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PLANNING COMMISSION

MEMORANDUM

TO: Board of County Commissioners

FROM: Planning Commission

Prepared by: Jose Alvarez, Planner III

DATE: October 16, 2014

SUBJECT: Staff Report for the 2014 Annual Review and Docket Amendments

Introduction

The Clark County Comprehensive Plan may be reviewed annually pursuant to Clark County Code 40.560. Applications for Comprehensive Plan designation and zone map changes may be initiated by the property owner (as "Annual Reviews") or by the County (as "Docket Items"). There was one property owner initiated amendment in 2014 but was withdrawn prior to Planning Commission hearing and 3 County-initiated amendments on the 2014 Docket. Board hearings to consider these changes are scheduled for Tuesday November 18, 2014.

This report briefly summarizes all of the Annual Review and Docket amendments that are scheduled for public hearing. Topic areas include the following:

- Amend Comprehensive Plan from R-5 to Rural Commercial (CR-1)
- Capital Facilities Plan text amendments
- Arterial Atlas amendment

The summary table on the following page identifies by application, the requested change and the Planning Commission recommendation. The summary table is followed by a cumulative analysis which considers the impacts of all of the proposed amendments. A brief description of the proposed amendment follows.

Summary Table 1					
	Application	AR / Docket	Change Requested	PC Recommendation	Comment
	1. CPZ2014-00003 NE 10 th Ave.	Docket	R-5 to CR-1	APPROVAL 4 to 1	Approval was contingent on consulting with Cities of Battle Ground and Ridgefield.
	2. CPZ2014-00004 Clark Regional Wastewater District	Docket	Amend Capital Facilities Financial Plan	APPROVAL 5 to 0	No major policy issues discussed.
	3. CPZ2014-00005 Arterial Fifth Plain Creek	Docket	Arterial Atlas amendments	APPROVAL 6 to 0	No major policy issues discussed.

Cumulative Analysis

Net Change: There is one land use change that will affect 20 acres. There is one text change and an arterial atlas amendment to an urban standard affecting three road segments. In total, the site-specific amendments affect approximately 20 acres, as shown in the summary table below.

Summary Table 2								
Application	PC	Change Requested	Acres	Net Change in Acreage				
				Resource	Rural	Commercial / Mixed Use	Industrial / Employment	Residential
CPZ2014-00003	Yes	R-5 to CR-1	20		(20)	20		
TOTAL			20		(20)	20		

Changes to the Arterial Atlas: Arterial Atlas amendments are also adopted as part of the comprehensive plan by reference. The amendments either reflect the construction of a road; elimination of a road classification; better reflect the road network in the area or better reflects the existing cross-section and function of the road segment.

Summary of 2014 Annual Reviews/Dockets

Dockets (2)

CPZ2014-00003 NE 10th Ave

The applicant requests the Comprehensive Plan designation be amended from Rural (R-5) to Rural Commercial (CR) with implementing zoning designations of CR-1 on four parcels totaling approximately 20 acres. The site is located north of the NW corner of the intersection of NE 10th Ave. and SR-502.

CPZ2014-00004 Amend the Capital Facilities Plan Text

Amend the Capital Facilities Plan text to reflect changes to service provision in the City of Ridgefield by Clark Regional Wastewater District.

Arterial Atlas Amendments (1)

CPZ2014-00005 Fifth Plain Creek

Amend the arterial atlas classification from rural to urban on the following:

- Northeast 88th Street from Ward Road to Northeast 182nd Avenue to a C-2cb (2-lane urban collector with center turn-lane and bike lane); and
- Northeast 182nd Avenue from Northeast 88th Street to Northeast Fourth Plain Road to a C-2cb (2-lane urban collector with center turn-lane and bike lane); and
- Northeast 83rd Street from the existing NE 78th Street extending eastward to the urban growth boundary to a C-2b (2-lane collector with bike lane and no parking allowed).