes to the regulations and guidelines for classifying and designating minerals resources lands that took effect in February 2010; and

WHEREAS, the Board of County Commissioners appointed a Mineral Lands Task Force in 2011 to make recommendations on the surface mining overlay map, policies, and standards; and

WHEREAS, Clark County Planning Department staff held an open house with the public interested in mineral lands in Dollars Corner on July 18, 2012, and held further meetings with members of the public and representatives of industry on August 20, September 23, and October 14, 2014, to discuss policy and ordinance revisions; and

WHEREAS, the Planning Commission held public hearings on the Surface Mining Overlay map and plan text and ordinance revisions on September 19, October 3, November 7, and December 5, 2013 and November 20, 2014 in the course of which the Planning Commission heard more than 20 hours of testimony from many members of the public, and interested parties;

WHEREAS, the Planning Commission made its recommendations to the Board of County Commissioners on December 5, 2013 that included a revised overlay map, comprehensive plan text and ordinance revisions, and a recommendation that staff draft a code section on monitoring and enforcement; and

WHEREAS, the Board of County Commissioners and the Planning Commission held a joint meeting on April 17, 2014 on the Planning Commission recommendations; and

WHEREAS, the Board of County Commissioners at a duly advertised meeting on June 3, 2014 took public testimony from interested parties, considered all written and oral arguments and testimony and considered all of the comments presented to the Board, agreed in principle on a map of where the Surface Mining Overlay should be applied; and

WHEREAS, a SEPA notice with a determination of non-significance was issued on August 30, 2013; and

WHEREAS, an appeal on the determination was filed and subsequently withdrawn; and

WHEREAS, no other comments were received on compliance with SEPA; and

WHEREAS, the Board of County Commissioners adopted Ordinance 2014-12-06 repealing CCC Section 40.250.020 Surface Mining Overlay district and adopting CCC Section 40.250.022 Surface Mining Overlay district and amending CCC Section 40.560.010 Plan Amendment Procedures ; and

WHEREAS, certain property owners, hereinafter referred to as "Applicants", owners or parties in interest of the hereinafter described real Property have each requested a 20-Year Comprehensive Growth Management Plan Amendment and Zone Change or correction of mapping errors affecting their property; and

WHEREAS, the Clark County Planning Commission reviewed the applications, docket items, amendments and modifications of the plan text, arterial atlas amendments, capital facilities financial plan, mineral resource land maps and policies and updates of the existing capital facilities plan during duly advertised Public Hearings on May 15 and October 16, 2014 and has forwarded its recommendations to the Board; and,

WHEREAS, the Board of County Commissioners considered amendment cases CPZ2014-00003 (NE 10th Ave); CPZ2014-00004 (Clark Regional Wastewater District); CPZ2014-00005 (Arterial Atlas: Fifth Plain Creek) at duly advertised public hearings on November 18 and December 16, 2014; and

WHEREAS, SEPA notices with a determinations of non-significance were issued on April 30 and November 26, 2014; and

WHEREAS, no comments were received on compliance with SEPA; and

WHEREAS, the Board of County Commissioners took public testimony from interested parties, considered all the written and oral arguments and testimony, and considered all the comments presented to the Board; and

WHEREAS, the Board of County Commissioners in reviewing all the proposed comprehensive plan changes considered the cumulative impacts of those changes, consistent with CCC Section 40.560.010 Plan Amendment Procedural Ordinance and Section 40.560.010(S), Cumulative impacts; and

WHEREAS, the Board of County Commissioners also considered the staff reports and recommendations of the Clark County Planning Commission; and

WHEREAS, the Board of County Commissioners finds that the approved amendments to the 20-year Comprehensive Growth Management Plan Map and Zoning Map; Arterial Atlas Map; Capital Facilities Plan and Capital Facilities Financial Plan comply with all applicable requirements of the Growth Management Act, the 20-year Comprehensive Growth Plan, and the Clark County Code, and that they are in the best public interest; and

WHEREAS, the Board of County Commissioners concluded at duly advertised public hearings and finds that adoption will further the public health, safety and welfare; now therefore,

BE IT ORDERED AND RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, STATE OF WASHINGTON, as follows:

Section 1. Findings.

The findings and analysis contained in the Clark County Planning Commission's Memoranda dated November 4 and November 6, 2014, and attached hereto as Exhibits A - C, relating to the 2014 Comprehensive Plan and Dockets Amendments are hereby adopted and incorporated herein by reference except where inconsistent with the following.

Section 2. Comprehensive Land Use Plan and Zoning Map Modifications.

1. In the matter of **Annual Review item number CPZ2014-00003 NE 10th Ave.** Amend the Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property, 20 acres in size, located NW of the intersection of NE 10th Ave and SR-502 (NE 219th St) from Rural Residential (R-5) to Rural Commercial (CR-1) as recommended by the Planning Commission and indicated on the attached map (Exhibit 1). The Board concluded that the Rural Commercial (CR-1) zone better implements the Comprehensive Plan policies than Rural Residential (R-5). Tax serial number(s) 216895000; 216948000; 216954000; 216955000; 216972000; located in the SE ¼ of Section 34, Township 4N, Range 1E of the Willamette Meridian.
2. Amend the Clark County 20-year Comprehensive Growth Management Plan Map relating to the application of the surface mining overlay as recommended by the Planning Commission and indicated on the attached map and table. (Exhibit 2 and 2a)

Section 3. Docket Items/Clark County Initiated.

1. In the matter of **Annual Review item number CPZ2013-00004 Clark Regional Wastewater District.** Amend the Clark County 20-Year Comprehensive Growth Management Plan text, in Chapter 6 and Appendix E, to reflect the agreement between the City of Ridgefield and Clark Regional Wastewater transferring ownership and operation of the City's local wastewater collection system to the District on January 1, 2014 (Exhibits 3 and 4). The Board concluded that the text amendments are in the best interest of the public.
2. Amend the 20-year Comprehensive Growth Management Plan text by repealing the existing mineral lands policies 3.5.1 through 3.5.20 and replacing with policies 3.5.1 through 3.5.7 as shown on the attached. (Exhibit 5)

Section 4. Arterial Atlas Amendments

1. In the matter of **Docket item number CPZ20014-00005 Fifth Plain Creek** (Exhibit 6) the Board approved the following amendments to the Arterial Atlas:

Amend NE 88th St., from NE Ward Rd to NE 182nd Ave, from a two-lane Rural Major Collector to a two-lane Urban Collector with bike lane (C-2b); amend NE 182nd Ave., from NE 88th St. to NE Fourth Plain Road, from a Rural Major Collector (R-2) to a two-lane Urban Collector with bike lane (C-2b); amend NE 83rd St. from NE 182nd Ave to the Urban Growth Boundary from a two-lane Rural Major Collector to a two-lane Urban

Collector with bike lane (C-2b); amend the portion of NE 78th St. from the Vancouver City limits to NE 81st Circle, from Rural Minor Collector (Rm-2) to a two-lane Urban Collector with bike lanes (C-2b); remove NE 83rd St. from NE 81st Cir to NE 182nd Ave from the arterial atlas. Located within the SE ¼ and SW ¼ of Section 6 of Township 2N, Range 3E and the NW ¼ and SW ¼ of Section 7 of Township 2N, Range 3E, and SE ¼ of Section 1 of Township 2N, Range 2E of the Willamette Meridian.

Section 5. Severability.

If any section, sentence, clause, or phrase of this resolution should be held invalid or unconstitutional by a court of competent jurisdiction or the Growth Management Hearings Board, such invalidity or unconstitutionality shall not affect the validity or unconstitutionality of any other section, sentence, clause, or phrase of this resolution.

Section 6. Effective Date.

This resolution shall go into effect at 12:01 a.m. on January 1, 2015.

Section 7. Instructions to Clerk.

The Clerk to the Board shall:

1. Transmit a copy of this resolution to the Washington State Department of Commerce within ten days of its adoption pursuant to RCW 36.70A.106.
2. Transmit a copy of the adopted resolution to Clark County Geographic Information Systems (Ken Pearrow GIS Coordinator), to Community Planning Department, and to Community Development Department - Development Services (Debra Weber, Tidemark Data Manager).
3. Record a copy of this resolution with the Clark County Auditor.
4. Cause notice of adoption of this resolution to be published forthwith pursuant to RCW 36.70A.290.

ADOPTED this 16th day of December 2014.

Attest:

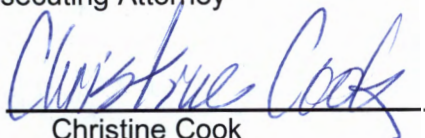

Clerk to the Board

BOARD OF COUNTY COMMISSIONERS
FOR CLARK COUNTY, WASHINGTON

By: 
Tom Mielke, Chair

Approved as to Form Only:
Anthony F. Golik
Prosecuting Attorney

By: _____
David Madore, Commissioner

By: 
Christine Cook
Sr. Deputy Prosecuting Attorney

By: _____
Jeanne Stewart, Commissioner



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CLARK COUNTY
WASHINGTON**COMMUNITY PLANNING**

**Planning Commission Recommendation to the
Clark County Board of County Commissioners**

FROM: Steve Morasch, Chair
Valerie Uskoski, Vice-chair

PREPARED BY: Jose Alvarez

DATE: November 4, 2014

SUBJECT: CPZ2014-00003 NE 10th Ave

PLANNING COMMISSION RECOMMENDATION:

Planning Commission heard this matter at a duly advertised public hearing on May 15, 2014. The Planning Commission voted 4 to 1 to recommend approval to amend the comprehensive plan designation of Rural with R-5 zoning to Rural Commercial with CR-1 zoning, subject to adequate review between the cities of Battle Ground and Ridgefield and the county. The County has met with the representatives of the City on two occasions since the Planning Commission hearing on June 18th and July 11th of 2014 to discuss the cities concerns. The county received a letter from the City of Ridgefield attorney on October 2, 2014 with their concerns about the incremental changes to commercial around the Duluth intersection and requesting a meeting prior to moving forward with the proposal. The county replied on October 15, 2014. See Exhibits 1 and 2 for the parker letter and county response).

PROPOSED ACTION:

The applicant requests the Comprehensive Plan designation be amended from Rural (R-5) with Industrial Urban Reserve Overlay (UR-20) to Rural Commercial (CR) with implementing zoning designations of CR-1 on four parcels totaling approximately 20 acres.

BACKGROUND:

In 2013 the property owners of approximately 15 acres submitted a request to amend the Comprehensive Plan designation and zoning from R-5 with Industrial Urban Reserve Overlay (UR-20) to CR-1. The Planning Commission made a recommendation to the Board of County Commissioners to expand the request to include the abutting 20 acres to the north and approve the proposed amendment. The Board of County Commissioners approved the original request for the 15 acre property and requested that the northern 20 acre be considered as a docket item in 2014 citing concerns of a

lack of environmental review. An environmental checklist was prepared and a Determination of Non-Significance was issued.

The site is located approximately 700 ft. north of the NW corner of the intersection of NE 10th Ave. and SR-502.

GENERAL INFORMATION:

Parcel Numbers: 216895000; 216948000; 216954000; 216955000; 216972000

Location: NW intersection of NE 10th Ave. and SR-502

Area: 20 acres

Owner(s): Carlos Benavidez;
James and Leslie Currie; and
Mark and Wanda Dougherty

Existing land use:

Site: Three residences on three lots and one vacant lot

North: One acre residential cluster subdivision

South: Vacant Rural Commercial

East: Vacant land; restaurant and gas station zoned rural commercial.

West: Vacant land

SUMMARY OF COMMENTS RECEIVED

Staff received comments from WSDOT regarding CPZ2014-00003. A copy of the letter can be found in Attachment A of this staff report. WSDOT's comments are as follows:

- The traffic impact study [for CPZ 2013-00012 Bishop] for the 15 acre rezone stated the site would generate 2,377 daily trips with 247 of those in the PM Peak hour. Of those 247 trips, 108 would be turning left from 10th Avenue into the site. If you increase this proportionally with the increase in acreage for the 20 acre rezone, you have approximately 3,160 daily trips for the new proposal with of those 144 turning left from 10th Avenue in the peak hour. If you combine the trip generation for the two rezone proposals, you now have over 250 trips in the PM Peak hour turning left from 10th Avenue into the site.
- WSDOT is concerned with the number of northbound left turning vehicles and the possible impact they may have on the SR 503/NW 10th Avenue intersection.
- When a development on this property is brought forward for review, WSDOT will request a traffic impact analysis. This analysis will need to specifically address the impacts to the SR 502/NE 10th Avenue intersection and suggest mitigation measures to maintain the current level of service and meet WSDOT safety requirements.

APPLICABLE CRITERIA, EVALUATION OF REQUEST AND FINDINGS

In order to comply with the Plan Amendment Procedures in the Clark County Code, requests to amend the Comprehensive Plan land use map must meet all of the criteria in Section 40.560.010G, Criteria for all Map Changes. Requests to amend the zoning map must meet similar criteria (CCC Section 40.560.020H). For clarity, Criteria A-E in the following staff report summarizes all of the applicable criteria required for both plan and zoning map amendments.

CRITERIA FOR ALL MAP CHANGES

- A. The proponent shall demonstrate that the proposed amendment is consistent with the Growth Management Act (GMA) and requirements, the countywide planning policies, the Community Framework Plan, Clark County 20-Year Comprehensive Plan, and other related plans. (See Sections 40.560.010G(1) and 40.560.020H(2).)***

Growth Management Act (GMA) Goals. The GMA goals set the general direction for the county in adopting its framework plan and comprehensive plan policies. The most pertinent GMA goals that apply to this proposal are, Goal 2, Goal 3 and Goal 5.

- (2) Reduce Sprawl. Reduce the inappropriate conversion of underdeveloped land into sprawling, low density development.*
- (3) Transportation. Encourage efficient, multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.*
- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*

Finding: The proposed amendment is consistent with State GMA Goals 2, 3 and 5. The proposal would not convert land into low density development (Goal 2). The change to Rural Commercial would permit commercial development on the site, and will allow a greater variety of uses that provide employment opportunities (Goal 5). The subject parcel is located at the NW corner of the intersection of NE 10th Ave and SR-502. The proposed amendment to the comprehensive plan map would locate allow for a small commercial development at the intersection of arterials (Goal 3).

RCW36.70A.070 Comprehensive Plan – Mandatory Elements

36.70A.070(5) Rural Element. Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources.

36.70A.070(5)(d) Limited areas of more intensive rural development. Subject to the requirements of this subsection and except as otherwise specifically provided in this subsection (5)(d), the rural element may allow for limited areas of more intensive rural development, including necessary public facilities and public services to serve the limited area as follows:

(A) A commercial, industrial, residential, shoreline, or mixed-use area shall be subject to the requirements of (d)(iv) of this subsection, but shall not be subject to the requirements of (c)(ii) and (iii) of this subsection.

(B) Any development or redevelopment other than an industrial area or an industrial use within a mixed-use area or an industrial area under this subsection (5)(d)(i) must be principally designed to serve the existing and projected rural population.

(C) Any development or redevelopment in terms of building size, scale, use, or intensity shall be consistent with the character of the existing areas. Development and redevelopment may include changes in use from vacant land or a previously existing use so long as the new use conforms to the requirements of this subsection (5);

Finding: The proposed amendment is consistent with RCW36.70A.070(5)(d)(C). The amendment will allow for limited commercial uses as allowed by CCC40.210.050 Rural Commercial Districts (CR-1) this zone serves areas of existing commercial activity in the rural area outside of rural centers and is the most restrictive commercial designation in the county. The intention is to primarily serve the existing and projected rural population as addressed in the market analysis below.

Community Framework Plan and Countywide Planning Policies. The Community Framework Plan encourages growth in centers, urban and rural, with each center separate and distinct from the others. The centers are oriented and developed around neighborhoods to allow residents to easily move through and to feel comfortable within areas that create a distinct sense of place and community.

Policies applicable to this proposal include the following:

Policy 3.0 The County shall recognize existing development and provide lands, which allow rural development in areas, which are developed or committed to development of a rural character.

9.0 Economic Development

Policy 9.1.8 The County and cities will provide for orderly long-term commercial and industrial growth and an adequate supply of land suitable for compatible commercial and industrial development.

Finding: With a location that is in close proximity to existing rural commercial, but directly on a state route, the proposed re-designation of the subject site would allow more intensive commercial development that supports the surrounding community.

Clark County 20-Year Comprehensive Plan. The Clark County Comprehensive Plan contains many policies that guide urban form and efficient land use patterns. The most relevant goals and policies applicable to this application are as follows:

- 1.4.4 *Compact nodal commercial development shall be encouraged. Strip-type commercial development shall be discouraged.*
- 3.2.4 *Rural commercial development should support the needs of rural residents and natural resource activities rather than urban uses.*
- 9.1.3 *The county and cities will encourage long-term growth of businesses of all sizes, because economic diversification and stratification are important factors in overall job growth for the county and cities.*

Finding: Re-designation of this land to expand the commercial node in the Duluth area would encourage economic development in the rural and better serve rural residents.

Chapter 5 Transportation Element

Finding: Please refer to Transportation Impact Analysis, where transportation goals and policies are addressed.

Conclusion: The proposed Rural Commercial designation and CR-1 zoning designation may result in increased employment opportunities on the site, due to the retail and service uses, and at greater intensities, satisfying economic development policies. The proximity to the existing commercial node should serve rural residents.

- B. The proponent shall demonstrate that the designation is in conformance with the appropriate locational criteria identified in the Clark County Comprehensive Plan and the purpose statement of the zoning district. (See Sections 40.560.010G(2) and 40.560.020H(2).)**

Rural Commercial (CR-1)

This commercial district is located in rural areas outside of urban growth boundaries in existing commercial areas and within designated Rural Centers. These are generally located at convenient locations at minor or major arterial crossroads and sized to accommodate the rural population.

Additional Commercial Criteria

Amendments to the plan map for designation of additional commercial land or for changing the zoning from one commercial district to another shall meet the following additional requirements:

1. *A market analysis using the weighted block group centroid retrieval method shall be submitted which verifies the need for the new commercial area or center; and*
2. *A land use analysis of available commercially designated and zoned land in the market area of the proposed site shall be submitted which demonstrates that the existing commercial land is inadequate. The most recent vacant lands model must be used for the land use analysis.*

Finding:

The site is located at the intersection of arterial crossroads outside of urban growth boundaries. Staff relied on the market and land use analysis used last year to evaluate the need in the area between the Ridgefield, Battle Ground and Vancouver UGAs for small scale commercial uses, such as those allowed in the CR-1 zone. The analysis discusses factors that may contribute to the commercial success of locating a business in the vicinity, as well as why locating a small scale commercial business on the property would not compete with other commercial activities in any of the nearby UGA's. The analysis in part provides:

Current residents and future growth within one mile of the site will drive demand for local retail goods and services. There are currently 570 residents living within one mile of the subject property. Residents have a collective Personal Income (PI) of \$21.5 million. Population within one mile of the site is expected to grow by another 70 residents and \$2.6 million of PI. The small purchasing power of the immediate area means that commercial retail will be a limited option.

The subject area does have a significant volume of pass by traffic. Its' easy access gives it opportunities for small-scale convenience retail. This drives the need for additional rural commercial services in the subject area that will complement the adjacent rural commercial uses, but not compete with or detract from larger and more intense commercial uses in the nearby urban areas. The intersection of 10th Ave. and SR-502 has an average of 16,000 vehicles passing through each day. Along I-5 at the mile Post along 219th, there is an average of 75,000 vehicles passing through each day.

The report also finds that non-retail employment opportunities would be available and should be considered for this site:

The subject site is within 3 miles of the Ridgefield junction and should indirectly benefit. Being located along I-5 and in close proximity to two major employment centers will drive market interest to the subject area. The site is well suited for small-scale technology, commercialized R&D, private data analytics, small-scale manufacturing, and other employment related office uses. The area is too small to directly compete with any existing employment centers, but is a natural start to establishing an area that can support the economic activities of Battle Ground, Ridgefield, and Salmon Creek.

Many startup companies begin within a private residence. As a company matures and establishes itself in the marketplace, business owners will consider moving the business out of their private residences into nearby established employment centers. Allowing the subject area to be designated to CR-1 would foster this economic gardening that would in turn provide neighboring urban areas a base of growing business prospects over time.

Conclusion: The proposal meets all of the locational criteria. The proposed Rural Commercial designation and CR-1 zoning meets the additional commercial criteria. The market analysis supports the need for the new commercial area and the land use analysis demonstrates that the existing commercial land is inadequate. Criterion B is met.

- C. *The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity. (See Sec. 40.560.010G(3).)***

Finding: See discussion above of commercial demand analysis.

Conclusion: The amendment is suitable for the proposed designation. There is sufficient information to conclude that there is a lack of appropriately designated commercial sites within the vicinity. Criterion C has been met.

- D. *The plan map amendment either; (a) responds to a substantial change in conditions applicable to the area within which the subject property lies; (b) better implements applicable comprehensive plan policies than the current map designation; or (c) corrects an obvious mapping error. (See Sections. 40.560.010G(4)and 40.560.020H(3).)***

Finding: The map amendment (a) responds to a substantial change in conditions applicable to the area within which the subject property lies. In addition to the 20 acres to the south of the site that was amended last year to CR-1 the construction of the 219th St interchange exacerbates the already less than ideal situation for residential uses on the site given its location along SR-502 and NE 10th Ave.

Conclusion: Criterion D has been met.

- E. *Where applicable, the proponent shall demonstrate that the full range of urban public facilities and services can be adequately provided in an efficient and timely manner to serve the proposed designation. Such services may include water, sewage, storm***

drainage, transportation, fire protection and schools. Adequacy of services applies only to the specific change site. (See Sections 40.560.010G(5) and 40.560.020H(4).)

Finding: Criterion E is not applicable since the comprehensive plan and the GMA prohibit urban services from being extended in the rural area and no such extensions are planned or needed for the property to develop with the limited uses allowed in the CR-1 zone.

Conclusion: Criterion E is not applicable.

RECOMMENDATION AND CONCLUSIONS

Based upon the information provided by the applicants and the findings presented in this report, the Planning Commission forwards a recommendation of **Approval** to the Board of County Commissioners to modify the Comprehensive Plan and Zoning Maps from a Rural designation with R-5 zoning and Industrial Urban Reserve Overlay (UR-20) to a Rural Commercial designation with CR-1 zoning subject to adequate review between the cities of Battle Ground, Ridgefield and County staff.

RECOMMENDATION SUMMARY

The following table lists the applicable criteria and summarizes the findings of the staff report by the Planning Commission for Annual Review Case CPZ2014-00003.

COMPLIANCE WITH APPLICABLE CRITERIA		
	Criteria Met?	
	Staff Report	Planning Commission Findings
Criteria for All Map Changes		
A. Consistency with GMA & Countywide Policies	Yes	Yes
B. Conformance with Location Criteria	Yes	Yes
C. Site Suitability and Lack of Appropriately Designated Alternative Sites	Yes	Yes
D. Amendment Responds to Substantial Change in Conditions, Better Implements Policy, or Corrects Mapping Error	Yes	Yes
E. Adequacy/Timeliness of Public Facilities and Services	NA	NA
Recommendation:	Approval	Approval

Transportation Impact Analysis

Annual Review Case: CPZ2014-00003 NE 10th Avenue

Introduction

This report provides a transportation analysis of the proposed comprehensive plan amendment and zone change. The report identifies the likely localized and general transportation impacts and shows how applicable adopted transportation policies have or have not been met by the applicant's proposal. Subsequent development will need to comply with applicable county development regulations, including standards governing the design of access and those that ensure transportation system concurrency.

Requested Amendment

For CPZ 2013-00012 Bishop involved changing the comprehensive designation for 15 acres of property located just north of the intersection of NE 10th Avenue and NE 219th Street. The property owners of approximately 15 acres submitted a request to amend the Comprehensive Plan designation and zoning from R-5 to CR-1. The Planning Commission made a recommendation to the Board of County Commissioners to expand the request to include the abutting 20 acres to the north and approve the proposed amendment. The Board of County Commissioners approved the original request for the 15 acre property and requested that the northern 20 acre be considered as a docket item in 2014 citing concerns of a lack of environmental review and outreach to abutting property owners.

This application is implementing the Board's direction from last year. And this proposal is to amend the Comprehensive Plan designation and zoning for five parcels number 216895000; 216948000; 216954000; 216955000; 216972000. The change would be from a Rural Residential comprehensive plan designation with R-5 zoning, to a Rural Commercial comprehensive plan designation with CR-1 zoning.

Summary of Transportation Impact Findings

The transportation analysis demonstrates that the proposed land use change would not negatively, significantly impact the transportation system. Staff recommends **approval** of the proposed comprehensive plan amendment and rezone of the subject parcel.

The following analysis shows that:

- Under the current R-5 zoning, the subject parcel would generate approximately 30 trips per day.
- Per the traffic study submitted last year for CPZ 2013-00012 Bishop, there would be 2,377 net new trips and the applicant's traffic study indicates that the intersection would operate at an acceptable level of service. This proposal more than doubles the area to be rezoned from R-5 to CR-1, it is safe to assume the net new trips would more than double net new trips.

Public Comment

Staff received comments from WSDOT regarding CPZ2014-00003. A copy of the letter can be found in Attachment A of this staff report. WSDOT's comments are as follows:

- The traffic impact study [for CPZ 2013-00012 Bishop] for the 15 acre rezone stated the site would generate 2,377 daily trips with 247 of those in the PM Peak hour. Of those 247 trips, 108 would be turning left from 10th Avenue into the site. If you increase this proportionally with the increase in acreage for the 20 acre rezone, you have approximately 3,160 daily trips for the new proposal with of those 144 turning left from 10th Avenue in the peak hour. If you combine the trip generation for the two rezone proposals, you now have over 250 trips in the PM Peak hour turning left from 10th Avenue into the site.
- WSDOT is concerned with the number of northbound left turning vehicles and the possible impact they may have on the SR 503/NW 10th Avenue intersection.
- When a development on this property is brought forward for review, WSDOT will request a traffic impact analysis. This analysis will need to specifically address the impacts to the SR 502/NE 10th Avenue intersection and suggest mitigation measures to maintain the current level of service and meet WSDOT safety requirements.

Staff received the following comment last year from the County Public Works Department and the same comment would apply for this land use action:

- Although a traffic profile or traffic study for specific site development uses is not required to change site zoning, a Traffic Study may be required at the time of Preliminary Site Plan/Land Division Review. Furthermore, any potential on-site/off-site mitigations will be assessed at the time of Preliminary Site Plan/Land Division Review.

Compliance with Clark County Transportation Policy

Last year's transportation analysis for CPZ2013-00012 Bishop demonstrates that application is consistent with all applicable Clark County transportation policies and the same would apply for this year's application.

The following Framework Plan transportation policies are relevant to this application:

GOAL: Optimize and preserve the investment in the transportation system.

5.3 System Preservation Policies

- 5.1.3 *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.*

Finding: The trip generation from this site is assumed to be approximately 60 net trips per day. Per the previously mentioned letter from WSDOT, the applicant will need to

supply a traffic study to address the potential impacts of left-turns from NE 10th Avenue into the site during the PM peak hour.

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.

Finding: If WSDOT has frontage control for the subject parcels, the applicants will need to work with WSDOT regarding access issues during the development review process. If the County controls access, the same coordination will be required of the applicant with the County when a development review application is submitted.

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.

Finding: Since this proposal more than doubles the trip generation, future development will need to address potential impacts to the intersection of SR 502 and NE 10th Avenue. Under the development process, the applicant may have to address potential signal issues.

5.3.5 The local street system shall be interconnected to eliminate the need to use collector or arterial streets for internal local trips.

Finding: If the property owner redevelops the site in the future, the existing driveways may be reviewed and possibly consolidated during the site development review process. Access to these properties is under the jurisdiction of WSDOT in some locations and the applicant would have to follow their application process. For portions of 10th Avenue under the County's jurisdiction, the applicant will follow the County's codes regarding access requirements. During the development review process, the applicant will provide a circulation plan that complies with Title 40 of the County Development Code.

5.3.6 The County will protect the public's investments in existing and planned freeway and separated grade interchanges.

Finding: WSDOT has been consulted regarding this application and provided a letter that is found in Attachment A of this staff report. As previously mentioned, WSDOT has raised concerns regarding the potential impacts of the rezone that cumulatively doubles the amount of land zoned for rural commercial.

Analysis of Trip Generation

Under the traffic study from last year's annual review, the subject parcel would generate approximately 29 trips per day for 3 home sites that would be allowed on the 15 acre site. This new proposal has more than doubled the size of the area that would be rezoned from rural residential to rural center and therefore it is assumed the cumulative net trip generation might be 4,754 daily trips. As previously mentioned, WSDOT has raised concern regarding this level of trip generation and their letter is attached to this staff report. Staff defers to WSDOT's

comments and note that any future development will be required to provide a staff report per both the County's and WSDOT's specifications.

Site Specific Impacts

Future development will need to provide a traffic report to address potential impacts on both the County and the State's transportation facilities.

System Impacts

As previously stated, future development will need to provide a traffic report to address potential impacts on both the County and the State's transportation facilities.

Report Prepared By: Laurie Lebowsky, Clark County

Date: April 30th, 2014

Disclaimer: The trip generation and system analysis in this report provides a gross estimate of the likely impacts that will result from the action of approving this Docket request. The assessment of transportation impacts from subsequent development of the site occurs with a specific development proposal and the testing of that proposal under the County's Transportation Concurrency Management ordinance. Approval of this Docket request does not ensure that the transportation system will be concurrent at the time a specific development application is submitted.



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CLARK COUNTY
WASHINGTON**COMMUNITY PLANNING**

**Planning Commission Recommendation to the
Clark County Board of County Commissioners**

FROM: Steve Morasch, Chair
Valerie Uskoski, Vice-chair

PREPARED BY: Jose Alvarez

DATE: November 4, 2014

SUBJECT: CPZ2014-00004 Clark Regional Wastewater District

PLANNING COMMISSION RECOMMENDATION:

Planning Commission heard this matter at a duly advertised public hearing on May 15, 2014. The Planning Commission voted 5 to 0 to recommend approval to amend the Comprehensive Plan text to reflect the agreement between the City of Ridgefield and Clark Regional Wastewater District transferring ownership and operation of the City's local wastewater collection system to the District on January 1, 2014.

PROPOSED ACTION: The proposal is to amend the Comprehensive Plan text to reflect the agreement between the City of Ridgefield and Clark Regional Wastewater District transferring ownership and operation of the City's local wastewater collection system to the District on January 1, 2014.

BACKGROUND: As part of a broader effort to regionalize wastewater utility service, the City of Ridgefield (City) and Clark Regional Wastewater District (District) have adopted a separate two-party interlocal agreement that will transfer ownership and operation of the City's local wastewater collection system to the District effective January 1, 2014.

The agreement between the District and the City of Ridgefield is also consistent with County-wide Planning Policies, County 20-Year Plan Policies. See Appendix 1 for the list of proposed text changes to the Comprehensive Plan.

Summary of Comments Received

To date, no comments from other agencies or the public have been received regarding this proposal.

Clark County Unified Development Code**40.560.010 (M) Comprehensive Plan Policy or Text Changes**

Action Required. Plan policy or text changes shall be accomplished through the changes initiated and approved by the county. These changes may occur as part of the

periodic review update to occur consistent with RCW 36.70A.130 or as part of annual changes to the plan once per calendar year, or as part of emergency amendments which may be brought forward at any time, subject to applicable provision of this chapter.

Finding: This request is being processed as part of the annual update to the Comprehensive Plan.

Required Criteria. Plan text or policy changes may be approved only when all of the following are met:

- a. The amendment shall meet all the requirements of and be consistent with the Growth Management Act and other requirements, the countywide planning policies, the community framework plan, the comprehensive plan, local comprehensive plans, applicable capital facilities plans and official population growth forecasts.

Finding: This request is compliant with all relevant plans. The partnership will not decrease the current levels of service below locally established minimums (Goal 12). The partnership will facilitate the extension of sewer service through the City of Ridgefield (Framework Policy 6.2.1).

RECOMMENDATION SUMMARY

The following table lists the applicable criteria and summarizes the findings of the staff report for Annual Review Case CPZ2014-00004. The Planning Commission findings will be added to the table after public deliberation at the Planning Commission hearing scheduled for this application.

COMPLIANCE WITH APPLICABLE CRITERIA		
	Criteria Met?	
	Staff Report	Planning Commission Findings
Criteria for Text Changes		
A. Consistency with GMA & Countywide Policies	Yes	
Recommendation:	Yes	

Proposed Text Changes to Clark County Comprehensive Plan

- Chapter 6. Services Summaries and Projected Future Needs; Table 6.1 Providers of Public Services and Utilities in Clark County; Sanitary Sewer Services – Ridgefield. **Change City to Clark Regional Wastewater District. Pg 6-3**
- Chapter 6. Sanitary Sewer/Treatment Plant. Sanitary sewer services in Clark County are provided by the Cities of Vancouver, Washougal, Camas, Battle Ground, [and La Center](#) ~~and Ridgefield~~, as well as Clark Regional Wastewater District (CRWWD). Pg 6 - 7
- [Chapter 6. Sanitary Sewer/Treatment Plant.](#) The Clark Regional Wastewater District encompasses more than 46 square miles and serves approximately 106,000 customers within the unincorporated urban area north and northeast of Vancouver, as well as [the City of Ridgefield](#), portions of the Orchards area and the Hockinson and Meadow Glade satellite systems. Pg 6-8
- Appendix E Capital Facility Plans Review and Analysis; Facilities and Services CFP Review; Sanitary Sewer Systems; In a similar fashion to water, sewer service to the urban areas is generally provided by the jurisdiction associated with each urban area with the exceptions of Vancouver, Battle Ground, [Ridgefield](#), and the Three Creeks Special Planning Area.
- Appendix E Capital Facility Plans Review and Analysis; Facilities and Services CFP Review; Sewer Service Areas; Clark Regional Wastewater District (CRWWD) provides sewer service with treatment at the county's Salmon Creek Sewage Treatment Plant to the Three Creeks Special Planning Area and the northeastern section of the Vancouver Urban Growth Area. The City of Battle Ground conveys all of its wastewater to the Salmon Creek Wastewater Treatment Plant through an agreement with CRWWD. [The City of Ridgefield has transferred the ownership and operation of its collection system to CRWWD effective January 2014.](#)



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CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

Planning Commission Recommendation to the Clark County Board of County Commissioners

FROM: Steve Morasch, Chair
Valerie Uskoski, Vice-Chair

DATE: November 6th, 2014

SUBJECT: CPZ2014-00005 Fifth Plain Creek

RECOMMENDATION: Reclassify roads in the Arterial Atlas

PURPOSE: This memorandum outlines the proposal before the Board of County Commissioners (BoCC), background on the project, public comments, planning review criteria, and the recommendation from Planning Commission.

PROPOSED ACTION: The proposal is as follows:

- NE 88th St., from NE Ward Rd to NE 182nd Ave., from a two-lane Rural Major Collector (R-2) to a two-lane Urban Collector with center turn-lane and bike lane (C-2cb).
- The portion of NE 83rd St, from NE 78th Street to the edge of the Urban Growth Boundary on the East, from Rural Minor Collector (Rm-2) to a two-lane Urban Collector with bike lanes (C-2b).
- NE 182nd Ave., from NE 88th Street to NE Fourth Plain Road, from a Rural Major Collector (R-2) to two-lane Urban Collector with center turn-lane and bike lane (C-2cb).
- A map of the affected roads and the proposed cross-sections are attached to this staff report and is found in Exhibit 1.

BACKGROUND: The Board lifted urban holding in the Fifth Plain Creek area, as part of the 2013 docket process (CPZ 2013-00007 Fifth Plain Creek). This current docket item is a follow-up to last year's action to lift urban holding to ensure roads are built to urban development standards when it occurs. The re-designation of the above roads to urban standards facilitates development in this area, per the comprehensive plan. The three streets listed above currently have rural designations and this proposal simply involves changing the road designations to urban road designations. No new roads are proposed and no construction is proposed with this docket item.

One primary issue that has arisen for this area is the extension of NE 83rd Street, which would extend from the existing NE 83rd Street westward through the Monet's Garden subdivision, and connect to the existing NE 78th Street, adjacent to Frontier Middle School and Pioneer Elementary School. And NE 78th Street, the short section in front of Frontier Middle School, is located within the City of Vancouver. NE 78th Street in Vancouver is designated as a minor arterial, which is the street design that most closely approximates the county's designation of a two-lane collector (C-2). The NE 83rd Street extension has been on the Clark County Arterial

Atlas since 1998. The Planning Commission voted to recommend the road be classified as a C-2b to allow bike lanes and prohibit parking. In their deliberations, they said the C-2b would be more appropriate for the neighborhood than C-2 because parking would be prohibited.

When the Monet's Garden rural cluster went through the land development process, the developer was required to dedicate 60' of right-of-way for the future extension of NE 83rd Street; therefore, more land is not required to improving NE 83rd Street to the proposed C-2b standard. In addition, the future road location was required to be included on the recorded plat. The plan is for NE 83rd Street to be extended and connect west to the existing NE 78th Street. A copy of the Monet's Garden plat is attached to this staff report in Exhibit 2. The proposed changes will only ensure that when NE 83rd Street is constructed, that it will be built to urban standards.

NE 83rd Street is classified as a collector and will facilitate circulation of local traffic. The extension of NE 83rd Street provides circulation in the Fifth Plain Creek area; it will help carry traffic from the increased traffic volumes due to land development, and it will improve safety because it will provide an alternative route to the existing roads. It will provide a direct connection between future neighborhoods and the schools located to the west of the area.

Since concerns have been raised, the county had DKS study the proposed extension of NE 83rd Street and a copy of this report is attached to this staff report in Exhibit 3. The DKS traffic study, in summary, shows that the proposed NE 83rd Street extension serves local traffic as was envisioned in the arterial atlas. The traffic study indicates that the proposed road extension also assists in moving local traffic to the arterial streets and helps minimize cut-through traffic on the local street system.

GENERAL INFORMATION:

Location: Fifth Plain Creek area: The general vicinity includes NE Ward Road to the west, NE Fourth Plain Boulevard on the south side, and the urban growth boundary borders the east side.

Existing land use designations: Properties south and west of the proposed arterial atlas amendments are zoned for low-density residential (R1-10 and R1-20) and properties to the east of the proposed arterial atlas amendments are located outside the urban growth boundary and zoned for agriculture (AG-20).

SUMMARY OF COMMENTS RECEIVED

The Washington State Department of Transportation (WSDOT) submitted a letter of support of this docket item. The reason indicated for supporting this arterial atlas amendment is that the local roads will reduce traffic demands on the state road system. The letter can be found in Exhibit 4 of this staff report.

Staff held an open house regarding the proposed arterial atlas amendments on Tuesday, April 1st at the Sifton Fire Station from 6:30-8:30 PM. Approximately 20 people attended the open house and fifteen people signed the sign-in sheets. Their comments can be found in Exhibit 5 of this staff report.

Since a SEPA issue was done for last year's docket item for Fifth Plain Creek urban holding lifting, it was determined that last year's SEPA review covered this docket item; therefore, no SEPA was issued this year's docket because it was not needed.

Staff received an email from Randy Printz questioning the need for the extension and it is Exhibit 6 of this staff report. His email was shared with Planning Commission. As previously mentioned NE 83rd Street was placed on the arterial atlas in 1996 and right-of-way was dedicated for this future road. The road would provide local circulation for the future residences and a direct, east-west connection between residences and the school.

Per last year's lifting of urban holding, a \$1 million project was placed on the Capital Facilities Plan for the intersection of NE 182nd Avenue and NE Fourth Plain Boulevard.

Staff received email from a local property owner named Steven Douglass and his email is Exhibit 7 of this staff report. He was concerned that right-of-way would be taken from either his property or his neighbor's property on NE 88th Street. NE 88th Street is currently designated as a two-lane Rural Major Collector, or R-2. The proposed designation for NE 88th Street is a C-2cb is 70'. NE 88th Street currently has approximately 60' of right-of-way. The road would be improved through future development and right-of-way dedication would be determined during development review. The property north of NE 88th Street, between NE 182nd Avenue and NE Ward Road, is located outside the urban growth boundary and would not trigger frontage improvements.

Lori Griffith, a local property owner, submitted emails showing her support for the proposal. Her comments can be found in Exhibit 8 of this staff report.

Brian Mooer's, a Monet's Garden property owner, submitted an email regarding the proposal. He expressed concern regarding losing property for the future road. His property backs onto NE 88th Street, where additional right-of-way should not be required. In addition, it is unlikely this section of NE 88th Street would be upgraded in the near future since the property north of NE 88th Street in this section is located outside the urban growth boundary. His comments can be found in Exhibit 9 of this staff report.

APPLICABLE CRITERIA, EVALUATION OF REQUEST AND FINDINGS

In order to comply with the Plan Amendment Procedures in the Clark County Unified Development Code (UDC 40.560.010), requests to amend the Arterial Atlas must meet all of the criteria in Section N.

The Unified Development Code (UDC 40.560.010 N) delineates specific criteria that apply to Arterial Atlas amendments.

- a. There a need for the proposed change.
- b. The proposed change is compliant with the Growth Management Act
- c. The proposed change is consistent with the adopted comprehensive plan, including the land use plan and the rest of the Arterial Atlas.
- d. The proposed change is consistent with applicable interlocal agreements; and
- e. The proposed change does not conflict with the adopted Metropolitan Transportation Plan

CRITERIA FOR ARTERIAL ATLAS AMENDMENTS

- a. **There a need for the proposed change.**
Finding: With last year's lifting of urban holding in the Fifth Plain Creek Area, property will now be developed to urban standards and therefore increase potential trip generation. A change is needed to ensure that the roads are properly classified to urban standards so the roads are constructed to support traffic for future development.

b. The proposed change is compliant with the Growth Management Act.

The GMA goals set the general direction for the county in adopting its framework plan and comprehensive plan policies. The most pertinent GMA goals that apply to this proposal are Goals 3 and 12

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

(12) Public Facilities and Services. Ensure that those public facilities and services necessary to support development shall be adequate to serve development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Finding: Changing the three subject roads, including the future extension of NE 83rd Street, to compatible urban road designations will implement the County's Comprehensive Plan and also the changed road classifications will ensure that future development have adequate transportation facilities that support future development in this area.

c. The proposed change is consistent with the adopted comprehensive plan, including the land use plan and the rest of the Arterial Atlas.

The Clark County Comprehensive Plan contains many policies that guide urban form and efficient land use patterns. The most relevant goals and policies applicable to this application are as follows:

Chapter 5 Transportation Element

GOAL: Develop a regionally-coordinated transportation system that supports and is consistent with the adopted land use plan.

GOAL: Ensure mobility throughout the transportation system.

Finding: This proposal contributes to the development and improvement of an interconnected transportation system. The proposed functional classification of urban street designations supports both access and mobility, and is integrated with the land use plan as well as the Arterial Atlas.

d. The proposed change is consistent with applicable interlocal agreements; and

Finding: There are no interlocal agreements which directly apply to this proposal.

e. The proposed change does not conflict with the adopted Metropolitan Transportation Plan.

Finding: The urban street designations will help preserve an acceptable traffic circulation for the land where urban holding was lifted last year in the Fifth Plain Creek area.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission heard this matter at a duly advertised public hearing on October 16, 2014. The Planning Commission voted 6 to 0 to recommended approval for reclassifying the roads as staff recommended, with the exception of re-classifying NE 83rd Street to a C-2b instead of a C-2.

Their recommendation is summarized as follows:

- NE 88th St., from NE Ward Rd to NE 182nd Ave., from a two-lane Rural Major Collector (R-2) to a two-lane Urban Collector with center turn-lane and bike lane (C-2cb).
- The portion of NE 83rd St, from NE 78th Street to the edge of the Urban Growth Boundary on the East, from Rural Minor Collector (Rm-2) to a two-lane Urban Collector with bike lanes (C-2b).
- NE 182nd Ave., from NE 88th Street to NE Fourth Plain Road, from a Rural Major Collector (R-2) to two-lane Urban Collector with center turn-lane and bike lane (C-2cb).

RECOMMENDATION SUMMARY

The following table lists the applicable criteria and summarizes the findings of the staff report for Arterial Atlas Amendment Case # CPZ2014-00005. The Planning Commission findings were added to the table after public deliberation.

COMPLIANCE WITH APPLICABLE CRITERIA	Criteria Met?	
	Staff Report	Planning Commission Findings
Criteria for Arterial Atlas Changes		
1. Need for Change	Yes	Yes
2. Compliance with GMA	Yes	Yes
3. Consistency with the adopted Comprehensive Plan	Yes	Yes
4. Consistency with applicable interlocal agreements	Yes	Yes
5. Consistency with adopted MTP	Yes	Yes
Recommendation:	Approve	Approve

EXHIBITS:

- Exhibit 1: Map of affected roads and Arterial Atlas cross-sections
- Exhibit 2: Monet's Garden recorded plat map
- Exhibit 3: DKS Traffic Study
- Exhibit 4: WSDOT letter
- Exhibit 5: Typed comments from April 1, 2014 open house
- Exhibit 6: Randy Printz letter
- Exhibit 7 Steven Douglass email
- Exhibit 8: Lori Griffiths comments
- Exhibit 9: Brian Mooer's email

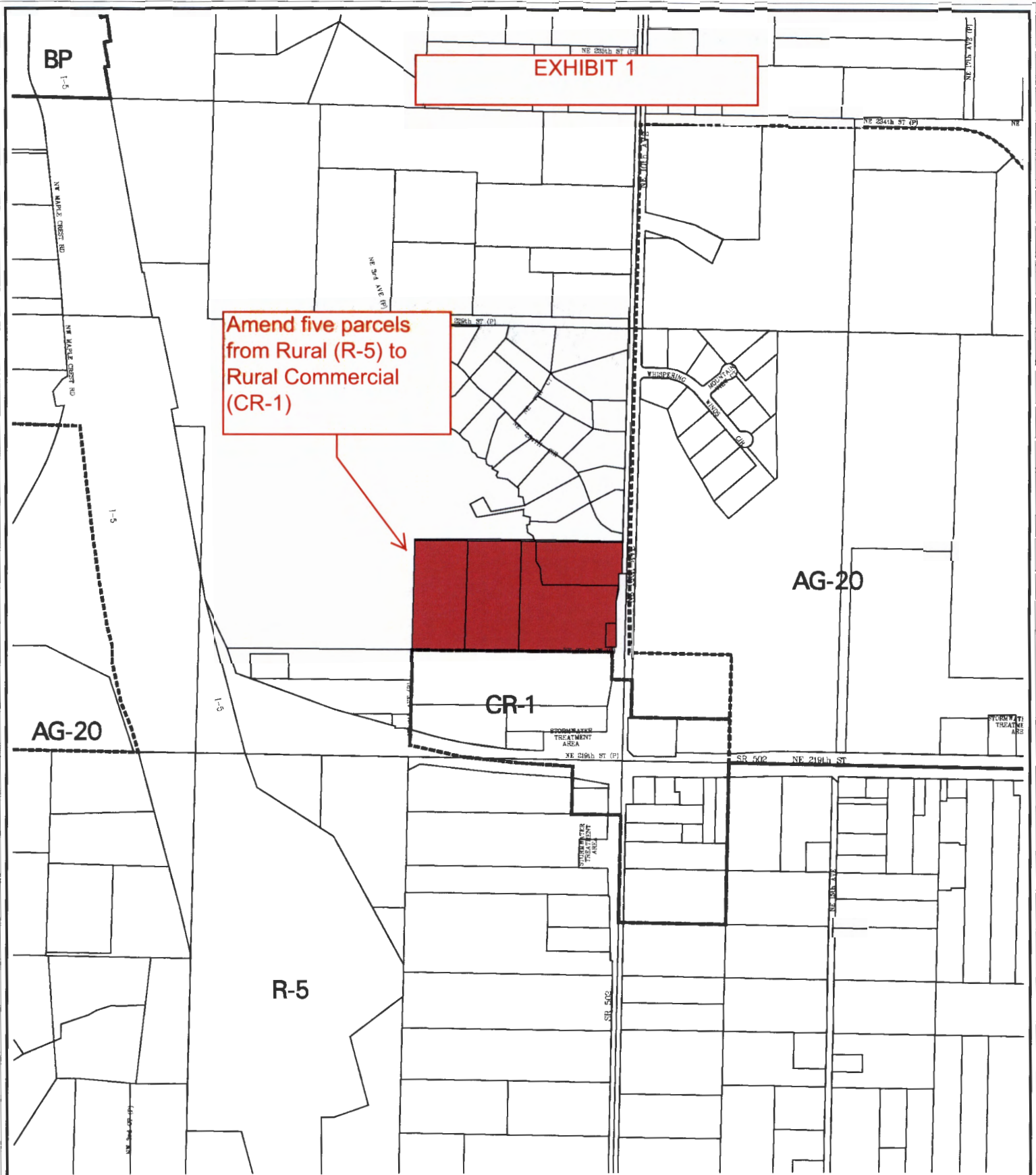
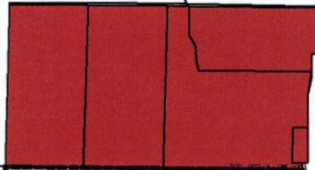


EXHIBIT 1

Amend five parcels
from Rural (R-5) to
Rural Commercial
(CR-1)



CR-1
STORMWATER TREATMENT AREA
NE 219th St (P)

AG-20







AG-20

R-5

File # CPZ2014-00003, SN 216895000 216948000 216954000 216955000 216972000

Location: T4N R1E SEC 34

Comp Plan Change/Rezone/Text Change/Docket I

-  Subject Property
-  Zoning Boundary
-  Mining Combining District
-  Contingent Zoning
-  Urban Holding-10
-  Urban Holding-20

Owner: EASTER RICHARD

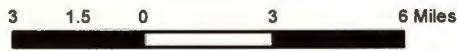
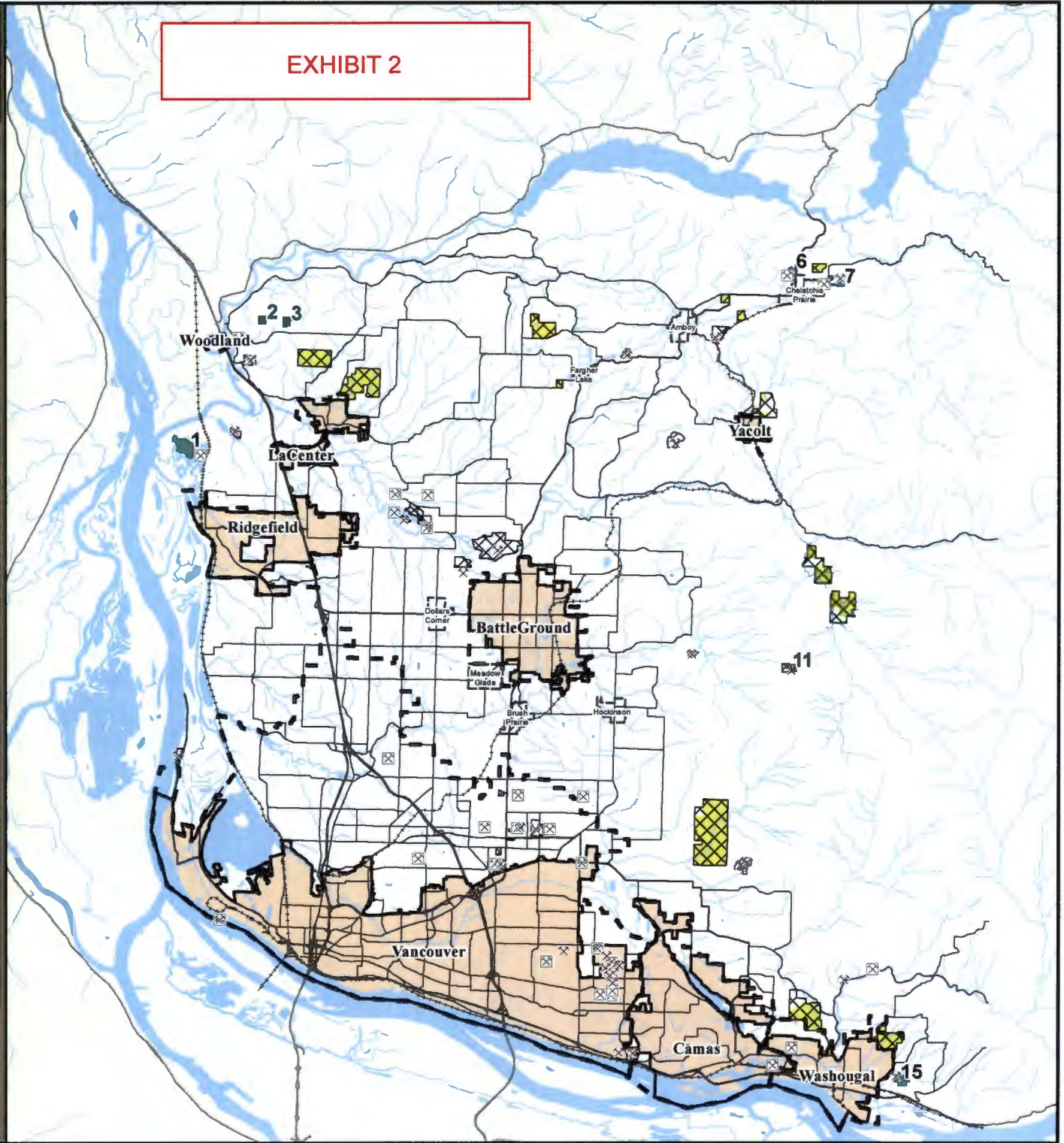


Clark County Draft Surface Mining Overlay

EXHIBIT 2

Key

-  New Surface Mining Overlay Areas
-  Removal of Surface Mining Overlay
-  Existing Surface Mining Overlay
-  Terminated Mine
-  Active Mine
-  City Limits
-  Urban Growth Area(UGA) Boundary
-  Rural Center



**BOCC Recommendation
07/08/2014**



This data was derived from several sources and scales. Clark County makes this information available as a service, and accepts no responsibility for any inaccuracy, actual or implied.

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**CLARK COUNTY
WASHINGTON**

Geographic Information System (GIS)

Date: December 17, 2014

Path: C:\Users\clark\Documents\GIS\2014\SurfaceMining\resources\and_BOCC\CLC\mxd\400_400.mxd

EXHIBIT 2a

Surface Mining Overlay Map – Recommendations & Final Outcomes						2014
Map Area #	Name	Recommendation	PC Vote	BOCC Vote	Rationale	Final Outcome
1	Morgan	Reduce size of overlay area per submittal.	5-0	3-0	Better matches extent of the proven resource.	APPROVED
2	Goose Hill	Add overlay as proposed	5-0	3-0	Meets criteria for mapped resource area.	ADDED
3	Maple Ridge	Add overlay as proposed	5-0	3-0	Meets criteria for mapped resource area.	ADDED
4	South of Tebo	Don't add overlay	3-2	3-0	No proven resource; adverse impacts from existing pit.	REMOVED
5	Courtney Pit	Add overlay as proposed	5-0	3-0	Expands overlay around exiting main; mapped resource. PC voted 5-0 to add. BOCC removed overlay with unanimous 3-0 vote.	REMOVED
6	Chelatchie Creek	Add overlay as proposed	5-0	3-0	Meets criteria for mapped resource area.	ADDED
7	Chelatchie Rock	Add overlay as proposed	5-0	3-0	Expands overlay around existing mine; mapped resource.	ADDED
8	Yacolt Mountain	Don't add overlay	4-1	3-0	Topography, road access, endangered species impacts; more suited for forestry.	REMOVED
9	Matilla	Don't add overlay	3-2	3-0	No mapped or proven resource.	REMOVED
10	Bells Mountain	Don't add overlay	3-2	3-0	Impacts to Salmon Creek & East Fork fish & Wildlife; Berry Rd. Access unsuitable.	REMOVED
11	Spotted Deer	Add overlay as proposed	5-0	3-0	Expansion of exiting DNR area already approved.	ADDED
12	Little Baldy Mountain	Don't add overlay	5-0	3-0	Study of traffic safety & adequacy of 262 nd Ave/53 rd St/Bradford needed.	REMOVED
13	Diamond Ridge	Don't add overlay	5-0	3-0	Livingston and Hancock Roads are not suitable for truck traffic.	REMOVED
14	WSDOT parcel	Don't add overlay	5-0	3-0	Livingston and Hancock Roads are not suitable for truck traffic.	REMOVED
15	Washougal Pit	Add overlay as proposed	5-0	3-0	Re-designates an existing mine within the Gorge Scenic Area.	ADDED

EXHIBIT 3

DIRECT AND INDIRECT CONCURRENCY SERVICES

Direct concurrency will be applied on a project by project basis for public facilities of streets, water, and sanitary sewer. While the GMA requires direct concurrency only for transportation facilities, this plan extends the concept of direct concurrency to cover other critical public facilities of water and sanitary sewer. Indirect services include schools, fire protection, law enforcement, parks and open space, solid waste, libraries, electricity, gas, and government facilities.

Table 6.1 Providers of Public Services and Utilities in Clark County

SERVICE	BATTLE GROUND	CAMAS	LA CENTER	RIDGEFIELD	VANCOUVER	WASHOUGAL	YACOLT	COUNTY
DIRECT								
WATER SUPPLY SYSTEM	City	City	CPU	City	City	City	CPU	CPU, Vancouver
SANITARY SEWER SERVICES	City	City	City	City Clark Regional Wastewater District	City	City	NA	CPU, Clark Regional Wastewater District, Vancouver
SEWAGE TREATMENT FACILITIES	County	City	City	City	City	City	NA	County
INDIRECT								
PUBLIC SCHOOLS	Battle Ground S.D.	Camas S.D.	La Center S. D.	Ridgefield S.D.	Vancouver, Camas, Evergreen S.D.	Washougal, Camas S.D.	Battle Ground S.D.	NA
FIRE PROTECTION	District 11 and City Fire Marshal	City	District 14	District 12 and City Fire Marshal	City	City	F.D. #13	All non-municipal fire districts
LAW ENFORCEMENT	City	City	City	City	City	City	Sheriff's Department	Sheriff's Department
SOLID WASTE	Private Hauler	City	Private Hauler	Private Hauler	Private Hauler	Private Hauler	Private Hauler	Private Hauler
LIBRARIES	FVRLS	City	FVRLS	FVRLS	FVRLS	FVRLS	FVRLS	FVRLS
GOVERNMENT BUILDINGS	City	City	City	City	City	City	City	County
ELECTRICITY	CPU	CPU	CPU	CPU	CPU	CPU	CPU	CPU
NATURAL GAS	NW Natural Gas	NW Natural Gas	NW Natural Gas	NW Natural Gas	NW Natural Gas	NW Natural Gas	NA	NW Natural Gas

FVRLS--Fort Vancouver Regional Library System, NA--Not Applicable, CPU--Clark Public Utilities

1 **Sanitary Sewer/Treatment Plant**

2 Sanitary sewer services in Clark County are provided by the Cities of Vancouver,
3 Washougal, Camas, Battle Ground, and La Center and Ridgefield, as well as Clark Regional
4 Wastewater District (CRWWD). In general, the city sewer districts tend to be slightly larger
5 than current city boundaries and each has its own sewage treatment facilities. For further
6 information on sewer provisions for the individual cities, refer to the respective city's
7 comprehensive plans.

8 Within the county's unincorporated urban area, sanitary sewer service is provided by
9 the City of Vancouver and the Clark Regional Wastewater District. The Vancouver service area
10 encompasses over 55 square miles, extending well beyond city limits to Vancouver Lake to the
11 west, 202nd Avenue to the east and NE 99th Street to the north. The Vancouver system
12 includes two treatment plants and an industrial pretreatment lagoon.

13 Clark County no longer provides actual wastewater collection, having transferred
14 operation of its collection systems to the Clark Regional Wastewater District (formally Hazel
15 Dell Sewer District) in 1993. The county provides regional transmission of wastewater and
16 treatment services for two wholesale customers, the Clark Regional Wastewater District and
17 the City of Battle Ground. The county owns and operates the Salmon Creek Wastewater
18 Treatment Facility, located near the confluence of Salmon Creek and Lake River.

19 The Clark Regional Wastewater District encompasses more than 46 square miles and
20 serves approximately 106,000 customers within the unincorporated urban area north and
21 northeast of Vancouver, as well as the City of Ridgefield, portions of the Orchards area and the
22 Hockinson and Meadow Glade satellite systems. The district's service area is estimated to be
23 developed at 80 percent of full coverage, with approximately half of the land area being
24 physically serviced by sewer. The district contracts with Clark County and the City of
25 Vancouver to provide treatment services. The county's Salmon Creek Wastewater Facility
26 provides treatment for over 80 percent of the district's wastewater.

27 Projected needs and funding sources for the Clark Regional Wastewater District are
28 illustrated in Table 6.4. This information and related details are included in expanded form in
29 the Clark Regional Wastewater Capital Facilities Plan (CFP) Amendment, June 2006. The CFP
30 Plan has the necessary contents required by RCW 36.70A.070 (3), including inventories,
31 forecasts and analyses of future plans and financing mechanisms. Clark Regional Wastewater
32 District has reviewed the proposed county land use designations and determined that the CFP
33 Plan is fully consistent with these provisions and the additional service demands which they
34 entail. Future changes made to the CFP Plan should be reviewed for consistency with county
35 plans on an annual basis.

1 **Sanitary Sewer Systems**

2

3 In a similar fashion to water, sewer service to the urban areas is generally provided by
4 the jurisdiction associated with each urban area with the exceptions of Vancouver, Battle
5 Ground, **Ridgefield**, and the Three Creeks Special Planning Area. Sewer capital facilities plans
6 provide for sewage collection and treatment to meet the expected needs of the future
7 population. The provision of treatment capacity in some areas may represent a constraint in the
8 timing of urban development, as major expansions to treatment capacity are necessary to
9 accommodate the growth. Some of these constraints may be relieved through regional
10 cooperation between sewer system providers.

11

12 **Sewer Service Areas**

13

14 Sewer service is confined to the
15 urban areas (as shown in Figure 29)
16 except where sewer was extended to
17 address declared health emergencies or
18 regional public facilities. For the most
19 part, the jurisdictions associated with
20 particular urban areas are the providers
21 of sewer service.

22 Clark Regional Wastewater
23 District (CRWWD) provides sewer
24 service with treatment at the county's
25 Salmon Creek Sewage Treatment Plant
26 to the Three Creeks Special Planning
27 Area and the northeastern section of
28 the Vancouver Urban Growth Area.
29 The City of Battle Ground conveys all of
30 its wastewater to the Salmon Creek
31 Wastewater Treatment Plant through an
32 agreement with CRWWD. **The City of
33 Ridgefield has transferred the ownership
34 and operation of its collection system to
35 CRWWD effective January 2014.**

36 In January 2007, the City of
37 Vancouver and CRWWD approved an
38 interlocal agreement between the sewer districts for a Merger Transition Feasibility Study due
39 for completion at the end of August 2007. This study will evaluate the potential for the
40 transition of CRWWD's wastewater collection operations and service area boundary within the
41 Vancouver UGA to the city. The study is funded by both utilities for up to \$110,185 and is
42 financed through the Vancouver Sewer Fund's 2007-2008 adopted budget and CRWWD's 2007
43 general operating fund.



Figure 29 Sewer Service Areas

Mineral Resource Lands

GOAL: To protect and ensure appropriate use of gravel and mineral resources of the county, and minimize conflicts between surface mining and surrounding land uses.

3.5 Policies

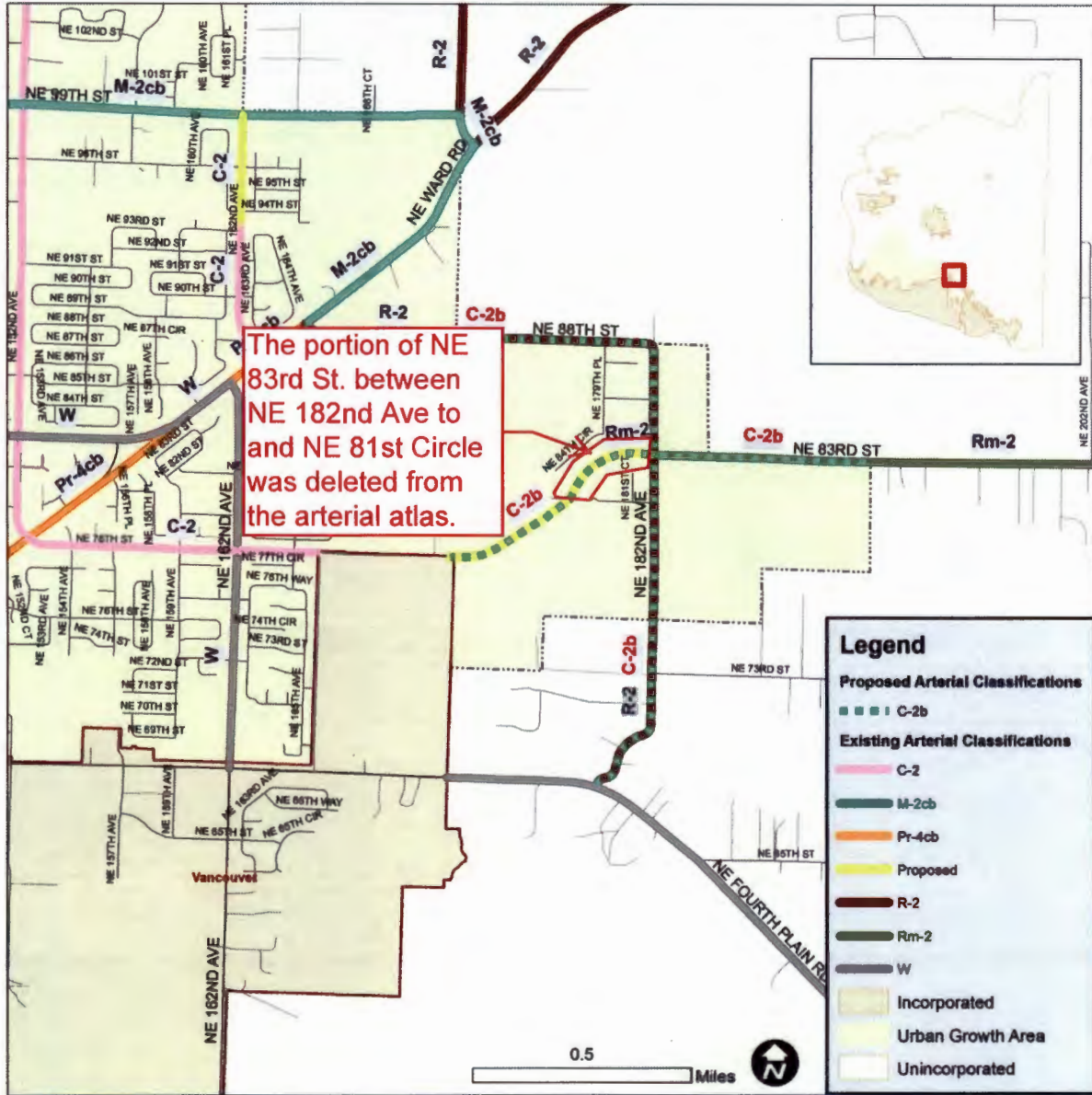
- 3.5.1 Support the conservation of mineral resource lands for productive economic use by identifying and designating lands with a surface mining overlay that have long-term commercial significance for mineral extraction and that are not already characterized by urban growth.
- 3.5.2 Designate mineral resource lands based on the following:
- a. Geological, environmental, and economic factors, including, without limitation, consideration of the evidence of the quality, quantity and characteristics of the resource deposits in the area of interest; proximity to unstable slopes, riparian and wetland areas, habitat for endangered or threatened species, flood hazard areas, parks, public preserves, or other sensitive lands; and economic impacts of mining and other uses of the area;
 - b. Surrounding land uses, zoning, and parcel size, including, without limitation, consideration of proximity to and impacts on residentially zoned areas with existing densities of predominantly one dwelling unit per five acres or higher, and proximity to and impacts on agricultural and forest lands; and
 - c. Suitability and safety of the existing transportation system to bear the traffic associated with mining, including, without limitation, the suitability of public access roads to be used as haul roads, the distance to market, the need to route truck traffic through residential areas, and adequacy of intersections to handle mining traffic plus other traffic. Consideration of future improvements to the transportation system may be considered only if the specific improvements are identified and funded as part of the county's transportation plan.
 - d. The surface mining overlay shall not be designated on parcels zoned Rural (R).
 - e. Consideration that reclamation of mineral resource lands occurs after mining and that such lands may be re-purposed consistent with the comprehensive plan.
- 3.5.3 Ensure that mining-related activities on mineral resource lands follow best management practices.
- 3.5.4 Ensure that mineral extraction and processing operations minimize and mitigate any significant adverse impacts on water, fish, wildlife, and nearby land uses.
- 3.5.5 Ensure that the use of adjacent lands will not interfere with the continued use of

designated mineral resource lands for the extraction of minerals.

3.5.6 Establish notification standards whereby developments on lands in the vicinity of designated mineral resource lands are given notice that they are locating in or adjacent to a potential mining area.

3.5.7 Surface mining shall not occur within 100-year floodplains.

EXHIBIT 6



The portion of NE 83rd St. between NE 182nd Ave to and NE 81st Circle was deleted from the arterial atlas.



Legend

Proposed Arterial Classifications

- C-2b

Existing Arterial Classifications

- C-2
- M-2cb
- Pr-4cb
- Proposed
- R-2
- Rm-2
- W

Other

- Incorporated
- Urban Growth Area
- Unincorporated