



proud past, promising future

CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

Planning Commission Recommendations to the Clark County Board of County Councilors

FROM: Steve Morasch, Chair
Clark County Planning Commission

PREPARED BY: Gary Albrecht, Planner III, AICP

DATE: October 31, 2017

SUBJECT: CPZ2017-00012 Wollam

RECOMMENDATION: **Approval** to amend the Comprehensive Plan and Zoning designation for approximately 40 acres from Urban Low Density Residential (R1-20) to Urban Medium Residential (R-12). This proposal will not remove the Urban Holding 10 designation on these parcels.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission heard this matter on July 20, 2017 and voted **4-2** to recommend approval of the proposal. The Planning Commission recommends that the Board of Clark County Commissioners **APPROVE** the actions below.

BACKGROUND

In 2007, this area was brought into the Vancouver Urban Growth Area with a Comprehensive Growth Management Plan designation of Urban Medium Residential and R-12 zoning. In 2016, Clark County amended the Comprehensive Plan and Zoning designation for this area – approximately 80 acres - from Urban Medium Residential (R-12) to Urban Low Density Residential (R1-20). This change was made as a result of the Discovery Fairgrounds sub-area planning. Staff started working on this sub-area plan in 2009 with an advisory task force. Through the process the advisory group developed zoning recommendations grounded by the Board directive to enhance employment opportunities within the sub-area. Clark County Planning Commission held a hearing on November 15, 2012 and recommended approval of the sub-area plan by unanimous vote. Staff presented the sub-area plan to the Board in a work session on November 28, 2012 and a Public Hearing on December 11, 2012. During a work session in October 2013, the Board directed staff to include the sub-area plan zoning recommendations with the 2016 Comprehensive Growth Management Plan Update.

After the adoption of the 2016 plan in June, the property owner contacted the county regarding the unexpected change in zoning to their property. This request was added to the comprehensive plan amendment docket process, to consider zoning about 40 acres to R-12 zoning, with a comprehensive plan designation of Urban Medium Residential density.

Staff held a property owners meeting on March 16, 2017, at Clark County Fire District #6 Station 151, 505 N.W. 179th St to discuss the possibility of changing the zoning of the abutting property to R-12, with an Urban Medium Residential Comprehensive Plan designation.

2nd letter was sent on May 16, 2017 asking for them to consider a possible rezone. No additional property owners indicated that they wanted a comp plan and zone change.

GENERAL INFORMATION:

Parcel Numbers: 182164000; 182168000; 182170000

Location: NW 179th St. and NW 11th Ave.

Area: 38.64 acres

Owner(s): Rominger Homeplace LLC

Existing land use:

Site: Single Family Residential zoned R1-20 in Urban Holding

North: Single Family Residential zoned R1-10 and Mixed Use in Urban Holding

South: Single Family Residential zoned R1-20 in Urban Holding

East: Public Facilities

West: Rural zoned R-10

SUMMARY OF COMMENTS RECEIVED

No comments received.

APPLICABLE CRITERIA, EVALUATION AND FINDINGS

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.

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 GMA goals that apply to the proposed action are Goal 1.

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*
- (2) Reduce Sprawl. Reduce the inappropriate conversion of undeveloped 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.*

Finding: The proposed amendment is consistent with State GMA Goals 1, 2 and 3. The proposal would encourage development in the urban area as Urban Holding-10 is removed and adequate facilities and services could be provided in an efficient manner (Goal 1). The conversion to medium-density development reduces sprawl by reducing the inappropriate conversion of undeveloped land into sprawling, low-density development (Goal 2). The proposed comprehensive plan designation and zoning change is consistent with assumptions used in the NE 179th Street / I-5 interchange analysis (Goal 3).

Finding: Please refer to Transportation Impact Analysis that discusses relevant Framework Plan transportation policies. Exhibit 1.

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.

Policy applicable to this proposal:

Policy 1.1.2 Urban growth areas shall include areas and densities sufficient to permit the urban growth that is projected to occur in Clark County for the succeeding 20-year period.

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:

Goal: Adopt Urban Growth Area (UGA) boundaries to efficiently accommodate residential and employment increases projected within the boundaries over the next 20 years.

Policy 2.2.0 Communities, urban and rural, should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Policy 2.7.1 Provide opportunities for new development to occur. There shall be no more than 75 percent of any single product type of housing in any jurisdiction (e.g., single-family detached residential).

Finding: The proposed amendment could provide a diversity of housing types when Urban Holding-10 is removed in this area.

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 40.560.010G (2).

Urban Medium

This designation provides land for single family attached housing, garden apartment and multi-family developments ranging from 10 to 22 dwelling units per gross acre. Minimum densities assure that areas build out to the density planned, ensuring that the urban areas accommodate anticipated residential needs. Areas planned for urban medium residential use and assisted living facilities shall be located near commercial uses and transportation facilities in order to efficiently provide these services. Public facilities and institutions are allowed under certain conditions. The implementing base zones in this designation are the R-12, R-18 and R-22 zones. Where Offices are determined to be appropriate, the Office Residential OR-15, OR-18 and OR-22 zones can be applied in this designation.

A. Purpose.

1. *The residential (R-12, R-18, R-22, R-30 and R-43) districts are intended to provide for medium and higher density residential development based upon consistency with the comprehensive plan and compatibility with surrounding land uses. The following factors will be considered in the application of one (1) of these districts to a particular site:*

a. Properties designated urban medium density residential on the comprehensive plan should not exceed a density of R-22. Urban high density residential areas are appropriate for densities in the R-30 and R-43 districts.

b. Proximity to major streets and the available capacity of these streets, adequacy of public water and sewer, vehicular and pedestrian traffic circulation in the area, proximity to commercial services and proximity to public open space and recreation opportunities. Development within these districts will be reviewed to ensure compatibility with adjacent uses including such considerations as privacy, noise, lighting and design.

Finding: The site is approximately 39 acres and was previously designated as R-12 zoning density. This area meets the identified purpose of R-12 zoning. It is planned for urban medium residential use is located near commercially designated land and is located on a classified 4-lane Principal Arterial that can efficiently provide transportation services.

Conclusion: Criteria B has been 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 40.560.010G (3).

Finding: The proposed map amendment is suitable for the proposed designation. The area was previously zoned R-12 and could develop at urban densities when Urban Holding is removed from this area. On the south side of this area is approximately 40 acres of urban low density comprehensive plan designation with R1-20 zoning. On the north side of this area is approximately 100 acres of, and urban low density comprehensive plan designation with R1-10 zoning. See maps in Exhibit 2.

Conclusion: The site is suitable for the requested Urban Medium Residential (UM) designation and R-12 zoning. There is a lack of appropriately designated alternative sites within the vicinity. Criteria 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 40.560.010G (4) and 40.560.020G (3).

Finding: The plan map amendment (b) better implements applicable comprehensive plan policies than the current map designation by allowing a wider variety of housing types and achieving the policy of no more than 75 percent of any single product type of housing in any jurisdiction.

Conclusion: Criteria 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 40.560.010G (5).

Finding: The site is in the Vancouver Urban Growth area and when Urban Holding is removed services can be provided to support urban levels of development.

Conclusion: Criteria E has been met.

RECOMMENDATION AND CONCLUSIONS

Based upon the information and the findings presented in this report and in the supporting documents, staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Board of County Councilors

RECOMMENDATION SUMMARY

The following table lists the applicable criteria and summarizes the Planning Commission findings of the staff report for CPZ2017-00012.

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. Full range of urban public facilities and services can be adequately provided in an efficient and	Yes	Yes

timely manner		
D. Adequacy/Timeliness of Public Facilities and Services	Yes	Yes
E. Plan map amendment accompanied by parallel rezone application	Yes	Yes
Recommendation:	Yes	Yes

RECOMMENDATION

The Planning Commission heard this matter on July 20, 2017 and voted 4-2 to recommend approval of the proposal. The Planning Commission recommends that the Clark County Board of County Councilors **APPROVE** the following actions on Parcel Numbers: 182164000; 182168000; 182170000:

1. Rezone to R-12 zoning.
2. Change Comprehensive Plan Designation to Urban Medium Residential.

EXHIBIT 1

Transportation Impact Analysis

Annual Review Case: CPZ2017-00012 Wollam

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

The applicant is requesting to amend the comprehensive plan designation and zoning for parcel numbers 182164000, 182168000, and 182170000 from an Urban Low Density Residential (UL) comprehensive plan designation with R1-20 zoning to a Urban Medium Density Residential (UM) comprehensive plan designation with R-12 zoning. The subject site is 38.64 acres and is located in the southeast quadrant of the NE 179th Street and NW 11th Avenue intersection. The parcels are in the Fairgrounds neighborhood. NE 179th Street is classified as a 4-lane Principal Arterial, designed to accommodate up to 24,000 vehicles per day. NW 11th Avenue is classified as a 2-lane Minor Arterial. Both streets will be built with bike lanes, sidewalks, center turn lanes, curbs and gutters. Rominger Homeplace LLC own the subject parcels. Parcel 182164000 is currently vacant, while parcels 182168000 and 182170000 both contain 1 single family residential home.

Previous Actions

Ordinance 2016-06-12 approved the Clark County Comprehensive Growth Management Plan. The 2016 Comprehensive Plan approval implemented the Discovery/Fairgrounds Sub-Area Plan. The implementation of the sub-area plan changed the comprehensive plan designation and zoning from Urban Medium Density Residential (UM) comprehensive plan designation with R-12 zoning to Urban Low Density Residential (UL) comprehensive plan designation with R1-20 zoning.

The subject parcels have the Urban Holding-10 overlay placed on the property. Urban Holding is a contingent tool used to phase development, allowing the County to plan for urban services before the demand for those services are present. The urban holding overlay in the Fairgrounds Neighborhood is in existence due to the lack of adequate vehicle capacity at the NE 179th Street / I-5 interchange. The County and the Washington State Department of Transportation have been analyzing strategies for improving the interchange since the area was brought into the Urban Growth Area. The analysis has consistently used Urban Medium Density Residential (UM) comprehensive plan designation with R-12 zoning as the assumption for trip generation for the subject parcels in the analysis. The proposed comprehensive plan designation and zoning is consistence with assumptions used in the NE 179th Street / I-5 interchange analysis.

Summary of Transportation Impact Findings

The transportation analysis demonstrates that the transportation impacts from this proposed land use change will not negatively degrade the transportation system when the urban holding overlay is removed. Staff finds that the proposed comprehensive plan amendment and rezone of the subject parcel **meets compliance** with the Clark County Transportation Policy.

The following analysis shows that:

- Under the current R1-20 zoning, the subject parcels would generate approximately 581 trips per day for the 38.64 acre site. For the proposed R-12 zoning, 335 home sites could be constructed and potentially generate 3,192 trips per day.
- The proposal would result in an increase in trip generation on NE 179th Street and NW 11th Avenue, compared to the existing zoning and land use designation.
- The subject parcels will continue to have the Urban Holding Overlay applied following this proposed land use amendment.
- NE 179th Street is classified as a 4-lane Principal Arterial designed to accommodate 24,000 vehicles daily.
- NE 11th Avenue is classified as a 2-lane Minor Arterial designed to accommodate 16,000 vehicles daily.

Compliance with Clark County Transportation Policy

The transportation analysis demonstrates that application CPZ2017-00012 is consistent with all applicable Clark County transportation policies.

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

- 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 proposal is to change the comprehensive plan designation and zoning to potentially allow the development of 335 home sites. The current trip generation from this site is 581 trips per day. Staff believes the potential trip generation under the proposed single family residential designation of 3,192 trips per day will be able to be accommodated on NE 179th Street and NW 11th Avenue when the streets are improved to the required standards.

Analysis of Trip Generation

Under the current R1-20 zoning, the subject parcel would generate approximately 581 trips per day for the 38.64 acre site. For the proposed R-12 zoning, 335 homesites could be constructed and potentially generate 3,192 trips per day.

Site Specific Impacts

NE 179th Street and NE 11th Avenue are currently not improved to their urban classification. When the land is developed, the applicant will be required to improve the street frontage with curb, gutter and sidewalks; while dedicating the necessary right-of-way based on the classification of the streets. These improvements are not required for this proposed comprehensive plan and zoning amendments.

System Impacts

The proposed comprehensive plan amendment and zone change will increase traffic demand on the streets adjacent to this proposal. The proposal would revert the comprehensive plan's land use designation and zoning to the land use before the approval of the 2016 Clark County Comprehensive Growth Management Plan. Clark County and WSDOT have extensively analyzed the trip generation, using the proposed land uses, to plan for needed improvements and classify the streets. The subject parcels will continue to have the urban holding overlay applied; should the Board of County Councilors approve this proposal. The urban holding will be removed, and urban scale subdivisions will be allowed, when the localized critical links and intersections improvements are reasonably funded as shown on the county 6-Year Transportation Improvement Plan or through a development agreement.

Report Prepared By: Matt Hermen, Clark County

Date: June 13, 2017

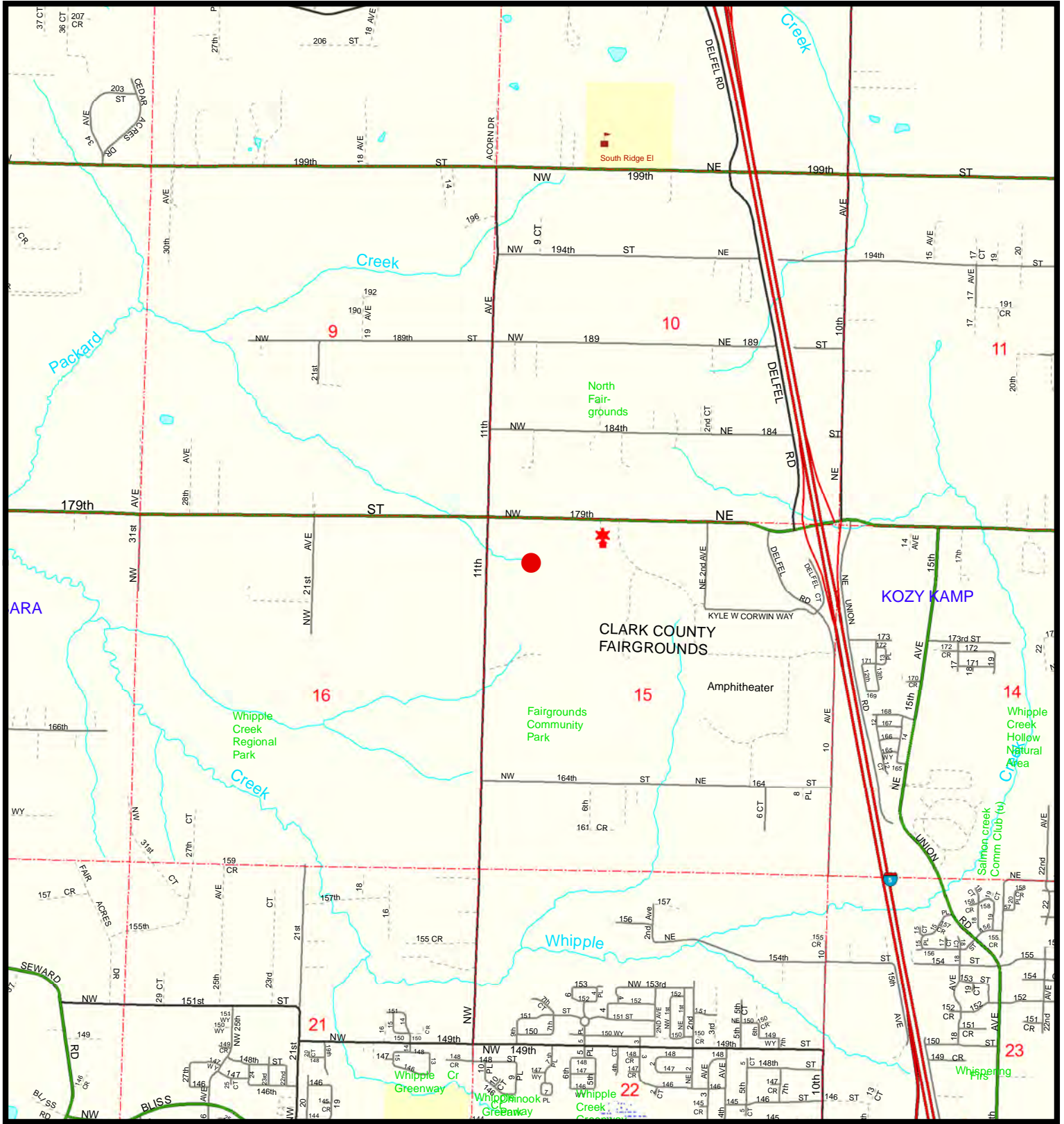
Disclaimer: The trip generation and system analysis in this report provides a gross estimate of the likely impacts that will result from the action of approving this Annual Review request. The assessment of transportation impacts from subsequent development of the site occurs with a specific development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

Attachment: Trip Generation Matrix

Annual Review CPZ2017-00012 Wollam

Existing Land Use Designation	Parcel Size (Acres)	Parcel Size Minus Infrastructure	Dwelling Units/Acre	Number of Dwelling Units	Building Type	Trip Generation	Daily	PM Peak Hour
Urban Low Density Residential (UL) R1-20 Zoning	38.64 acres	27.94 acres	2.18	61	Single family dwelling	9.52	581	58

Proposed Land Use Designation	Parcel Size (Acres)	Parcel Size Minus Infrastructure	Dwelling Units/Acre	Number of Dwelling Units	Building Type	Trip Generation	Daily	PM Peak Hour
Urban Medium Density Residential (UM) R-12 Zoning	38.64 acres	27.94 acres	12	335	Single-family dwelling	9.52	3,192	319



Geographic Information System

General Location Map

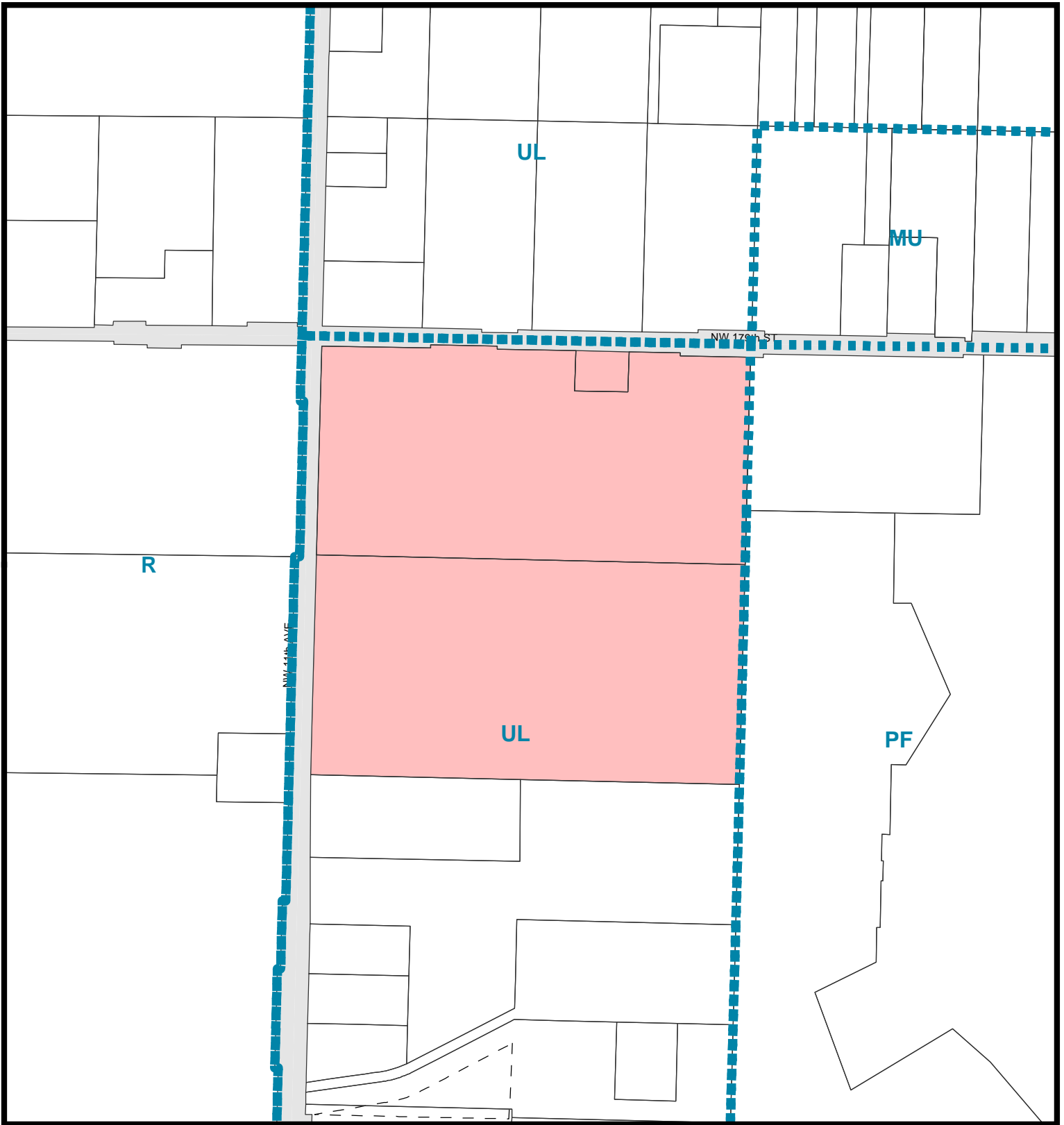
Printed on: June 12, 2017

Account No: 182164000, 182168000, 182170000
 Owner: ROMINGER HOMEPLACE LLC
 Address: 12112 NW 31ST AVE
 C/S/Z: VANCOUVER, WA 98665

Subject Property Location

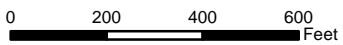
1:24,000

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Geographic Information System

1:4,800



Developer's GIS Packet Page 7 of 14

Comprehensive Plan Designation

Account No: 182164000, 182168000, 182170000

Owner: ROMINGER HOMEPLACE LLC

Address: 12112 NW 31ST AVE

C/S/Z: VANCOUVER, WA 98665

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

Printed on: June 12, 2017

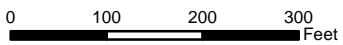
31109	31110	31111
31116	31115	31114
31121	31122	31123

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Geographic Information System

1:2,400



Developer's GIS Packet: Page 5 of 14

2016 Aerial Photography with Contours

Account No: 182164000, 182168000, 182170000

Owner: ROMINGER HOMEPLACE LLC

Address: 12112 NW 31ST AVE

C/S/Z: VANCOUVER, WA 98665

- Proposed Development Area
- 2' Elevation Contours

Printed on: June 12, 2017

31109	31110	31111
31116	31115	31114
31121	31122	31123

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

C. Communications From the Public

MORASCH: Now we move on to communications from the public. This is the time when members of the public can testify to the Planning Commission on any matter that's not on our printed agenda. Is there anyone who wishes to testify about a matter not on the agenda?

All right. Seeing no one, we will now move on to the public hearing items.

PUBLIC HEARING ITEMS

2017 Annual Plan Amendments amending the 20-Year Growth Management Comprehensive Plan Map and Zone Map:

- A. 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.

Staff Contact: Gary.Albrecht@clark.wa.gov or (360) 397-2280, Ext. 4318

MORASCH: And the first item on our public hearing tonight is 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, and I'm not going to read all the parcel numbers, they're on the agenda, but I will go ahead and turn it over to staff, see if you have the staff report on this.

ALBRECHT: Thank you, Chair. Good evening, Planning Commission members. For the record, Gary Albrecht, Clark County Community Planning.

I'm just going to begin this off with an orientation of where the site is at. So the fairgrounds is up here off of 179th. The pink is the highlighted property. There's an aerial photo of the property. I'm just going to give you a quick background from the staff report.

So in 2007, this area was brought into the Vancouver urban growth area with a comprehensive growth management plan designation of urban medium residential and R-12 zoning. In 2016, Clark County amended a comprehensive plan and zoning designation for this area - approximately 80 acres - from urban medium residential to urban low density residential, R1-20. This change was made as a result of the Discovery Fairgrounds subarea planning.

Staff worked on this subarea plan in 2009 with an advisory task force. Through the process, the advisory group developed zoning recommendations grounded by the Board directive to enhance employment opportunities with the subarea. Clark County Planning Commission held a hearing on November 15th, 2015, and recommended approval of the subarea plan by a

unanimous vote. Staff presented the subarea plan to the Board in a work session on November 28th, 2012, and a public hearing on December 11th, 2012.

During a work session in October of 2013, the Board directed staff to include the subarea planning plan zoning recommendations with the 2016 comprehensive growth management plan update. So after the 2016 plan adoption in June, the property owner contacted the County regarding the unexpected change. So this request was added to the comprehensive plan amendment docket process to consider zoning about 40 acres to R-12 zoning with a comprehensive plan designation of urban medium residential density.

Staff held a property owners meeting on March 16th, 2017, at the Clark County Fire District Station No. 6 to discuss the possibility of changing the zoning of the abutting property to R-12 so on the map. Staff asked the question to these property owners down here if they wanted to rezone their property as well. So staff sent a second letter May 16, 2017, asking for them to consider a possible rezone. No property owners indicated that they wanted a comp plan and zone change. So that's the background.

And then I received one comment against the proposal, and the SEPA comment period ended this week and I didn't receive any comments on the SEPA. Then based on the staff report and the findings in the staff report, staff recommends approval of the docket, and that's it. That's all I have. If there are any questions, I'm happy to answer them.

MORASCH: Anyone have any questions?

BENDER: Yeah, I do.

JOHNSON: Yeah.

MORASCH: Okay. Go ahead

BENDER: Just one property owner initiated this potential change?

ALBRECHT: Yes.

BENDER: And it seems here that none of the other property owners wanted a change or showed interest by having a letter come forth.

ALBRECHT: Correct.

ALVAREZ: So just to clarify, the property to the north was the docket request. So the property to the south currently has the urban low and R1-20 designation. If we were going to consider the northern property to be urban medium and R-12, we thought we should check with those property owners to the south to see if they also wanted to partake in that, and

that's when Gary had the meetings. They declined.

BENDER: All right. Also, the property, according to this letter, is the headwaters for a creek?

ALBRECHT: I don't believe so.

BENDER: I think it's called Packard Creek.

ALBRECHT: Okay. Well, it's part of it, yes.

BENDER: It's a wet creek 365 days or a really (inaudible) creek in the wintertime or do we know?

ALBRECHT: I'm not sure. I don't know the answer to that. I've been out on the property. I did not physically see a creek on the property. I know it's mapped for that, you know, but I know sometimes some of the mapping is not always accurate when it comes to mapping streams and creeks in Clark County.

BENDER: Thank you.

MORASCH: Karl, did you have a question?

JOHNSON: Okay. On the transportation. So I'm looking at the generation of 3,192 potential trips per day; is that correct?

ALBRECHT: Yes.

JOHNSON: Okay. So and 179th classified as four lane can handle 24,000 vehicles, 11th Avenue can accommodate 16,000; correct?

ALBRECHT: Yes.

JOHNSON: Okay. So then I go back over here to the requested amendment, these have yet to be built to those specifications; is that correct?

ALBRECHT: Yes.

JOHNSON: They will be built to that specification.

ALBRECHT: It would as soon as urban holding is lifted.

JOHNSON: Okay. So we're talking about, because I'm reading where the streets with bike lanes, sidewalks, center lanes, gutters and all the good stuff that goes with that, that would

take place after the removal.

ALVAREZ: So, right.

ALBRECHT: And at the time of development.

JOHNSON: At the time of development, excuse me.

ALVAREZ: Exactly.

JOHNSON: Yes. Sorry. Yeah. That's all I had.

MORASCH: I had a question. So I'm reading the BACKGROUND and it looks like at one point this property was R-12 and then it was changed to R1-20 as part of the Discovery Fairgrounds subarea planning that was designed to promote commercial uses in the area. Can you explain why, why did they change it, why did they lower the density as part of that proposal. I don't really understand that history.

ALVAREZ: From my understanding, there were some outreach that was done as part of the subarea plan. I tried to look at the history to find specifically why this property was downzoned. I couldn't find anything in the record specifically about this property. I know there were many changes that were proposed, and then there was a time lag between the time the subarea plan was done and then when we adopted the plan. There were several iterations where it came to the Planning Commission, and I think the Board never approved those subarea plans and we just rolled those changes in to the comprehensive plan.

I know at least one of the property owners along 179th on the north side east of I-5 came to the Board at the end of the 2016 update process. We had changed that zoning and the Board -- it was a surprise to the property owner as well, and so the Board made that amendment before the plan was adopted. So essentially we were trying to do the same thing for this property here. It seemed like they may not have had or they may not have been as involved in the subarea plan process.

MORASCH: Okay. And so we're not exactly sure why it was downzoned, but we're trying to put it back to what it was before it got downzoned --

ALVAREZ: Correct.

MORASCH: -- as part of a subarea plan process. All right.

Any other questions?

WRIGHT: Yeah, I had a question about the densities that are allowable under the R1-20.

That isn't 20 units per acre, is it?

ALVAREZ: It's two dwelling units.

ALBRECHT: One to two units per acre.

ALVAREZ: One to two. 20,000-square foot lots.

WRIGHT: There you go. And R-12 is self-explanatory, so...

ALVAREZ: It's the range from 8 to 12 and, frankly, we mostly see it on the lower end.

MORASCH: Any other questions?

All right. Well, with that, I will open up the public testimony for public. I don't see anyone in the audience. Is there anyone that wants to testify on this matter? Seeing no one, I will close the public hearing and return it to the Planning Commission for deliberation and/or a motion.

BENDER: There doesn't seem to be a lot of neighbor input as far as having this rezoning done. The only communication from the public is actually a negative letter on making the change. Also, I have concerns for the public roads out there in that area, and to me, a 20,000-square foot lot kind of fits the area that is in question.

MORASCH: Robin, do you want to respond?

GRIMWADE: I'd like to share those sentiments. The other thing is I think increasing the density near an outdoor entertainment venue while it may not be a venue today which is actively promoting a lot of outdoor noise-related events, ultimately we're setting the organization and the community up for conflict down the line. As venues have to become more competitive, they're forced to look at different ways, different events to look to generate money and then there's conflict with noise, additional traffic. I think it's a recipe for long-term management issues.

MORASCH: Well, as far as the traffic, I mean, it's got urban holding so they won't be able to do any development until that gets lifted, and that won't get lifted until the roads have been approved to a sufficient level to allow development to occur and meet concurrency, so I guess I'm a little less concerned about traffic than maybe some of the other people on the commission.

WRIGHT: And I think the way I look at it is trying to envision what this area is going to look like when 179th is a five-lane arterial all the way across that northern boundary and also out to the west a bit and NW 11th is upgraded to its full capacity, then I think it might be seem more

appropriate to have a higher density at that intersection area and adjoining a major arterial than to have a lower density. And when we talk lower or higher, it's, you know, we're not talking an awful lot of difference in the number of units, certainly some, but, you know, we're not talking about putting in apartment complexes in this area, you know, 36 units or whatever like on that size. It's still a modest residential area.

So I'd be inclined to give the folks back the zoning they thought they had that had they been aware of this, I'm sure they would have let their opinion be known when the comp plan was going through, so...

MORASCH: Anyone else? Any more comments? If not, I would take a motion from one side or the other.

JOHNSON: I make a **Motion** that we accept staff recommendations on the Wollam project CPZ2017-00012.

SWINDELL: I'll **second** it.

MORASCH: All right. It's been moved and seconded to approve the staff recommendation. Is there any discussion on the motion? All right. Hearing none, I would ask for a roll call, please.

ROLL CALL VOTE

BENDER: NAY

GRIMWADE: NAY

JOHNSON: AYE

SWINDELL: AYE

WRIGHT: AYE

MORASCH: AYE

MORASCH: All right. Motion passes **4 to 2**.

That brings us to the next public hearing item on our agenda, CPZ2017-00008. I'm sure I'm going to mispronounce this, Cueto.

Celeste S. Nye-Badger
17402 NW 11th Avenue
Ridgefield, WA 98642

Clark County Planning Commission
c/o Community Planning
P.O. Box 9810
Vancouver, WA 98666-9810
Email: Sonja.Wiser@clark.wa.gov

July 17, 2017

To Whom It May Concern:

I am providing testimony to oppose the proposal to amend the Comprehensive plan, CPZ2017-00012 Wollam, from Urban Low (R1-20) to Urban Medium (R-12) for parcels 182164000,182168000 and 182170000.

I have lived and farmed the property that borders these lots to the west (11th Avenue) for 26 years and currently the resident. My parents, Martin and Cherie Nye are the property owners. We maintain a rural, agricultural setting and work diligently to create open, green space for ourselves, our neighbors and the county to appreciate and enjoy. We are the largest private parcel (150 acres) bordering the proposed zoning change.


We believe the current zoning for the proposed properties under Urban Low (R1-20) is an appropriate growth level for the area. Rezoning to Urban Medium would be out of character and disruptive for the area. Development at the proposed level would cause hardship on the already over-traveled side roads, create a burden on our safety (fire and police) services, conflict with the already levied school budget for growth and disrupt the current agricultural and rural atmosphere. We understand the need for growth and believe the current Comprehensive plan has provided for an appropriate and characteristic growth which is sustainable within this area. The R1-20 provides for growth (1-2 dwellings per acre). While we would prefer to see the area as open space, we believe the current zoning is an appropriate growth level.

Besides being out of character and unreasonable growth for the area, the headwaters of Packard Creek originate on the stated parcels. Packard creek runs directly through our property. Potential development of the headwaters will cause environmental disruption downstream of the creek which is also part of the Whipple Creek watershed.

Based on our stated concerns, I respectfully request the zoning to remain as it currently stands under the urban holding designation of the current Comprehensive plan. Thank you for your careful consideration.

Sincerely,


Celeste S. Nye- Badger


Martin and Cherie Nye