



Staff Report

TO: Clark County Planning Commission
FROM: Oliver Orjiako, Director *oliver orjiako*
PREPARED BY: Sharon Lumbantobing, Planner II
DATE: October 15, 2020
SUBJECT: **CPZ2020-00009 HIDDEN GLEN
REQUEST FOR A COMPREHENSIVE PLAN AND
ZONING MAP AMENDMENT**

PROPOSED ACTION

The applicant is requesting to amend the comprehensive plan and zoning map designation from Commercial (Community Commercial) to Office Residential (OR-22) on six parcels which are approximately 7.33 acres (97835030, 97835032, 97835040, 97835050, 986034150, and 144724000).

BACKGROUND

The applicant owns six adjacent parcels (97835030, 97835032, 97835040, 97835050, 986034150, and 144724000) that are designated Commercial (CC) totaling approximately 7.33 acres; located on the south side of NE 78th St. and east of NE 30th Ave. The subject parcels are within the Vancouver Urban Growth Boundary and are part of a larger 80-acre (approximately) commercial corridor along the north and south side of NE 78th St.

The subject parcels were designated Mixed Use (CC) from 1994 to 2016 and were amended to Commercial (CC) at the property owner's request during the 2016 Comprehensive Plan update. The applicant purchased two of the parcels in 2014, one in 2016, and three in 2017 after the 2016 Comprehensive Plan was adopted. The parcels have remained undeveloped with the exception of an office building and parking area located on two parcels totaling 1 acre on the northeast portion of the site (144724000 and 97835032), which were developed in 1994.

The existing zoning of Community Commercial (CC) is "intended to provide for the regular shopping and service needs for several adjacent neighborhoods" [CCC 40.230.010].

The applicant is requesting to amend the comprehensive plan and zoning map designation from Commercial (CC) to Office Residential (OR-22). OR-22 zoning is "intended to provide for residential and professional office development based upon consistency with the comprehensive plan and compatibility with adjacent land uses. It is intended that office developments within these districts will be of a higher standard in recognition of their residential setting. The following factors will be considered on the application of one of these districts to a particular site:

- a. Proximity to major streets and the available capacity of these streets;
- b. Availability of public water and sewer;



- c. Vehicular and pedestrian traffic circulation in the area;
- d. Proximity to commercial services; and
- e. 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” [CCC 40.220.020].

The applicant submitted a conceptual plan with this application that shows proposed construction of multi-family units and professional office buildings oriented to take access from NE 30th Ave. and NE 78th St. Although the subject parcels abut NE 78th St., which is classified as a Principal Arterial, CCC 40.350.030(B)(4)(d)(1) states that ‘no driveways will be permitted to access onto urban or rural arterials unless no other access to the site exists or can be provided”. This code section limits access to the subject parcel to NE 30th Ave. and precludes access from NE 78th St. regardless of zoning.

The subject parcels abut on three sides a neighboring parcel (144744000) located along NE 78th St. that is .29 acres and is currently designated Commercial (CC). The property owner of this parcel stated that he does not want to be included in this re-designation request.

GENERAL INFORMATION

Parcel Number(s): 97835030, 97835032, 97835040, 97835050, 986034150, and 144724000
Location: Approx. 3011 and 3205 NE 78th St., Vancouver, WA 98665
Area: 7.33 acres
Owner(s): Hidden Glen, LLC

Existing Land Use:

Site: Commercial (CC)
North: Commercial (CC) and Urban Medium Density Residential (R-22)
South: Urban Medium Density Residential (R-18)
East: Commercial (CC)
West: Commercial (CC)

SUMMARY OF PUBLIC INVOLVEMENT PROCESS

Sixty-day notification was sent to the Department of Commerce on February 20, 2020 under RCW 36.70A.106. A Notice of Determination of Non-Significance and SEPA Environmental checklist was published in the Columbian newspaper on June 1, 2020. A legal notice was published on September 30, 2020 for the Planning Commission hearing. A notice of application and Planning Commission hearing was posted on the property on September 30, 2020. Public comments are included online on the Planning Commission meeting webpage.

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, Comprehensive Plan, City Comprehensive Plans, Applicable Capital Facilities Plans, and official population growth forecasts. [CCC40.560.010(G)(1)].**

Growth Management Act (GMA)

The GMA goals set the general direction for the county in adopting its framework plan and comprehensive plan policies. The GMA lists thirteen overall goals in RCW 36.70A.020 plus the shoreline goal in RCW 36.70A.480(1). The goals are not listed in order of priority. The GMA goals and associated Washington Administrative Code sections that apply to the proposed action are Goals 1, 2, 4, and 5.

Goal 1 Urban Growth. “Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.” [RCW36.70A.020(1)]. WAC 365-196-310(2)(f) Urban Growth Areas section states that counties planning under the GMA should facilitate urban growth as follows:

- (i) Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities adequate to serve urban development.
- (ii) Second, urban growth should be located in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources”.

Goal 2 Reduce Sprawl. “Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.” [RCW 36.70A.020(2)].

Goal 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.” [RCW36.70A.020(4)].

WAC 365-196-410 Housing Element section provides recommendations for meeting the element requirements. Under WAC 365-196-410(2)(a)(iii)(C), “The housing element shows how a county or city will accommodate anticipated growth, provide a variety of housing types at a variety of densities, provide opportunities for affordable housing for all economic segments of the community, and ensure the vitality of established residential neighborhoods...”

- (iii) Housing goals and policies should address at least the following:
 - (A) Affordable housing;
 - (B) Preservation of neighborhood character; and
 - (C) Provision of a variety of housing types along with a variety of densities.”

Goal 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.” [RCW 36.70A.020(5)].

WAC 365-196-435 Economic Development Element section provides recommendations for the element requirements. Under WAC 365-196-435(1)(a), “The economic development element should establish local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life.”

WAC 365-196-405 Land Use Element section provides recommendations for the element requirements. Under WAC 365-196-405(2)(g), “Counties and cities should estimate the level of commercial space, and industrial land needed using information from the economic development element, if available, or from other relevant economic development plans.”

Finding: The subject parcels are located within an approximately 80-acre commercial corridor along NE 78th St. The subject parcels are located in the Vancouver Urban Growth Area served by public facilities and services to support the current Community Commercial zoning designation. Community Commercial zoning provides for a wide range of uses beyond retail, including residential uses permitted above the ground floor, professional services for outpatient medical and dental, adult family homes, assisted living, restaurants, banks, hotels/motels, athletic clubs, public/private educational services, churches, veterinary services, public services and facilities, distribution services, among others, that are suitable on the subject parcel. The Commercial designation supports Goal 1 by encouraging development in areas where adequate public facilities and services exist, and Goal 2 by reducing sprawling low-density development. Commercial zoning could also provide residential housing (Goal 4) and promote economic development that is consistent with adopted comprehensive plans (Goal 5).

The proposed change from Commercial (CC) to Urban Medium Density Residential (OR-22) zoning would allow for multi-family housing in support of Goal 4. However, the proposed re-designation to OR-22 does not guarantee how much office versus residential development will occur. In addition, amending the comprehensive plan designation and zoning on the subject parcels to OR-22 would disrupt the existing commercial corridor and leave a remnant of commercially zoned land on an approximately 1/4 acre parcel (144744000) along NE 78th St.

The existing Commercial zoning is more consistent with both the Housing and Economic Development goals (Goals 4 and 5) as Commercial zoning allows for both housing and long-term employment in the area through a wide range of allowed commercial uses. The current Commercial designation is more consistent with WAC 365-196-405, WAC 365-196-410, and WAC 365-196-435 than the proposed amendment.

Community Framework Plan

The Community Framework Plan (Framework Plan) provides guidance to local jurisdictions on regional land use and service issues. The 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. The Community Framework Plan policies applicable to this proposal include the following:

2.0 Housing

“The Housing Element is to recognize the vitality and character of established residential neighborhoods and identify sufficient land for housing to accommodate a range of housing types and prices. The goal is to make adequate provision for existing and projected housing needs of all economic segments of the community. These policies are intended to coordinate the housing policies of Clark County and its jurisdictions to ensure that all existing and future residents are housed in safe and sanitary housing appropriate to their needs and within their means.

2.1 Framework Plan Policies

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. Housing options available in the county include single family neighborhoods and mixed use neighborhoods (e.g., housing above commercial store fronts, traditional grid single family neighborhoods, townhouses, multi-family developments, accessory units, boarding homes, cooperative housing and congregate housing).

2.1.2 Provide housing opportunities close to places of employment.

2.1.7 Encourage creative approaches to housing design to:

- accommodate higher densities attractively;
- increase housing affordability;
- ensure that infill development fits with the character of the existing neighborhood; and
- develop demonstration projects to assist the private sector to achieve infill goals.” [Framework Plan, page 13-14].

9.0 Economic Development

“The Economic Development Element is to ensure that the type of economic development which occurs contributes to maintaining and improving the overall quality of life in the county.

9.1.0 Encourage a balance of jobs and housing opportunities in each urban center. Provide sufficient land for business as well as homes. Businesses within the community should provide a range of job types for the community’s residents.

9.1.3 Encourage businesses which pay a family wage to locate in Clark County.

9.1.4 Encourage appropriate commercial development in neighborhoods and rural centers that support the surrounding community.” [Framework Plan, page 21].

Finding: The subject site is within the Vancouver Urban Growth Area and located in an area of existing urban development surrounded by commercially and residentially zoned and developed

land. The Community Framework Plan encourages retention of employment land and an adequate supply of housing at a range of prices in close proximity to employment.

Community Commercial was identified during the 2016 periodic review as the most appropriate zoning district for this location due to the site's visibility from NE 78th St., which has heavy traffic flow, proximity to concentrated residential development, relatively flat and unconstrained vacant property, and compatibility with other commercial lands. The current land use designation of Commercial is more consistent with both the Housing and Economic Development Policies in the Community Framework Plan than the proposed amendment. The existing Commercial zoning allows for long-term employment in the area through a wide range of allowed commercial uses, including the potential for residential units located above ground floor commercial businesses.

Conversion of Commercial land to OR-22 does not guarantee how much office versus residential development will occur. If the future development only contains residential, this would result in a permanent loss of employment lands in the area and the associated jobs in the future.

Countywide Planning Policies (CWPP)

The GMA, under RCW 36.70A.210, requires counties and cities to collaboratively develop Countywide Planning Policies (CWPP) to govern the development of comprehensive plans. The WAC 365-196-305(1) defines "the primary purpose of CWPP is to ensure consistency between comprehensive plans of counties and cities sharing a common border or related regional issues. Another purpose of the CWPP is to facilitate the transformation of local governance in the urban growth areas, typically through annexation to or incorporation of a city, so that urban governmental services are primarily provided by cities and rural and regional services are provided by counties."

Land Use

- “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...
- 1.1.12 Conversion of industrial or employment lands to non-industrial or non-employment center districts may occur within the following parameter:
 - Protect and protect employment center lands from conversion to residential.
 - Consider rezoning of employment center lands to non-retail commercial or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation.
- 1.1.15 Establish consistent regional criteria to determine the size of urban growth areas for the 20-year comprehensive plans that:
 - Balance industrial, commercial, and residential lands.” [2016 Plan, pages 41-44].

Housing

- “2.1.1 The Comprehensive Plan of the county and each municipality shall identify sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multi-family housing and group homes and foster care facilities. All jurisdictions will cooperate to plan for a “fair share” of the region’s affordable housing needs and housing for special needs population.
- 2.1.2 Link economic development and housing strategies to achieve parity between job development and housing affordability.
- 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.
- 2.1.7 Encourage flexible and cost efficient land use regulations that allow for the creation of alternative housing types which will meet the needs of an economically diverse population.” [2016 Plan, pages 72].

Economic Development

- “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.” [2016 Plan, pages 226].

Finding: The subject parcel is located along NE 78th St., and served by C-TRAN’s #78 fixed route bus service and other urban services. The existing Commercial zoning is already consistent with the Land Use, Housing, and Economic Development Countywide Planning Policies. The existing Commercial zoning on the subject parcel provides for orderly long-term commercial growth in the area and ensures an adequate supply of land for commercial development. Commercial zoning also allows for long-term employment through a wide range of allowed uses and allows for residential units above the ground floor. Commercial zoning could also provide more units of multi-family housing than the proposed OR-22; potentially resulting in shorter vehicle trips and allow higher density along public transit corridors while providing long-term employment. Conversion of Commercial land to OR-22 does not guarantee how much office versus residential development will occur. If the future development only contains residential, this would result in a permanent loss of employment lands and associated jobs in the future. Community Commercial is more suitable than OR-22 for the site. The proposed plan amendment and rezoning is inconsistent with the Land Use and Economic Development Countywide Planning Policies.

Comprehensive Growth Management Plan 2015-2035 (2016 Plan)

The 20-year Comprehensive Growth Management 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:

Land Use

“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: Integrate land uses to reduce sprawl, promote physical activity through active transportation and foster neighborhood and community identity.

- 1.4.1 Interrelated uses should generally be encouraged to locate in close proximity of each other.
- 1.4.2 Encourage mixed-use developments, which provide opportunities to combine residential, commercial uses within individual structures, or within adjacent structures or developments.”
- 1.4.4 Encourage compact commercial development with an appropriate mix of uses.
- 1.4.5 Commercial developments should utilize shared facilities and infrastructure, including but not limited to common wall structures, shared parking lots, access points, sidewalks, signs, or innovative design features.
- 1.4.6 Commercial development should be designed and located as follows:
 - Features to both allow for and encourage pedestrian access to and between commercial developments and roadways shall be provided.
 - Storefront design with zero or minimal front setbacks should be used Frontal parking should be minimized. Side or rear lot parking should be encouraged.
- 1.4.7 Higher intensity uses should be located on or near streets served by transit.” [2016 Plan, pages 46-47].

Housing

“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.” [2016 Plan, pages 72-73].

Economic Development

“Goal: Provide commercial and industrial employment opportunities to meet the needs of Clark County citizens.

- 9.2.3 Promote a diverse economic base, providing economic opportunity for all residents.

“Goal: Provide contextually-appropriate commercial sites adequate to meet a diversity of needs for retail, service, and institutional development in Clark County.

9.4.1 In cooperation with local jurisdictions, maintain an adequate supply of commercial lands within designated urban growth areas, based on average absorption rates of the last five years plus an appropriate market factor.

- Designate sufficient commercial land for the 20-year planning periods, located within designated urban growth areas;
- Discourage removal of commercial land from the inventory that results in a less than 10-year supply of commercial sites;
- Update inventories of commercial lands at least every ten years; and
- Encourage infill and redevelopment of underutilized commercial lands.

9.4.3 Encourage commercial and mixed-use developments located on current or planned transit corridors; encourage transit-oriented site planning and design.” [2016 Plan, page 227-228].

Finding: The proposed designation of this land to Urban Medium Density Residential (OR-22) is consistent with the type and intensity of uses expected in the Vancouver Urban Growth Area. Based on the applicant’s narrative and proposed site plan, the proposed designation of OR-22 could allow up to 45,248 square feet of office space or 161 new medium density residences, or a combination of office space and medium density residences for this 7.33 acre site. However, as stated above, conversion of Community Commercial land to OR-22 does not guarantee how much office space versus residential development will occur. If the future development only contains residential, this would result in a permanent loss of employment lands and associated jobs in the future.

The existing Commercial zoning is already consistent with the Land Use, Housing, and Economic Development policies in the 20-Year Comprehensive Plan. Commercial zoning for this site was specifically identified as the most appropriate comprehensive plan and zoning district as recently as the 2016 periodic review. The county in coordination with the city of Vancouver reviewed commercial lands designations within the Vancouver Urban Growth Area in order to maintain an adequate supply of commercial lands. Commercial zoning encourages long-term business investments, promotes a diverse economic base, and provides contextually-appropriate commercial sites adequate to meet a diversity of needs for retail, service, and institutional development in the county. This site is strategically located along NE 78th St. a principal arterial, supported by public transit and existing urban services, and is part of 80-acre (approximately) commercial corridor. Commercial zoning better implements the Land Use, Housing, and Economic Development goals and policies.

Conclusion: Criterion A is not met by the proposed amendment.

B. The proponent shall demonstrate that the designation is in conformance with the appropriate locational criteria identified in the plan and the purpose statement of the zoning district. [CCC 40.560.010(G)(2) and CCC 40.560.020(G)].

Urban Medium Density Residential (UM)

“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.” [2016 Plan, page 33].

A. “Purpose.

2. The office residential (OR-15, OR-18, OR-22, OR-30, OR-43) districts are intended to provide for residential and professional office development based upon consistency with the comprehensive plan and compatibility with adjacent land uses. It is intended that office developments within these districts will be of a higher standard in recognition of their residential setting. The following factors will be considered in the application of one (1) of these districts to a particular site:
 - a. Proximity to major streets and the available capacity of these streets;
 - b. Availability of public water and sewer;
 - c. Vehicular and pedestrian traffic circulation in the area;
 - d. Proximity to commercial services; and
 - e. 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.”[CCC 40.220.020(A)].

Community Commercial (CC)

“Community commercial areas provide services to the general neighborhood in urban areas and are generally between five and 20 acres in size, spaced two to four miles from similar uses or zones, serve a population of 10,000 to 20,000, located at minor or major arterial crossroads and serve a primary trade area between 2 to 4 miles” [2016 Comprehensive Plan, page 34].

A. “Purpose.

Community Commercial (CC) District. These commercial areas are intended to provide for the regular shopping and service needs for several adjacent neighborhoods. This district is only permitted in areas designated as community commercial or mixed use on the comprehensive plan...”[CCC 40.230.010]

Finding: The subject parcels are served by public sewer and water, in a high traffic transit corridor served by C-TRAN’s #78 fixed route bus service, and are in close proximity to existing commercial services as it is part of an approximately 80-acre commercial corridor along NE 78th St. Public open space and recreation opportunities are available to the east with the Luke Jensen Sports Park. The subject parcels better meet the current Commercial land use designation with both the locational criteria in the comprehensive plan and the purpose of the proposed zoning district. The subject parcels lie within an 80-acre (approximate) commercial corridor. The proposed designation of OR-22 on the subject parcels is incompatible with adjacent land uses as it would disrupt this commercial corridor and leave a remnant of commercially zoned land on an approximately 1/4 acre parcel (144744000) along NE 78th St.

Conclusion: Criterion B is not 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. [CCC 40.560.010(G)(3)].

Finding: The subject parcels are served by public sewer and water and is in a high traffic transit corridor served by C-TRAN's #78 fixed route bus service. The subject parcels are part of an approximately 80-acre commercial corridor along NE 78th St. The subject parcels better meets the current Commercial land use designation with both the locational criteria in the comprehensive plan and the purpose of the zoning district as the parcels lie within a 80-acre (approximate) commercial corridor. The proposed designation of OR-22 on the subject parcels is incompatible with adjacent land uses as it would break up this commercial corridor and leave a remnant of commercially zoned land on an approximately 1/4 acre parcel (144744000) along NE 78th St. The property owner of this parcel does not want to be included in this re-designation request. The proponent has not demonstrated that there is a lack of alternative sites within the vicinity for multi-family housing as the Commercial designation allows for residential uses above the ground floor.

Conclusion: Criterion C is not met by the proposed amendment.

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. [CCC 40.560.010(G)(4)].

Finding: The applicant addresses this requirement in their narrative by stating that the proposed land use amendment responds to a substantial change in market conditions due to a lack of interest/demand in commercial uses in this area and also better implements the applicable comprehensive plan policies than the current map designation because the area is lacking in developable office uses and medium density residential uses. The applicant submitted a market analysis that indicates that commercial-retail development does not present a viable use of the site due to retail restructuring nationally coupled with limited local market demand for added retail at this site, and given the proximity to existing commercial development along NE Hwy 99, Padden Parkway, and Costco. The applicant's market analysis indicates a strong demand for multi-family housing along NE 78th St.

The proposed land use amendment does not respond to a substantial change in market conditions nor does the proposal better implement the applicable comprehensive plan policies than the current land use designation of Commercial. While the national and local landscape for brick and mortar retail is changing due to an increase in online retail, and there are vacant commercial lands within a 4 mile radius at the present time, this site was identified in the 2016 periodic update as part of the long-term planning horizon. The area is developing as expected and it is necessary to maintain an adequate supply of Commercial lands that will develop over time. Commercial zoning allows a wide range of uses beyond retail, including residential uses permitted above the ground floor and professional offices among others that are suitable on the subject parcel. The current zoning does not prevent the applicant from satisfying the strong demand for multi-family construction. In addition, amending the comprehensive plan designation

and zoning on the subject parcels to OR-22 would disrupt the commercial corridor and leave an approximately 1/4 acre parcel of commercially zoned land isolated along NE 78th St.

CCC 40.350.030(B)(4)(d)(1) states that ‘no driveways will be permitted to access onto urban or rural arterials unless no other access to the site exists or can be provided’. This code section restricts access to the subject parcels from NE 78th St., which is classified as a Principal Arterial, and directs access to the subject parcels from NE 30th Ave. The applicant’s narrative states that this greatly diminishes the market appeal and viability of this location for commercial uses. As stated above, Commercial zoning allows a wide range of uses beyond retail, such as professional services and residential above the ground floor that are suitable on the subject parcel.

As noted above in the discussion on Criteria A, the existing Commercial designation of these parcels is more consistent with WAC 365-196-405 (Land Use) and WAC 365-196-435 (Economic Development), the 20-Year Growth Management Plan, and the Countywide Planning Policies than the proposed designation.

Conclusion: The proposed change does not respond to a substantial change in conditions nor does the proposal better implement the applicable comprehensive plan policies than the current land use designation of Commercial. **Criterion D is not 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. [CCC 40.560.010(G)(5)].

Finding: As noted above the subject parcels have access to the full range of urban public facilities and services to serve commercial uses at the site. The parcel is served by the Clark Public Utilities, Clark Regional Wastewater District, Fire District 5, Clark County Sheriff’s office, and the Vancouver school district. The site is within C-TRAN’s service area and is currently served by the #78 - 78th Street Route with 30 minute frequencies during peak weekdays. This route connects to the Vine at the Vancouver Mall Transit Center to the east and the 99th Street Transit Center to the west. A Transportation Impact Analysis (TIA) waiver was granted by the County Engineer/Public Works Director, in accordance with CCC 40.560.040(A)(2)(c)(6). Clark County Public Works submitted a Transportation Impact Analysis which shows a decrease in trips as a result of the proposed request from 1648 daily trips under the current Community Commercial zoning to 460 daily trips in the proposed OR-22 zoning, a net decrease of 1188 trips per day (See Transportation Analysis).

Conclusion: **Criterion E is met.**

RECOMMENDATION AND CONCLUSIONS

Based on the information and the findings presented in this report and in the supporting documents, the staff forwards a recommendation of **DENIAL** to Clark County Planning Commission. The following table lists the applicable criterion and summarizes the findings of the staff report for CPZ2020-00009.

COMPLIANCE WITH APPLICABLE CRITERIA		
Criteria for Policy/Text Amendments	Criteria Met?	
	Staff Report	Planning Commission Findings
A. Consistency with GMA & Countywide Policies	NO	
B. Conformance with Locational Criteria	NO	
C. Site Suitability and Lack of Appropriately Designated Alternative Sites	NO	
D. Amendment Responds to Substantial Change in Conditions, Better Implements Policy, or Corrects Mapping Error	NO	
E. Adequacy/Timeliness of Public Facilities and Services	YES	
Recommendation:	DENIAL	