

BARCA: AYE
JOHNSON: AYE

JOHNSON: The motion's been seconded and passed. And we move on to our third item of the evening, CPZ2019-00016, Arterial Atlas Appendix F. Staff report.

PUBLIC HEARING ITEMS, continued

- C. CPZ2019-00016 Arterial Atlas and Appendix F (NE 106 St to NE 112th St):** A proposal to delete the proposed NE 16th Ave from the Arterial Atlas and Hwy 99 Sub Area Plan.
Staff Contact: Matt.Hermen@clark.wa.gov or (564) 397-4343

HERMEN: Good evening, Planning Commission. My name is Matt Hermen with Public Works, H-e-r-m-e-n. Today I'll be presenting CPZ2019-00016, this is an amendment to the arterial atlas which is our long-range transportation circulation plan as well as an amendment to Title 40 Appendix F in our Development Code which is the Highway 99 overlay.

The proposal for this docket is to remove a future planned street N.E. 16th Street, N.E. 107th Street and N.E. 110th Street. On this map shown here is where those planned streets are located. Those planned streets, when I refer to planned streets I mean they are lines on a map, they do not exist, the right-of-way doesn't exist and there are no construction plans for those planned roads.

The roads are directly west of Highway 99 and east of I-5, north of 106th Street and south of 112th Street. From this map here you can see an aerial photograph of, well, you could have, you can see an aerial photograph of the development that is currently around those planned streets, there's a significant mobile home park directly where the planned roads reside as well as a used car sales and several vacant lots.

The problem that we are trying to solve with this proposal is to, we want to encourage redevelopment in the Highway 99 area. Currently the area has a large modeled wetland directly to the, it would be the west of the planned road, with this modeled wetland there are buffers that are associated with protecting that and restoring the ecological habitat should development go in. Because of that wetland, the constructability of this planned road does present a problem and increase the cost of that road, so we would like to remove that from the arterial atlas and encourage the redevelopment along this area.

In the Highway 99 subarea plan it's denoted in the Tenny Creeks Commons Activity Center shown here, this planned road would be deleted from that Highway 99 subarea plan. With the proposal to remove the planned road, the applicable criteria that you would review with your recommendation are these following guidelines, staff has reviewed this proposal according to

those guidelines and is recommending approval to remove the planned road from the arterial atlas and Title 40 Appendix F, the Highway 99 subarea plan. If you have any questions, I'd be happy to answer them now.

JOHNSON: Questions?

BARCA: Are we leaving the lines on the map for 106th Street that I guess down at the bottom runs into 134th below the wetland?

HERMEN: Yes.

BARCA: Okay.

HERMEN: That road does exist, it's substandard, but it would need to be widened in order for that to be developed to full urban standards.

JOHNSON: Any other questions? Once, again, I received no sign-in report so I will take a motion.

SWINDELL: I make a **MOTION** we accept CPZ2019-00016 as presented.

TORRES: **Second.**

JOHNSON: Motion's been heard and seconded. Roll call.

ROLL CALL VOTE

MORASCH: AYE

SWINDELL: AYE

TORRES: AYE

BARCA: AYE

JOHNSON: AYE

JOHNSON: Motion is passed 5/0.

HERMEN: Thank you.

JOHNSON: Thank you. And we will move on to our fourth and final item, CPZ2019-00028, Historic Preservation. Staff report, please.

PUBLIC HEARING ITEMS, continued