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CLARK COUNTY  
WASHINGTON

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**STAFF REPORT**

TO: County Councilors  
FROM: Steve Morasch, Planning Commission Chair  
PREPARED BY: Sharon Lumbantobing  
DATE: August 25, 2017  
SUBJECT: CPZ2017-00011 Johnson Dillard

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**PLANNING COMMISSION RECOMMENDATION**

On August 17, 2017, the Planning Commission voted unanimously to approve the staff recommendation to amend the comprehensive plan and zoning maps on six adjacent parcels from Commercial (NC) to Urban Residential (UM and UL). Four of the properties (986040236, 97755000, 97745000 and 97775000) are proposed to be changed from Commercial (NC) to Urban Medium Residential (R-18) and adding the Highway 99 Mixed Residential overlay. Two other properties (145119000 and 144935000) are proposed to be changed from Commercial (NC) to Urban Low Residential (R1-6) and adding the Highway 99 Single Family Overlay.

**PROPOSED ACTION**

Amend the comprehensive plan and zoning maps on six adjacent parcels from Commercial (NC) to Urban Residential (UM and UL). Four of the properties (986040236, 97755000, 97745000 and 97775000) are proposed to be changed from Commercial (NC) to Urban Medium Residential (R-18) and adding the Highway 99 Mixed Residential overlay. Two other properties (145119000 and 144935000) are proposed to be changed from Commercial (NC) to Urban Low Residential (R1-6) and adding the Highway 99 Single Family Overlay.

**BACKGROUND**

The six properties involved in this request are in the Highway 99 Overlay District. The total area of the sites is 5.74 acres and the parcels are located at the intersection of NE 25th Avenue and NE 99<sup>th</sup> Street in Hazel Dell. When the Highway 99 overlay was approved, it was agreed that there would be no changes made to the underlying zoning at that time, but that consideration for zone changes could be made at a later date to allow sufficient time for consideration. The proposal is to change the comprehensive plan designation and zoning from commercial to residential which could potentially allow the development of 56 home sites.

Two of the properties (986040236 and 14493500) at the corner of the intersection are county owned properties: one has environmental constraints and the other is a stormwater facility and both are not likely to be developed as commercial. The properties south of the intersection have

frontage and access issues that reduce their viability as commercial properties. A high retaining wall was placed in front of parcel 97775000, when road improvements were made to NE 25<sup>th</sup> Ave, making this property unlikely to be developed as commercial. One property (97755000) is vacant land.

The four properties to the east of 25<sup>th</sup> Ave are adjacent to properties which are zoned R-18 with the Highway 99 Mixed Residential Overlay, while the two properties to the west of NE 25<sup>th</sup> Ave are adjacent to properties zoned R1-6 with the Highway 99 Single Family Overlay.

All six property owners are in agreement with this requested comprehensive plan and zoning map change.

Parcel 145119000 is owned by Matthew Johnson. Parcel 97745000 is owned by Sherri Zeisemer. Parcel 97755000 is owned by Roman and Dorota Sobolewski. Parcel 9777500 is owned by Steven Siepak. Parcel 144935000 is owned by Clark County Clean Water Program. Parcel 986040236 is owned by Clark County Public Works.

**GENERAL INFORMATION:**

Parcel Number(s): 145119000, 97745000, 97755000, 9777500, 144935000, and 986040236

Location: The sites are located in the NE quarter of Section 2, Township 2 North, Range 1 East, Clark County, Washington. The properties are located south of the intersection of NE 99<sup>th</sup> St and NE 25<sup>th</sup> Ave.

Area: Together the parcels total 5.74 acres.

Owner(s): Matthew Johnson, Steven and Sharon Dillard, Sheri Zeisemer, Roman Sobolewski, Steven Siepak, Clark County

Existing land use: Four of the parcels are currently in residential use and two of the properties are county owned properties (Public Works and Clean Water Program) with environmental constraints that are not likely to be developed as commercial.

North: Single Family Residential lots that are zoned R1-6 with the Highway 99 Single Family Overlay

South: Single Family Residential lots that are zoned R1-6 with the Highway 99 Single Family Overlay

East: Single Family Residential lots that are zoned R-18 with Highway 99 Mixed Residential Overlay

West: Single Family Residential lots that are zoned R1-6 with the Highway 99 Single Family Overlay

**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, Goal 4 and Goal 5.

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*
  
- (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types and encourage preservation of existing housing stock.*

Finding: The proposed amendment is within the urban areas and would be served by public facilities and services and developed at urban densities. The proposal would allow for a variety of housing and would not encourage sprawling, low-density development. The proposal would increase the supply of housing in the area. Therefore, the proposed amendment is consistent with the applicable GMA Goals.

**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.

Community Framework Plan Policies applicable to this proposal include the following:

- 2.1.0 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 and to ensure an adequate supply of affordable and attainable housing.*
  
- 2.1.2 Provide housing opportunities close to employment opportunities.*
  
- 2.1.8 Housing strategies are to be coordinated with availability of public facilities and services, including human services.*

Finding: The proposal could potentially allow the development of up to 56 home sites.

Countywide Planning Policies applicable to this proposal include the following:

- 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.*

*1.1.3 Urban growth shall be located primarily in areas already characterized by urban growth that have existing public facility and service capacities to adequately serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services that are provided by either public or private sources. Urban governmental services shall be provided in urban areas. These services may also be provided in rural areas, but only at levels appropriate to serve rural development.*

*2.1.3 Link transportation and housing strategies to assure reasonable access to multi-modal transportation systems and to encourage housing opportunities in locations that will support the development of public transportation.*

*2.1.4 Link housing strategies with the locations of work sites and jobs.*

*2.1.5 Link housing strategies with the availability of public facilities and public services.*

**Finding:** The subject site is within the UGA boundaries and located in an area of existing urban development surrounded by residentially zoned and developed land. The proposal is consistent with the County's density goals.

### **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: Encourage more compact and efficiently served urban forms and reduce the inappropriate conversion of land to sprawling, low-density development.*

*1.3.1 Urban densities and uses may occur throughout the urban growth area if it is provided with adequate services. Development and redevelopment in the UGA should be strongly encouraged to occur in greater intensity in major centers, transit routes and other areas characterized by both existing higher density urban development and existing urban services. Development and redevelopment should be encouraged to occur with less intensity in areas where urban development is of lower density or has not yet occurred, or in areas where urban services do not yet exist.*

*Goal: Provide for diversity in the type, density, location and affordability of housing throughout the county and its cities. Encourage and support equal access to housing for rental and homeowners and protect public health and safety.*

*2.2.2 Encourage a variety of housing types and densities, including mixed use centers, services and amenities.*

*2.2.6 Encourage a variety of housing types and densities in residential*

neighborhoods.

Finding: The proposed re-designation of this land for more residential uses is consistent with the type and intensity of uses expected in the Urban Growth Area. Clark Public Utilities provides water service, Clark Regional Wastewater provides sewer service, Fire District 6 serves this area, and C-Tran serves this area. The county's transportation impact analysis shows a decrease in trips as a result of this request, which will reduce vehicular demand on the streets adjacent to this proposal, but will not reduce congestion on the county-wide system.

Conclusion: Criterion A has been met.

**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) and 40.560.020H(2).)**

Urban Low Residential (R1-6) with the Highway 99 Single Family Overlay

*This designation provides for predominantly single-family residential development with densities of between five and ten units per gross acre. Minimum densities will assure that new development will occur in a manner which maximizes the efficiency of public services. New development shall provide for connection to public sewer and water. Duplex and attached single-family homes through infill provisions or approval of a Planned Unit Development may be permitted. In addition, public facilities, churches, institutions and other special uses may be allowed in this designation if certain conditions are met. The base zones which implement this 20-Year Plan designation are the R1-20, R1-10, R1-7.5, R1-6 and R1-5 zones. The zones may be applied in a manner that provides for densities slightly higher than existing urban development, but the density increase should continue to protect the character of the existing area.*

A. Purpose.

1. The R1-20, R1-10 and R1-7.5 districts are intended to:
  - a. Recognize, maintain and protect established low-density residential areas.
  - b. Establish higher densities where a full range of community services and facilities are present or will be present at the time of development.
  - c. Provide for additional related uses such as schools, parks and utility uses necessary to serve immediate residential areas.

Urban Medium Residential (R-18) with the Highway 99 Mixed Residential overlay

*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 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.*

**B. 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.*
  - 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 6 acres, is located in the Highway 99 overlay, and is adjacent to land already zoned and developed as Urban Low Residential (R1-6) and Urban Medium Residential (R-18).

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.

Conclusion: The site is suitable for the requested Urban Low Residential (UL) designation and R1-6 zoning as it is adjacent to similar residential zoning and will bring a diversity of housing. Some of the R-18 north of NE 99<sup>th</sup> St was developed earlier as single family houses on lots that are greater than 6,000 sq.ft. so while it is zoned R-18, the county has not received the full benefit of the zoning.

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 40.560.020H(3).)***

Finding: The proposed comprehensive plan and zoning designation would better implement the comprehensive plan policies than the current designation. The property on the west corner of NE 25<sup>th</sup> Ave and NE 99<sup>th</sup> St is a stormwater facility (14493500) that will not redevelop as commercial, making it less likely that the property south of it will develop as commercial. The property on the east side of NE 25<sup>th</sup> (9775000) required a retaining wall to be put in when the road was re-done, rendering the site a poor option for commercial development. That would leave three properties at the east corner of NE 25<sup>th</sup> Ave and NE 99<sup>th</sup> St: one owned by the county that has some environmental constraints, a recently built Habitat for Humanity house, and a vacant one acre parcel. The area has been zoned NC since 2004, but it would better implement the comprehensive plan policies if it was rezoned R-18 to be consistent with adjacent properties.

**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) and 40.560.020H(4).)**

Finding: The full range of urban public facilities and services is available to serve residential uses at the site. The site is currently served by public water, public transportation, transportation arterial network (See Transportation Impact Analysis) and sewer and is served by Fire District 6.

**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, the Planning Commission forwards a recommendation of **APPROVAL** to the Board of County Councilors.

**RECOMMENDATION SUMMARY**

The following table lists the applicable criteria and summarizes the findings of the staff report and Planning Commission recommendation for Annual Review Case CPZ2017-00011.

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



## Transportation Impact Analysis

### Annual Review Case: CPZ2017-00011 Johnson Dillard

#### 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 97745000, 97755000, 605838000, and 986040236 from a Commercial comprehensive plan designation with neighborhood commercial (NC) zoning to Urban Medium Density Residential (UM) comprehensive plan designation with R-18 zoning; and parcel numbers 145119000 and 144935000 from a Commercial comprehensive plan designation with neighborhood commercial (NC) zoning to Urban Low Density Residential (UL) comprehensive plan designation with R1-6 zoning. The total sites are 5.74 acres and are located at the intersection of NE 25th Avenue and NE 99<sup>th</sup> Street in Hazel Dell. NE 99th Street is classified as a 4-lane minor arterial with sidewalks, bike lanes and a center turn lane, designed to accommodate up to 24,000 vehicles per day. NE 25th Avenue is classified as a 2-lane collector with sidewalks, bike lanes and a center turn lane, designed to accommodate up to 16,000 vehicles per day.

#### Summary of Transportation Impact Findings

The transportation analysis demonstrates that the proposed land use change would not 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 NC zoning, the subject parcel would generate approximately 2,031 trips per day for the 5.74 acre site. For the proposed R1-6 and R-18 zoning, 56 home sites could be constructed and potentially generate 533 trips per day.
- The proposed decrease in trip generation will reduce vehicle congestion on the adjacent four lane minor arterial (NE 99th Street) and two lane collector (NE 25<sup>th</sup> Avenue).

## **Compliance with Clark County Transportation Policy**

The transportation analysis demonstrates that application CPZ2017-00011 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 56 home sites. The current trip generation from this site is 2,031 trips per day. Staff believes the potential trip generation under the proposed single family residential designation of 533 trips per day will reduce vehicular demand on the surrounding transportation system.

## **Analysis of Trip Generation**

Under the current NC zoning, the subject parcel would generate approximately 2,031 trips per day for the 5.74 acre site. For the proposed R1-6 and R-18 zoning, 56 homesites could be constructed and potentially generate 533 trips per day.

## **Site Specific Impacts**

No site specific impacts are likely to result from approval of this proposal.

## **System Impacts**

The proposed comprehensive plan amendment and zone change will reduce traffic demand on the streets adjacent to this proposal, but will not reduce congestion on the county-wide system. The elimination of this commercial land will drive the need for commercial land elsewhere in the county; in existing commercial lands or conversion to commercial lands. Due to the high amount of trip generation associated with commercial land uses, this proposal will shift the commercial induced demand on the transportation system to another location. Proposed commercial developments will be evaluated for traffic impacts during a development application of comprehensive plan amendment.

**Report Prepared By:            Matt Hermen, Clark County**

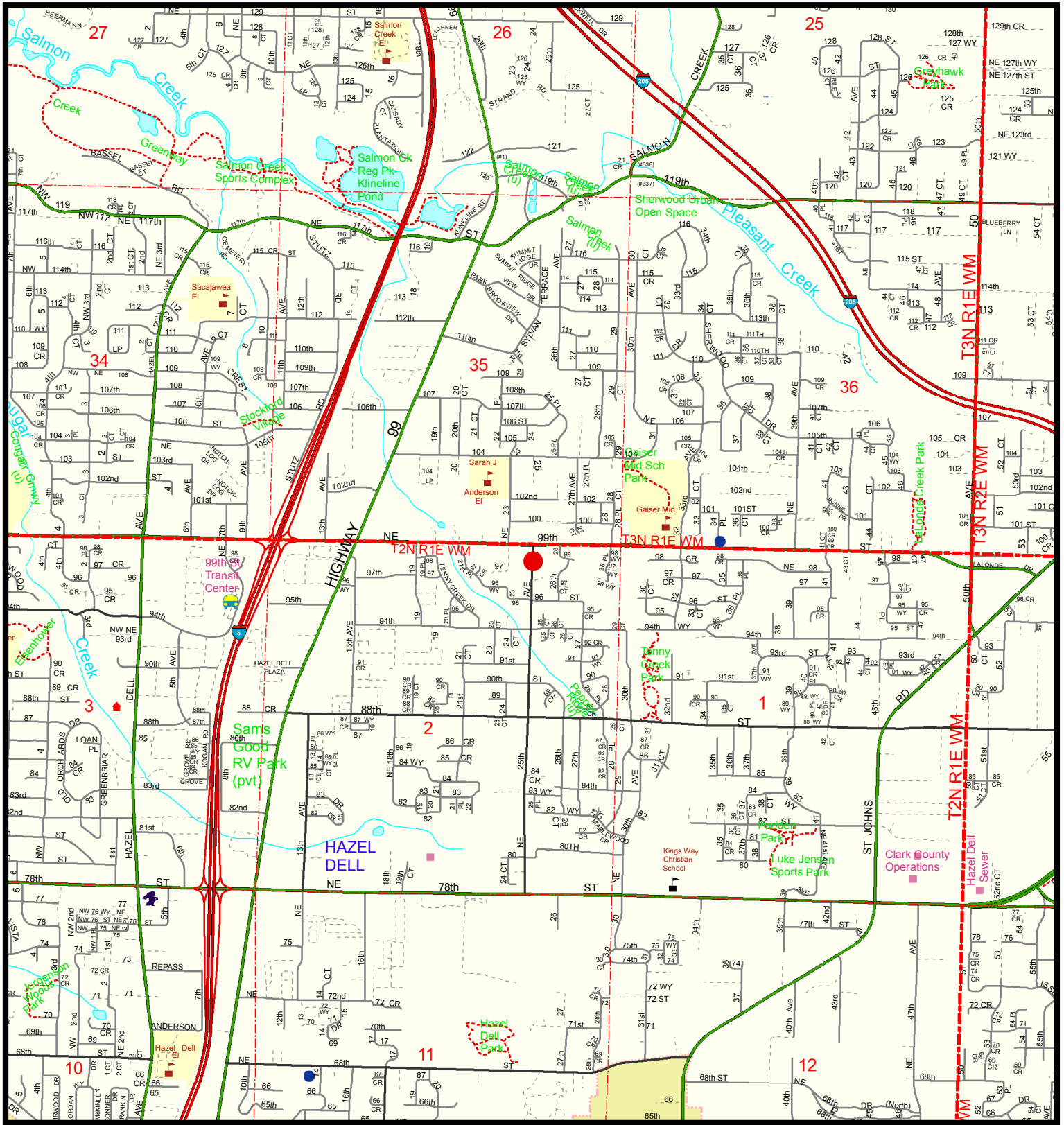
**Date: June 22, 2017**

***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.***

Annual Review CPZ2017-00013 Johnson Dillard

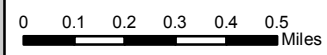
Existing Land Use Designation	Parcel Size (Acres)	Parcel Size Minus Infrastructure	Employees/Acre	Total Employees	Trip Generation	Pass By Factor	Daily	PM Peak Hour
Commercial Neighborhood Commercial (NC) Zoning	5.74 acres	4.31 acres	20	86	42.94	0.45	2,031	203

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
Single Family Residential (R1-6)	2.46	1.78	7.26	13	Single-family dwelling	9.52	124	12
Single Family Residential (R-18)	3.28	2.37	18	43	Single-family dwelling	9.52	409	41
<b>Total</b>	<b>5.74 acres</b>	<b>4.15 acres</b>		<b>56</b>	<b>Single-family dwelling</b>		<b>533</b>	<b>53</b>



Geographic Information System

1:24,000



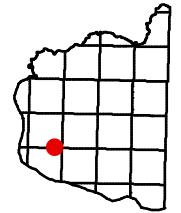
Developer's GIS Packet: Page 1 of 14

### General Location Map

Account No: 145119000, 97745000, 97755000, 605838000  
 Owner: JOHNSON MATTHEW M  
 Address: 9718 NE 25TH AVE  
 C/S/Z: VANCOUVER, WA 98685

● Subject Property Location

Printed on: April 11, 2017



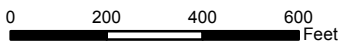
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.





Geographic Information System

1:4,800



Developer's GIS Packet: Page 4 of 14

### 2016 Aerial Photography

Account No: 145119000, 97745000, 97755000, 605838000

Owner: JOHNSON MATTHEW M

Address: 9718 NE 25TH AVE

C/S/Z: VANCOUVER, WA 98685

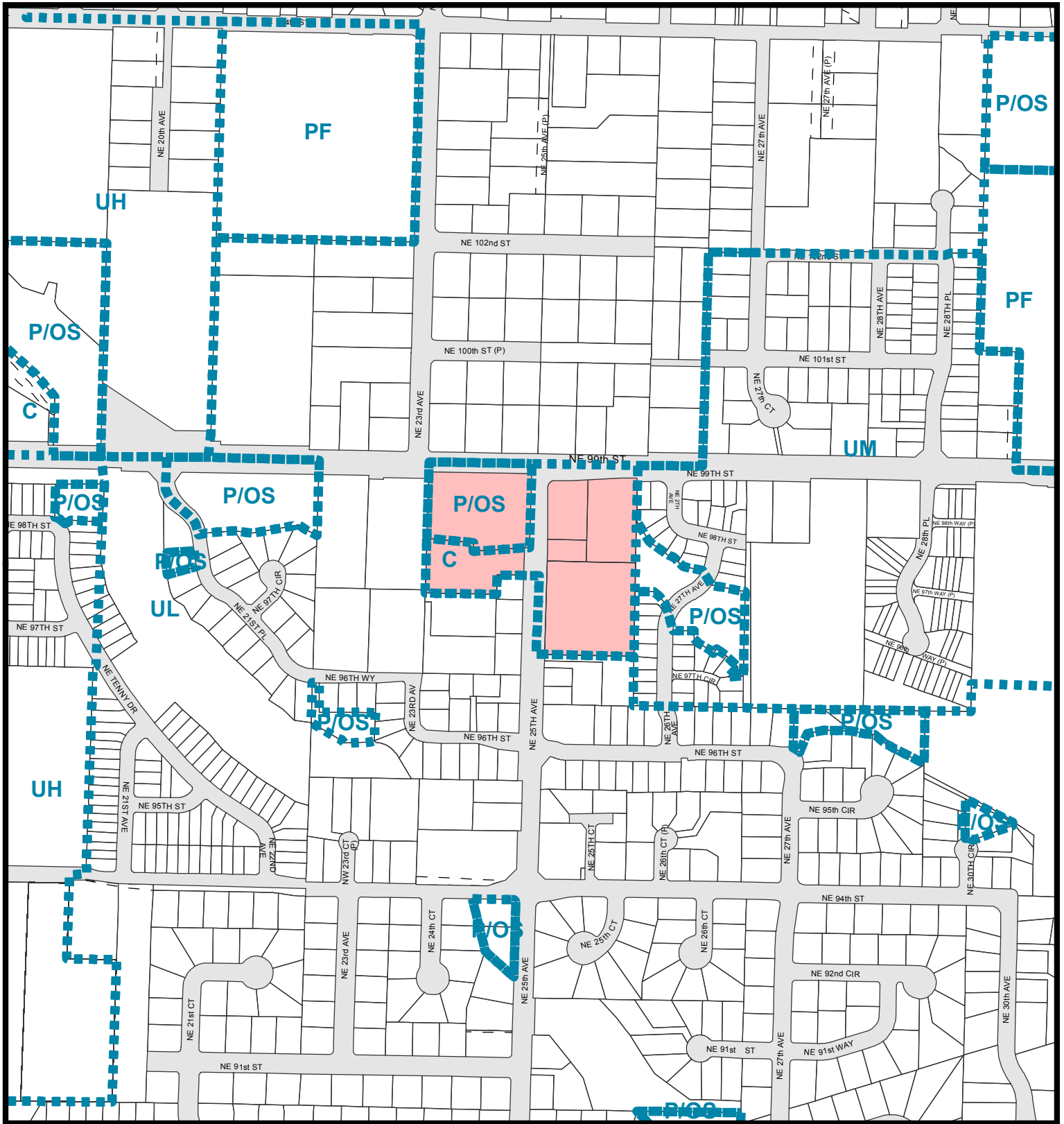
Proposed Development Area

Printed on: April 11, 2017

31134	31135	31136
21103	21102	21101
21110	21111	21112

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





### Comprehensive Plan Designation

Account No: 145119000, 97745000, 97755000, 605838000

Owner: JOHNSON MATTHEW M

Address: 9718 NE 25TH AVE

C/S/Z: VANCOUVER, WA 98685

Printed on: April 11, 2017

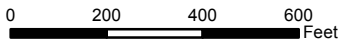
31134	31135	31136
21103	21102	21101
21110	21111	21112

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

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Developer's GIS Packet Page 7 of 14

- 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

MORASCH: Any other questions? Does somebody want to make a motion?

BARCA: I'll make a **motion** to approve staff recommendation for the Powell -- what is it? It's an application, that's what it is, CPZ2017-00010.

WRIGHT: **Second.**

MORASCH: All right. It's been moved and seconded. Is there any discussion on the motion? All right. Sonja, could we get a roll call, please.

### **ROLL CALL VOTE**

BENDER: AYE  
GRIMWADE: AYE  
JOHNSON: AYE  
SWINDELL: AYE  
BARCA: AYE  
WRIGHT: AYE  
MORASCH: AYE

MORASCH: All right. Well, thank you. That's two down. The Powell application's been recommended for approval unanimously by the Planning Commission, which brings us to the Johnson application, CPZ2017-00011, and I will turn it over to staff for a staff report.

### **PUBLIC HEARING ITEMS**, continued

**CPZ2017-00011 Johnson:** A proposal to amend the Comprehensive plan and zoning map from Commercial (NC) to Urban Medium Residential (R-18) and adding the Highway 99 Mixed Residential overlay on the following parcels: 97775000, 97745000, 97755000, and 986040236 and from Commercial (NC) to Urban Low Residential (R1-6) and adding the Highway 99 Single Family Overlay on the following parcels: 144935000 and 145119000.

**Staff Contact: Sharon.Lumbatobing@clark.wa.gov or (360) 397-2280, Ext. 4909**

LUMBANTOBING: This docket is related to six properties at the intersection of NE 99th Street and NE 25th Avenue in Hazel Dell. This is an amendment to the comp plan and zoning maps on four of the parcels from commercial to urban medium residential R-18 and on two parcels from commercial to urban low residential R1-6. Two of the properties at the corner of the intersection are County owned. The County property on the west corner is a stormwater facility that will not likely redevelop as commercial making the property to itself unlikely to develop as commercial. There's a recently built Habitat for Humanity house that also is unlikely to develop as commercial. The property to the south of that has a very high retaining wall that was constructed during a recent road improvement making it unlikely to develop as commercial.



It makes sense to remove the general commercial zoning from this area and zone it consistently with the surrounding properties which is R-18 to the east and R1-6 to the west. Staff is recommending approval.

MORASCH: So I do have a question. So is the proposed zone east of 25th Avenue R-18 and is it going to be R1-6 west of 25th Avenue or is the whole thing going to be R-18?

LUMBATOING: To the east is R-18 and to the west is R1-6.

MORASCH: I'm sorry. You did say east and west, yeah.

LUMBATOING: Yes.

MORASCH: So R1-6 to the west, R-18 to the east.

LUMBATOING: Yes.

MORASCH: Okay. Any other questions for staff? All right. With that, I will open up the public hearing on the -- is this is it Johnson? Yes, the Johnson application. We don't have anyone on our sign-in sheet. Is there anyone in the audience who would like to testify? Please come forward, state and spell your name for the court reporter and sit at the, well, you know the drill.

### **PUBLIC TESTIMONY**

CARROLL: Yeah. My name is Casey Carroll. I'm actually a resident. I've owned a house for 11 years now actually at the parcel behind the parcel to the east-hand side to the bottom, and for me, I'm just more or less understanding or wanting to know some clarity on what the proposed plans are because, of course, when you hear things like R-18 behind your house and you have had nothing but a greenbelt for the last 11 years, it gets a little concerning, right?

So for my understanding, I'd like to know the intent of -- is the intent to build multi-family or is the intent to, you know, if it's R-6, you know, generally speaking that would mean obviously six parcels on one acre, I'm under the assumption of such. So understanding, I guess, a little bit more about what that would mean would be very helpful for me to understand.

MORASCH: All right. And that's a question that I'll let staff answer in a minute, but you may also want to contact the property owners directly outside of the hearing.

CARROLL: They're very challenging to work with.

MORASCH: Yeah. All right. Well, I'll see if staff knows any response to your question.

LUMBATOING: Yeah. So it's borrowing the zoning next door, so it could look like this.

CARROLL: Okay. So we're not talking, like, multi-family because, I mean, it would have to be zoned commercial, right, for multi-family; right? Okay. So then we're talking six different parcels for that one area.

LUMBATOING: Yeah.

CARROLL: Now, is there going to be an opportunity to talk about, like, for example, like, how far back from the existing fences or are they going to build literally right in our backyard?

LUMBANTOING: Well, there's setbacks that they'll have to comply with, so...

CARROLL: Okay. What exactly is that, if you don't mind me asking? Sorry. I'm testing you today.

LUMBANTOING: Yeah, you're testing my --

KAMP: Yeah. You can look at it if you go online to the County's Title 40 Code, you can see all the zones and they'll tell you exactly the setbacks for any kind of --

CARROLL: From, like, the existing fence line as it stands right now?

LUMBATOING: Yes.

KAMP: If you just want to find the zoning and we can send the link to you, if you'd like us to.

CARROLL: That would be helpful, yeah. It's because, of course, like from my perspective as a resident, it's a little concerning when you hear, oh, hey, R-18 right behind my house. What does that exactly mean? So this is more just a clarity, if anything.

MORASCH: Sure. And also I'd add that if you're within so many feet - I think is it 300 - they will give you notice when they apply. In order for them to develop into, you know, homes or what you see on the photo there, they need to go through either a short plat or a subdivision process. That's a public notice and comment process. You're entitled to notice of the application. You're entitled to get a copy of it and review it and submit comments and whatnot. So I would encourage you to pay attention if you do get a notice --

CARROLL: Oh, I do.

MORASCH: -- you're going to want to follow up with it because, you know, things like, you know, exactly what the development is going to look like, that will be a subsequent process. It won't come to us. It will go to planning staff and then maybe to the hearings examiner. We won't see it, but you'll want to get involved in that process if you're interested.

CARROLL: Got it. So this is more or less the first step in the eventual process of, okay, so if they do start to plan on actually developing the property, then there's going to be an ability to --

HOLLEY: Please slow down.

CARROLL: Sorry. I speak really fast. Are you typing? Oh.

MORASCH: She's transcribing every -- everything you say is getting transcribed for posterity, so...

Yes, you are correct, this is the first step and in the eventual process there will have to be a subsequent application filed in order to do any development on the property and that would have all the detail. This just establishes the zone which, you know, sort of lays the ground rules that they would need to follow, but all the details, that would come in the subsequent application that may or may not get filed, and that's why I recommended talk to the property owner, if you can, because they would be the ones that would control, you know, when that application gets filed and those sorts of things.

CARROLL: Got it. Okay. Cool. All right. Well, thank you. I appreciate your time today.

MORASCH: All right. Well, thank you for coming. Before you leave, does anyone on the Planning Commission have any questions for Mr. Carroll?

BENDER: One of the things that I advise you to do is check into the mitigation for the traffic improvements at that intersection.

CARROLL: What does that mean?

BENDER: That these developments will increase the traffic flow on those roads and you want to be involved with that to make sure that it's handled properly. I'm not sure that intersection's lighted, is it?

CARROLL: Yeah, it is.

BENDER: Signalized?

CARROLL: Yeah, it is.

BENDER: Oh, okay. Just saying just keep involved with it.

CARROLL: Of course. Yeah. I mean, if anything, maybe this would actually increase my property value so, of course, I'm never against anything like that, but it's just helpful to understand what's going on.

MORASCH: All right. Any other questions? All right. Well, thank you for coming.

CARROLL: Thank you. Appreciate it.

MORASCH: Is there anyone else in the audience that wishes to speak on this matter?

### **RETURN TO PLANNING COMMISSION**

MORASCH: All right. Well, hearing none, then I will close the public hearing -- the public testimony and turn it over to the Planning Commission for any follow-up questions with staff for deliberation. And hearing none, I would see if anyone has a motion.

GRIMWADE: I make a **motion** that CPZ2017-00011, Johnson/Dillard, staff recommendation be accepted.

BARCA: **Second.**

MORASCH: It's been moved and seconded. Any discussion on the motion? All right. Sonja, roll call, please.

### **ROLL CALL VOTE**

BENDER: AYE  
GRIMWADE: AYE  
JOHNSON: AYE  
SWINDELL: AYE  
BARCA: AYE  
WRIGHT: AYE  
MORASCH: AYE

MORASCH: All right. Well, that concludes the Johnson matter. The Planning Commission has unanimously recommended approval to the Board of County Councilors.

And that brings us to our last item on the agenda, CPZ2017-00021, the Felida Village South application, and I will turn it over to staff for the staff report.

### **PUBLIC HEARING ITEMS**, continued

**CPZ2017-00021 Felida Village South:** A proposal to amend the comprehensive plan and zoning map from Urban Low Residential with an R1-7.5 zone to a Commercial comprehensive plan designation with a Neighborhood Commercial zone on the following parcel(s): 188724000 and a portion of 986041215.

**Staff Contact: Jacqui. Kamp@clark.wa.gov or (360) 397-2280, Ext. 4913**