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CLARK COUNTY
WASHINGTON

PLANNING COMMISSION

MEMORANDUM

TO: Board of County Councilors

FROM: Planning Commission

Prepared by: Jose Alvarez, Planner III

DATE: September 25, 2017

SUBJECT: Staff Report for the 2017 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 are 3 property owner initiated amendments in the 2017 Annual Reviews and 14 County-initiated amendments on the 2017 Docket. Four Board hearings are scheduled to consider these changes: Tuesday October 24, October 31, November 7 and November 28, 2017. Final Ordinance adoption is scheduled for the consent agenda on December 12, 2017.

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

- Amend Comp Plan map and zoning amendments (10)
 - Mapping Error
 - Public Facility mapping amendments
- Comprehensive Plan text amendments (3)
 - Shoreline Master Program text amendment
- Arterial Atlas amendments (4)

The summary table on the following page identifies by application, the requested change and the Planning Commission recommendation. The Public Facility amendments will be heard by the Planning Commission on October 19. The summary table is followed by a cumulative analysis which considers the impacts of all of the proposed amendments. A brief description of each proposed amendment follows.

Summary Table 1					
	Application	AR / Docket	Change Requested	PC Recommendation	Comment
	1. CPZ2017-00019 Wiard	AR	MU(MX) to I(IL)	APPROVAL 6 to 0	No major policy issues discussed.
	2. CPZ2017-00020 Mill Plain Com	AR	(I) IL to (C) CC	APPROVAL 6 to 0	No major policy issues discussed.
	3. CPZ2017-00022 Riverview Asset	AR	I (BP) to UL (R1-6)	APPROVAL 4 to 2	Motion to accept staff recommendation of denial .
	4. CPZ2017-00001 NE 72 nd Ave & NE 119 th St Circulation	Docket	Arterial Atlas	APPROVAL 4 to 0	No major policy issues discussed.
	5. CPZ2017-00002 NE 107 th St. Ext.	Docket	Arterial Atlas	APPROVAL 4 to 0	No major policy issues discussed.
	6. CPZ2017-00003 Arterial Atlas Text	Docket	Arterial Atlas	APPROVAL 4 to 0	No major policy issues discussed.
	7. CPZ2017-00004 Comp Plan Text Corrections	Docket	Comp Plan Text	APPROVAL 6 to 0	No major policy issues discussed.
	8. CPZ2017-00005 SMP Amendments	Docket	Shoreline MP Text Amendments	APPROVAL 7 to 0	No major policy issues discussed.
	9. CPZ2017-00006 Comp plan amendment - creation of a rural center.	Docket	Comp Plan Text	APPROVAL 5 to 1	Returning to the docket process as opposed to an annual review process.
	10. CPZ2017-00008 Cueto	Docket	Mapping Error	APPROVAL 6 to 0	No major policy issues discussed.
	11. CPZ2017-00009 Wellner	Docket	UL (R1-10) to UM (R-12)	APPROVAL 7 to 0	No major policy issues discussed.
	12. CPZ2017-00010 Powell	Docket	I (IL) to C (GC)	APPROVAL 7 to 0	No major policy issues discussed.

Summary Table 1

	Application	AR / Docket	Change Requested	PC Recommendation	Comment
	13. CPZ2017-00011 Johnson D	Docket	C (NC) to UM (R-18) and UL (R1-6)	APPROVAL 7 to 0	No major policy issues discussed.
	14. CPZ2017-00012 Wollam	Docket	UL (R1-20) to UM (R-12)	APPROVAL 4 to 2	Some concern with increased density.
	15. CPZ2017-00017 Public Facility	Docket	PF (PF) to UL (R1-6, R1-20, R1-7.5), UM (R-22), Rural (R-5, R-10), RC (RC2.5) P/OS(P/OS, P/WL) and UL(R1-7.5, R1-10), UM (R-18, R-22,) P/OS (P/WL) to PF(PF)	TBD	PC hearing scheduled for 10/19/2017
	16. CPZ2017-00018 Kerr Road	Docket	Arterial Atlas	APPROVAL 4 to 0	Much testimony was given, not much deliberation.
	17. CPZ2017-00021 Felida Village South	Docket	UL (R1-7.5) to C (NC)	APPROVAL 6 to 1	No major policy issues discussed.

Cumulative Analysis

Net Change: There are a total of 10 site specific comprehensive plan and zoning amendments. These amendments are primarily in the urban area. The two largest proposals are related to the new public facilities comp plan and zoning designation and a proposal to convert 80 acres from Industrial to Urban Low residential. As proposed the requests would increase residential land by 132 acres and reduce industrial by 83 acres. In total, these site-specific amendments affect approximately 233 acres, as shown in the summary table below.

Summary Table 2								
Application	PC	Change Requested	Acres	Net Change in Acreage				
				Public Facility	Rural	Commercial. / Mixed Use	Industrial / Employment	Residential
CPZ2017-00019	Yes	MU(MX) to I(IL)	3.0			(3.01)	3.01	
CPZ2017-00020	Yes	UL (R1-6) to C (CC)	.75			.75		(.75)
CPZ2017-00022	No	(I) BP to UL(R1-6)	80				(80)	80
CPZ2017-00008	Yes	Mapping Error	.5				(.5)	(.5)
CPZ2017-00009	Yes	UL (R1-10) to UM (R-12)	10					NC
CPZ2017-00010	Yes	I (IL) to C (GC)	2.27			2.27	(2.27)	
CPZ2017-00011	Yes	C(NC) to UM (R-18) and UL (R1-6)	5.74			(5.74)		5.74
CPZ2017-00012	Yes	UL (R1-20) to UM(R-12)	40					NC
CPZ2017-00021	Yes	UL (R1-7.5) to C (NC)	.75			.75		(.75)
CPZ2017-00017	TBD	PF to UL, UM, NC PF to R1-7.5, R-18 and C-2	90	30 (62)	6.1	.6		(3.5) 46.8
TOTAL			233.01	30 (62)	6.1	4.37 (8.75)	3.01 (82.8)	(5.5) 132.54

Change in Industrial zoning land: There is a proposal to designate 80 acres Urban Low R1-6 zoning from Industrial with a Business Park zoning designation.

Changes to the Arterial Atlas: Arterial Atlas amendments are also adopted as part of the comprehensive plan by reference. The amendments either reflect the creation of a circulation plan, a realignment of a road to ensure connectivity; elimination of a road from the atlas; or a text amendment to clarify the amendment process.

Summary of 2017 Annual Reviews/Dockets

Annual Reviews (3)

CPZ2017-00019 Wiard

A proposal to amend the comprehensive plan and zoning map from a designation of Mixed Use (MX) to Industrial (IL) on the following parcel: 200105000

CPZ2017-00020 Mill Plain Commercial

A proposal to amend the comprehensive plan and zoning map from a designation of Urban Low (R1-6) to Commercial (C-3) on the following parcel: 200124000.

CPZ2017-00022 Riverview Asset Mgmt. & Trust

A proposal to amend the comprehensive plan and zoning map from a designation of Industrial (Business Park) to Urban Low (R1-6) on the following parcel(s): 200305000; 200326000 and 200355000.

Arterial Atlas Amendments (4)

CPZ2017-00001 NE 72nd Ave /NE 119th St.

A proposal to create a circulation plan for the intersection of NE 72nd Ave and NE 119th St.

CPZ2017-00002 Arterial Atlas

A proposal to amend the arterial atlas, to include language that explains the amendment process.

CPZ2017-00003 NE 107th St.

A proposal to re-align the extension of NE 107th St., from SR-503 to NE 137th Ave.

CPZ2017-00004 Kerr Road

A proposal to consider removing Kerr Road from the arterial atlas.

Dockets (10)

CPZ2017-00005 Shoreline Master Program

The proposed amendments would revise the composition of the Shoreline Management Committee, create a substantial development permit exemption for retrofitting existing structures to comply with the Americans with Disabilities Act, and add new state requirements for dock construction and floating on-water residences.

CPZ2017-00004 Text Amendments

A proposal to amend the comprehensive plan text to correct Scrivener's errors as follows: Chapter 1 Table 1.4 Rural Lands Plan Designation to Zone Consistency Chart add "R-5" zoning back under Rural Center Comprehensive Plan designation, Land Use, Table 1.5 Resource Lands Plan Designation Chart, under the Comprehensive Plan add Parks/Open Space (P/OS); Table 1.6 Urban Plan Designation to Zone Consistency Chart replace "R40" with "R43"; Chapter 3 Policies 3.6.7 replace "Conversation" with "Conservation"; Chapter 14 Procedural Guidelines, Vancouver Urban Growth Area, replace text references to the Orchards area with West Fairgrounds, East Fairgrounds, and Mill Creek; Appendix B, add figure 34 Community Framework Plan Map..

CPZ2017-00006 Rural Center

A proposal to amend the comprehensive plan text Chapter 3 and Clark County Code 40.560 to reflect a procedural change in the creation of a new rural center or a boundary expansion of an existing rural center.

CPZ2017-00012 Wollam

A proposal to amend the Comprehensive plan and zoning map from a designation of Urban Low (R1-20) to Urban Medium (R-12) on the following parcels: 182164000; 182168000 and 182170000. This proposal will not remove the Urban Holding 10 designation on the parcels.

CPZ2017-00008 Cueto

A proposal to correct a mapping error by amending the urban growth area boundaries of Vancouver and Camas by approximately half an acre, affecting the following parcels: 177480958; 177496440; 177480940; 177480938; 177480960, 177480962 and 177480956.

CPZ2017-00014 Felida Village South

A proposal to amend the Comprehensive plan and zoning map from a designation of Urban Low (R1-6) to Commercial (C-2) on the following parcel: 188724000 and portions of parcels: 188667000 and 188665010.

CPZ2017-00009 Wellner

A proposal to amend the Comprehensive plan and zoning map from a designation of Urban Low (R1-10) to Urban Medium (R-12) on the following parcel: 181207000.

CPZ2017-00010 Powell

A proposal to amend the Comprehensive plan and zoning map from a designation of Industrial (IL) to Commercial (C-3) on the following parcels: 144510000; 99620005; 144293000 and 144519000.

CPZ2017-00011 Johnson/Dillard

A proposal to amend the Comprehensive plan and zoning map from a designation of Commercial (C-3) to Urban Low (R1-6) on the following parcels: 144935000; 145119000; 97775000; 97745000; 986040236 and 97755000.

CPZ2017-00017 Public Facility Zone

A proposal to amend the Public Facilities code language under CCC 40.230.090, correct a mapping error to remove the public facility comprehensive plan and zoning designation on 19 parcels (approximately 60 acres) and apply the prior comprehensive plan and zoning designations to the following parcels: 274348000; 181696000; 181765000; 181766000; 181767000; 181764000; 181768000; 181769000; 181770000; 140879000; 209483000; 198094000; 120301000; 118257308; 118257306; 108033000; 175929001; 226094000; 278212000; and

Apply the public facility comprehensive plan and zoning designation on eight parcels totaling approximately 30 acres to the following parcels: 184828000; 986027187; 986027186; 189301000; 105080000; 147697000; 189756000; and 189847000.