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STAFF REPORT

TO: Clark County Planning Commission
FROM: Jose Alvarez, Planner III
DATE: May 23, 2017
SUBJECT: CPZ2017-00022 Riverview Asset Trust

PROPOSED ACTION

The applicant requests the comprehensive plan and zoning map be amended from Industrial with Business Park zoning to Urban Low Residential with an R1-6 zoning and one acre to Commercial with Neighborhood Commercial zoning on three parcels that are approximately 80 acres.

BACKGROUND

The properties involved in this request were brought into the Vancouver UGA in 2004 as part of the comprehensive plan update and designated Employment Center with an Urban Holding Overlay. The Urban Holding Overlay was removed in April 2007 as part of the Development Agreement for the Orchards sub area. The Battle Ground School District purchased tax parcel 200305000 approximately 20 acres in September of 2016.

The Columbia River Economic Development Council published a land inventory and site readiness analysis in November of 2016. The property was not included in the three Tiers which required 20+ developable acres, site development within a range of time 6 months for Tier 1 to greater than 30 months (Tier 3), infrastructure proximity and willingness to transact. The CREDC study excluded some property in the inventory if it was reported as being in the process of being rezoned. The study identified other sites that were excluded because the use is planned for or has been rezoned or is owned by an existing company for future development. Staff contacted CREDC for input on the proposal. No comment has been received to date.

GENERAL INFORMATION:

Parcel Numbers: 200326000; 200355000; 200305000

Location: NE 152nd Ave north of NE 99th St.

Area: 80 acres

Owner(s): Riverview Asset Management & Trust Co-Trustees

Existing land use:

Site: Vacant

North: Large lot with a residence

South: Residential
East: Residential subdivisions
West: Residential subdivisions

SUMMARY OF 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.*
- (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 disadvantaged persons and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services and public facilities.*

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 market rate housing on 6,000 sq. ft. lots and the proposal would lead to the potential for construction jobs. However, the proposed amendment would remove 80 acres of 120 acres from an area designated Industrial. Therefore, the proposed amendment is not consistent with the applicable State 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.

Policies applicable to this proposal include the following:

9.1.0 Encourage a balance of job 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.

9.1.1 Encourage industrial uses in major urban centers, small towns and community centers.

9.1.6 Establish incentives for the long term holding of prime industrial land. Encourage local jurisdictions and special districts to hold prime industrial land for future development.

County-wide Planning Policy

1.1.12 Coordination of land use planning and development:

9.1.11 Conversion of industrial or employment lands to non-industrial or non-employment center districts may occur within the following parameter:

- o Protect and preserve lands zoned heavy industrial for heavy industrial uses.*
- o Protect employment center lands from conversion to residential.*
- o 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.*

Finding: The proposed plan amendment and rezoning does not encourage a balance of jobs and housing opportunities. While there is a need for residential housing in the county, there is a very limited supply of industrial land of this size and topography with so few environmental constraints. The applicant has offered to provide an acre of commercial land to serve the residential areas however, the site is located in area almost exclusively residential.

The county has no established incentives for the long term holding of prime industrial land but does have the authority to identify and maintain industrial zoning on land for future uses. Under Policy 1.1.12 and 9.1.11 the county is to consider rezoning of industrial land if all three of the criteria above are met. The proposed change does not accommodate unforeseen and rapidly changing commercial development needs nor does the proposed change generate jobs at a higher density than the current Industrial designation of 9 jobs per acre.

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.

1.2.2 *The UGA's shall be consistent with the following more specific criteria:*

- *Each UGA shall provide sufficient urban land to accommodate future population/employment projections through the designated planning period.*

Finding: The County updated its 20 year comprehensive plan in June of 2016. The existing plan designates sufficient land for residential and employment growth through 2035. The applicant has not demonstrated a need for additional residential land.

Goal: Assure an adequate supply of industrial sites to meet market demands for industrial development over the planning horizon to create an environment conducive to the startup, growth and expansion of industries.

9.3.4 *Conversion of industrial or employment lands to non-industrial or non-employment center districts may occur within the following parameter:*

- *Protect and preserve lands zoned heavy industrial for heavy industrial uses.*
- *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.*

Finding: See Community Framework Plan and Countywide Planning Policies, above.

Conclusion: Criteria A has not 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 Density Residential (UL)

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.

40.220.010 Single Family Residential Districts (R1-20, R1-10, R1-7.5, R1-6 and R1-5)

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.
2. The R1-6 and R1-5 districts are intended to provide for higher single and duplex densities where a full range of community services and facilities are present or will be present at the time of development.

Neighborhood Commercial (NC)

These Commercial center areas provide services within walking distance for the frequent needs of the surrounding residents and are implemented by the Neighborhood Commercial base zone. These areas are located in the urban growth boundary and will generally be small areas which are generally designed to serve neighborhoods. Developments in these areas will be designed to be compatible with the surrounding residentially zoned neighborhoods.

New neighborhood commercial areas should generally be less than five acres in size, spaced less than five miles from similar uses or zones, serve a population of up to 10,000 and locate at neighborhood collector or larger crossroads and serving a primary trade area within a 1.5 mile radius. In addition, all new commercial applications should address the criteria for zone changes below.

40.230.010 Commercial Districts (NC, CC, GC)

A. Purpose.

1. Neighborhood Commercial (NC) District. These commercial areas of limited size are intended to provide for the convenience shopping needs of the immediate neighborhood. This district is permitted under the neighborhood commercial and mixed use comprehensive plan designations.

Finding: The proposed comp plan amendment and rezoning is in conformance with both the locational criteria in the comp plan and the purpose of the proposed zoning districts.

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 however there is not a lack of appropriately designated alternative sites. The site is surrounded by 370 acres of R1-10 zoning to the southeast and approximately 500 acres of R1-5 to the northwest. In addition, the county approved a comp plan amendment and rezone in 2013 to convert approximately 70 acres from Mixed Use to Urban Low density with R1-7.5 zoning less than a 1/3 of a mile to the west of the site.

Conclusion: The site is suitable for the requested Urban Low (UL) designation and acre of Neighborhood Commercial given the amount of residential land. However, the applicant has not shown that there is a lack of appropriately designated residential sites within the vicinity. Criterion C is not 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 applicant addresses this requirement in their narrative by stating that the proposed land use amendment (b) better implements applicable comprehensive plan policies than the current map designation. The applicant states that the current map designation is isolated and surrounded by residential development. In addition, the abutting property purchased by the Battle Ground School District, would be incompatible with Business Park development. The applicant also argues that the site's close proximity of the proposed Industrial Land Bank could meet the county's employment goals. The rural industrial land bank designation is under appeal and the outcome is uncertain.

The 120 acres of land designated Business Park amidst residential land is served by State Route 503 less than 2 miles to the west, NE 99th St. which is designated a Primary Arterial is less than 1,000 ft. south of the site. The City of Camas, recognized throughout the region as having attracted large employers in business park type environments have three large campuses that are surrounded by residential development. Sharp Electronics is within close proximity of Prune Hill Elementary School. In Vancouver, SEH is across the street from Fisher's Landing Elementary School. These campus developments have no better access to an arterial network than the location of this site. The business park districts are intended to provide the community with employment opportunities such as compatible office and attractive campus like development with higher jobs densities and family wage jobs than in traditional industrial areas.

The Battle Ground School district purchased property with a Business Park designation (that allows elementary and secondary schools as a conditional use) in September of 2016, to now use that as a rationale for a "land use conflict" is not credible. There are many uses allowed in the Business Park zone (Information, Finance and Insurance, Real Estate Rental and Leasing, Professional, Scientific, and Technical Services) not all involve truck traffic and since the land is vacant any imagined conflict is highly speculative.

In addition to employment, the Business Park designation provides an opportunity for school districts to have a more stable tax base.

The proposed Industrial Land Bank northwest of the site on the Lagler property was brought into the Urban Growth Boundary with the adoption of the 2007 comprehensive plan as Industrial Land. It was subsequently removed from the Urban Growth Boundary in response to a ruling of the Growth Management Hearings Board (GMHB). In 2016, the area was designated an Industrial Land Bank. In 2017, the GMHB ruled against the de-designation of the agricultural land and the creation of the Rural Industrial Land Bank. The GMHB decision is being litigated in the Washington State Court of Appeals. At this point, there is a great deal of uncertainty regarding the future of this property to satisfy the long term economic needs of the county.

Conclusion: The proposed change does not better implement the applicable comprehensive plan policies than the current map designation. Criterion D has not 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 site is in the Vancouver Urban Growth area. It is expected that a full range of urban public facilities and services will be available to serve residential uses at the site.

Conclusion: Criterion 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 **DENIAL** to the Board of County Councilors

RECOMMENDATION SUMMARY

The following table lists the applicable criteria and summarizes the findings of the staff report for Annual Review Case CPZ2017-00022. The Planning Commission findings will be added to the table after public deliberation at the Planning Commission hearing scheduled for this application.

COMPLIANCE WITH APPLICABLE CRITERIA	
	Criteria Met?
	Staff Report Planning Commission Findings
Criteria for All Map Changes	
A. Consistency with GMA & Countywide Policies	No
B. Conformance with Location Criteria	Yes
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:	No

Transportation Impact Analysis

Annual Review Case: CPZ 2017-00022 Riverview Asset

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 the parcels #200305000, 20035500, and 200326000. The change would be from a comprehensive plan designation of Industrial and zoning of BP. The applicant proposes a combination comprehensive plan designations of Urban Low-Density Residential and Neighborhood Commercial with zoning respectively of R 1-6 and NC. The subject sites are cumulatively 59.68 acres and are located on the west of NE 152nd Avenue, between NE 101st Way and NE 111th Street.

Summary of Transportation Impact Findings

The transportation analysis demonstrates that the proposed land use change would not negatively, significantly impact the transportation system. Staff recommends approval of the proposed comprehensive plan amendment and rezone of the subject parcel.

The applicant submitted a traffic impact analysis which concluded the site could generate 2,758 net new daily trips when rezoned to the new combination zoning R 1-6 and NC. The current BP zoning, when this site is fully developed, could generate 8,085 net new daily trips. Therefore, approval of the rezone to the combination of R 1-6 and NC zoning would generate 5,327 fewer daily trips than the current BP zoning.

All of the study area intersections are projected to operate at acceptable levels of service in the 2035 "Existing Zoning Build-Out" and 2035 "Proposed Zoning Build-Out."

Public Comment

Staff has not received public comment regarding the transportation aspect of this annual review.

Chapter 5: Transportation

Countywide Planning Policies

5.0.8 The state, county, MPO/RTPO and local municipalities shall work together to establish a regional transportation system which is planned, balanced and compatible with planned land use densities; these agencies and local municipalities will work together to ensure

coordinated transportation and land use planning to achieve adequate mobility and movement of goods and people.

Findings: The proposed amendment is consistent with the applicable Countywide Planning Policies. The proposed land use will significantly decrease trips onto the surrounding transportation system.

County 20-Year Plan Policies

Goal: Develop a regionally-coordinated transportation system that supports and is consistent with the adopted land use plan.

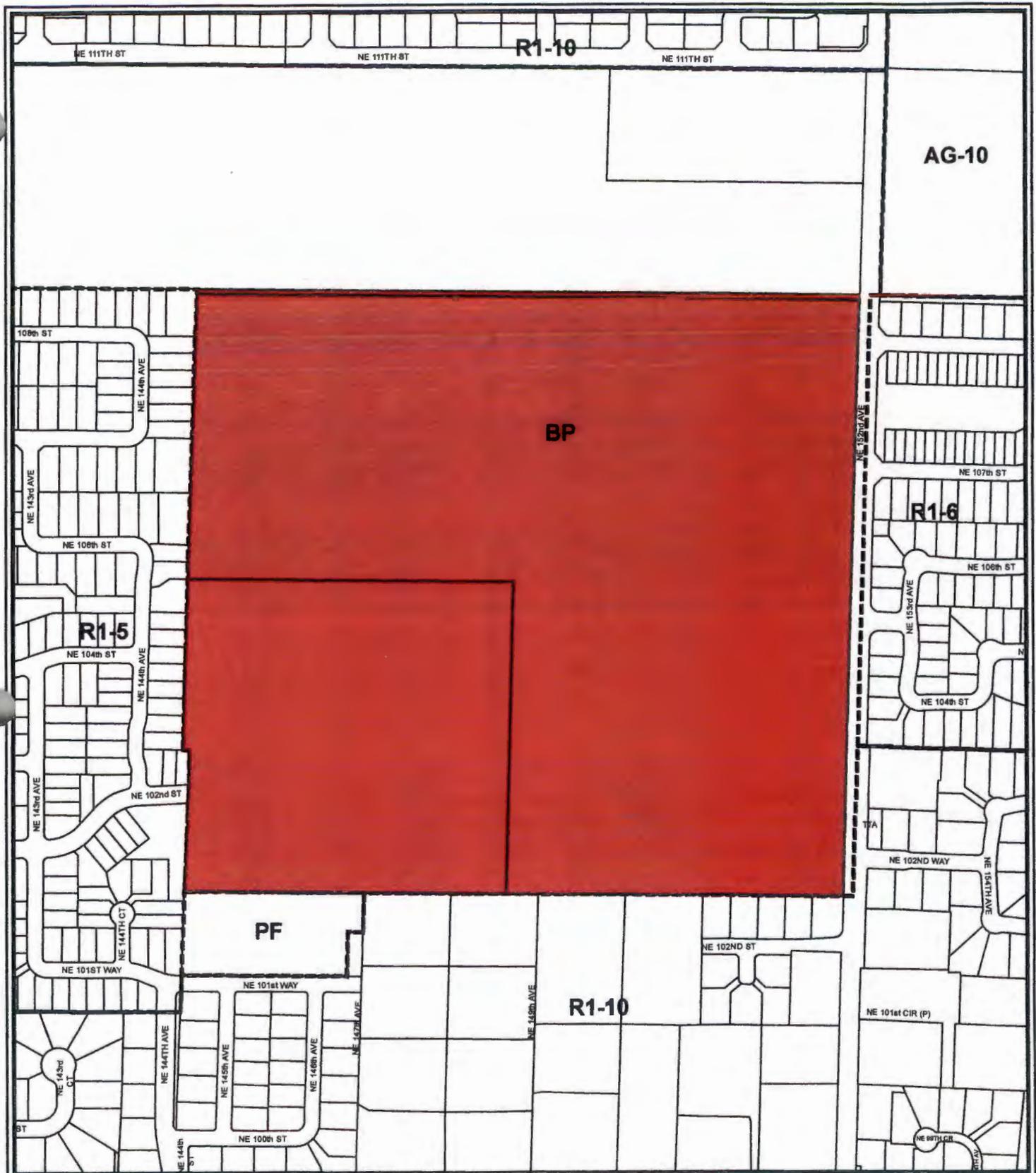
5.1.3 Performance standards for the regional arterial system and transit routes shall direct growth to urban centers.

Findings: As previously mentioned, the proposed amendment is consistent with the applicable Countywide Planning Policies. The location of the proposed plan amendment is in the urban area.

Goal: Optimize and preserve the investment in the transportation system.

5.3.5 The local street system shall be interconnected to eliminate the need to use collector or arterial street for internal local traffic.

Findings: As previously mentioned, the proposed amendment is consistent with the applicable Countywide Planning Policies. During the development review stage, the applicant will need to address applicable development code regarding street circulation.



File # CPZ2017-00022, SN 200305000 200326000 200355000

T3N R2E Sec 35

Preliminary Land Division

Owner: RIVERVIEW ASSET MANAGEMENT & TRUST

-  Subject Property
-  Zoning Boundary
-  Mining Combining District
-  Contingent Zoning
-  Urban Holding-10
-  Urban Holding-20



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
 Printed on: May 30, 2017
 Project: c:\swr_proj\cxz\Ord\178518_575738\AnnRev1.mxd ()



File # CPZ2017-00022, SN 200305000 200326000 200355000
 T3N R2E Sec 35
 Preliminary Land Division

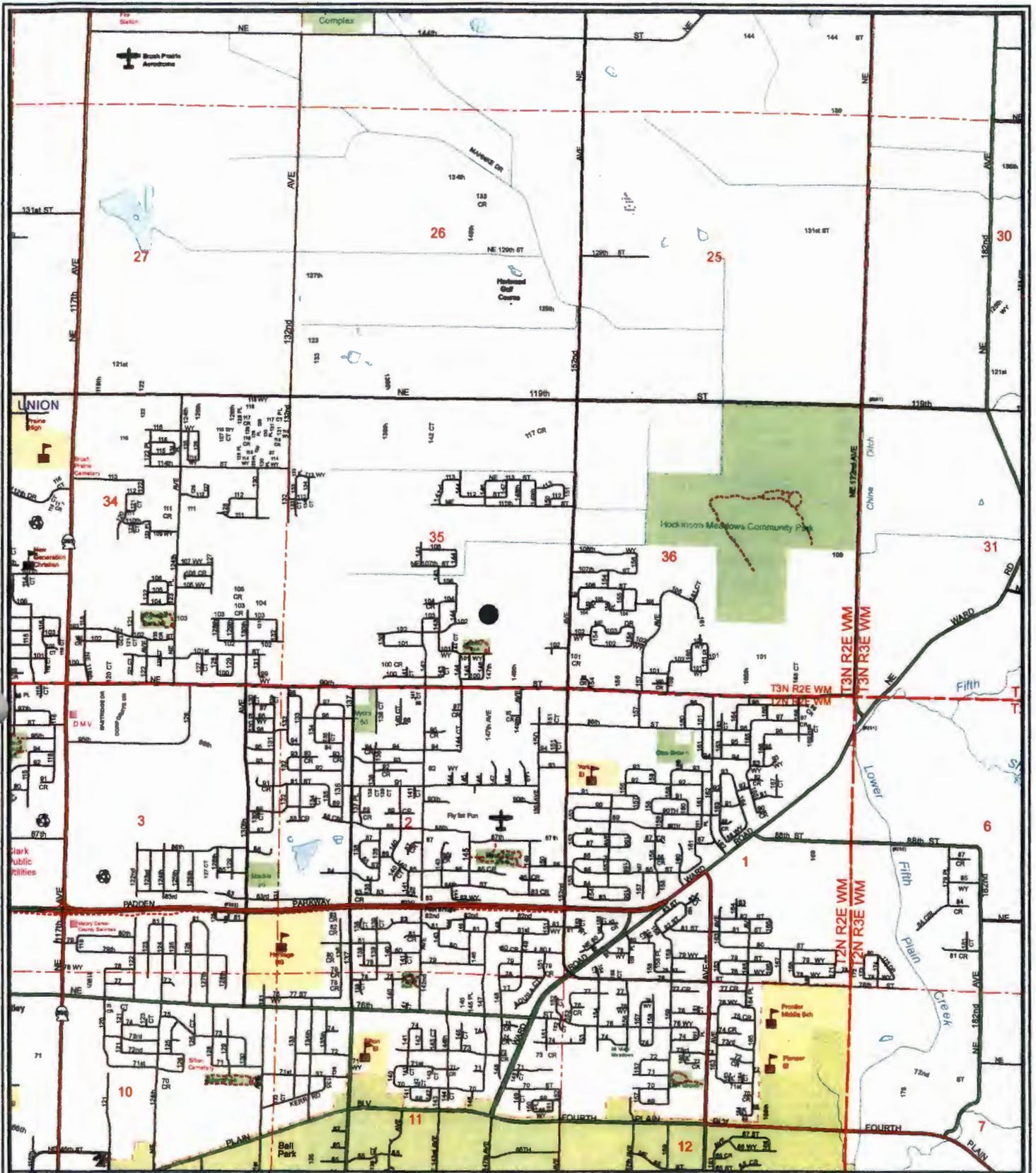
Owner: RIVERVIEW ASSET MANAGEMENT & TRUST

- Subject Property Location
- Comp Plan Boundary
- Mining
- Industrial Reserve
- Columbia River Gorge N.S.A.



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

Geographic Information Systems
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File # CPZ2017-00022, SN 200305000 200326000 200355000

T3N R2E Sec 35

Preliminary Land Division

Owner: RIVERVIEW ASSET MANAGEMENT & TRUST

● Subject Property Location



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
 Printed on: May 30, 2017
 Project: c:\war_projects\OrdID178516_675736\AnnRev3.mxd

**NOTICE OF PUBLIC HEARING
CLARK COUNTY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Clark County Planning Commission will conduct a public hearing on **Thursday, June 15, 2017 at 6:30 p.m.**, at the locations listed below, to consider the following items:

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

PUBLIC HEARING on June 15, 2017

LOCATION: Public Services Building, Commissioners Hearing Room,
6th Floor, 1300 Franklin Street, Vancouver, WA

TIME: 6:30 p.m.

CPZ2017-00022 Riverview Asset Mgmt. & Trust: A proposal to amend the comprehensive plan and zoning map from a designation of Industrial (Business Park) to Urban Low with R1-6 zoning and one acre of Commercial with Neighborhood Commercial zoning on the following parcel(s): 200305000; 200326000 and 200355000.

Staff Contact: Jose.Alvarez@clark.wa.gov or **(360) 397-2280 x4898**

The staff report, related materials and hearing agenda will be available 15 days prior to the hearing date on the county's web page at <http://www.clark.wa.gov/planning/PCmeetings.html>
Copies are also available at Clark County Community Planning, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

Anyone wishing to give testimony in regard to this matter should appear at the time and place stated above. Written testimony can be provided to the Clark County Planning Commission by e-mailing Sonja Wiser at Sonja.Wiser@clark.wa.gov or mail to the Clark County Planning Commission, c/o Community Planning, PO Box 9810, Vancouver, WA 98666-9810. Written testimony should be received at least two (2) days prior to the hearing date for Planning Commission review.

NAME	STREET	CITY	STATE	ZIP
ADAMS BRIAN E & ADAMS LAURA L TRUSTEES	14320 NE 106TH ST	VANCOUVER	WA	98682
ALIYEV RAMEN & CHAKHALIDZE NAZIRA	10703 NE 144TH AVE	VANCOUVER	WA	98682
ALAN TERRANCE G TRUSTEE	10406 NE 153RD PL	VANCOUVER	WA	98682
ALLEN DEVIN R & ALLEN NATALIE	15300 NE 106TH ST	VANCOUVER	WA	98682
ANDERSON RAYMOND M & ANDERSON LISA M	10218 NE 154TH AVE	VANCOUVER	WA	98682
AYERS JOHN M III & AYERS NATALIE	15100 NE 102ND ST	VANCOUVER	WA	98682
BAIAS ALEXANDRU & BAIAS ELENA	10201 NE 147TH AVE	VANCOUVER	WA	98682
BARRY-PEBBLES TAMARA K	14310 NE 104TH ST	VANCOUVER	WA	98682
BATTLE GROUND SCHOOL DISTRICT #119	PO BOX 200	BATTLE GROUND	WA	98604
BENNETT MATT & BENNETT STEFANIE	10410 NE 153RD PL	VANCOUVER	WA	98682
BONIFE JOSHUA	10501 NE 153RD AVE	VANCOUVER	WA	98682
BOOTH MICHELLE	10400 NE 153RD AVE	VANCOUVER	WA	98682
BOYADJIAN JOHN O & BOYADJIAN SONIA TRU	10400 NE 153RD PL	VANCOUVER	WA	98682
BRACKEEN JOHN T & BRACKEEN SARAH E	10412 NE 153RD AVE	VANCOUVER	WA	98682
BUCKWALTER NATHAN J & BUCKWALTER STE	15309 NE 106TH ST	VANCOUVER	WA	98682
BURKS JAMES & BURKS SUZANNE	14323 NE 10TH ST	VANCOUVER	WA	98682
CABAC ALIONA & CABAC ARCADIE	15206 NE 102ND WAY	VANCOUVER	WA	98682
CALHOON BRUCE E & CALHOON DEANNA D	10408 NE 153RD PL	VANCOUVER	WA	98682
CLARK COUNTY CLEAN WATER PROGRAM	PO BOX 9810	VANCOUVER	WA	98666
CLARK REGIONAL WASTEWATER DISTRICT	PO BOX 8979	VANCOUVER	WA	98668
CROWDER DALE A & CROWDER THERESA M	15209 NE 107TH ST	VANCOUVER	WA	98682
DAVIS ROBERT L	10918 NE 152ND AVE	VANCOUVER	WA	98682
DEWEESE BRADLEY T & DEWEESE ERIKA M	10508 NE 144TH AVE	VANCOUVER	WA	98682
DHILLON MANPREET K	10504 NE 153RD AVE	VANCOUVER	WA	98682
DOYLE MICHAEL F	15640 NE FOURTH PLAIN BLV	VANCOUVER	WA	98682
FALCONS NEST HOME OWNERS ASSOCIATIOI	2801 ALASKAN WY STE 200	SEATTLE	WA	98121
FARLESS DEAN & FARLESS MONIKA	15209 NE 102ND WAY	VANCOUVER	WA	98682
FRANCIS STYAN HAMLET & STEPHANYAN YERANUI	10216 NE 154TH AVE	VANCOUVER	WA	98682
GENERATION HOMES NORTHWEST	4208 NW 121ST CIR	VANCOUVER	WA	98682
GENERATION HOMES NORTHWEST LLC	1004 W 13TH ST STE 240	VANCOUVER	WA	98660
GUNDERSON-YEISLEY JOANNA L & YEISLEY C	10723 NE 144TH AVE	VANCOUVER	WA	98682
GUSTAFSON INVESTMENTS I LLC	18108 NE 84TH CIRCLE	VANCOUVER	WA	98682
HAMPEL MICHAEL J & GROVE TERESA P	4912 NE 269TH AVE	CAMAS	WA	98607
HART JONATHAN R & HART STEPHANIE A	10405 NE 153RD AVE	VANCOUVER	WA	98682
HITTLE AARON	14306 NE 104TH ST	VANCOUVER	WA	98682
JONES NICOLE T & JONES SCOTT S	PO BOX 756	BRUSH PRAIRIE	WA	98606
JUDD LANCE W	15003 NE 102ND ST	VANCOUVER	WA	98682
KHALILOV KEMRAN & TURKADZE ISLAM	14311 NE 107TH ST	VANCOUVER	WA	98682
KRUEGER BRANDON S & KRUEGER JENNI R	10405 NE 144TH AVE	VANCOUVER	WA	98682
LE ANDREW T & DUONG THUY T	15006 NE 102ND ST	VANCOUVER	WA	98682
LETINICH DAVID J	15305 NE 104TH ST	VANCOUVER	WA	98682
LOVETT JONNY & LOVETT CONSTANCE	14308 NE 106TH ST	VANCOUVER	WA	98682
LY HOA T & LY CHI L TRUSTEES	15201 NE 102ND WAY	VANCOUVER	WA	98682
LY TIEN & NGO MAIHAN ET AL	15010 NE 102ND ST	VANCOUVER	WA	98682
MAINS SHANNON T & MAINS KEVIN M	15205 NE 102ND WAY	VANCOUVER	WA	98682
MANOR HOMES WASHINGTON INC	1311 NE 134TH ST STE B	VANCOUVER	WA	98685
MANOR HOMES WASHINGTON INC ETAL	1311 NE 134TH STREET STE E	VANCOUVER	WA	98685
MCCLINTON BRAD & MCCLINTON FRANCINE	14315 NE 107TH ST	VANCOUVER	WA	98682
MCGINLEY DENNIS J & MCGINLEY CAROL A	10714 NE 144TH AVE	VANCOUVER	WA	98665
MCGINNIS ROBERT & MCGINNIS BRENDA	15001 NE 102ND ST	VANCOUVER	WA	98682
MCKEE SAMUEL T & MCKEE MYRONIE T	14319 NE 107TH ST	VANCOUVER	WA	98682
MILETICH DAVID M & MILETICH JANE M	10413 NE 153RD AVE	VANCOUVER	WA	98682
NEHLER MARION & NEHLER BETH TRUSTEE	10117 NE 152ND AVE	VANCOUVER	WA	98682
NGUYEN THANH C	15305 NE 106TH ST	VANCOUVER	WA	98685

PACHL JOHN	9000 NE 114TH ST	VANCOUVER	WA	98662
PALMER CODY	14327 NE 107TH ST	VANCOUVER	WA	98682
PASQUALETTO STEVEN & PASQUALETTO CIN	14313 NE 106TH ST	VANCOUVER	WA	98682
PAVENKO MIKHAIL & PAVENKO INNA	15308 NE 106TH ST	VANCOUVER	WA	98682
PEBBLES JERRY & BARRY-PEEBLES TAMARA	PO BOX 1212	BATTLE GROUND	WA	98604
PETERSON HENRY & PETERSON LEANN	10315 NE 152ND AVE	VANCOUVER	WA	98682
QIU ZHUJUN & CHEN JIAN	10114 NE 149TH AVE	VANCOUVER	WA	98682
REDEVANOV TULANBAY & TEDOROV MURSAL	10707 NE 144TH AVE	VANCOUVER	WA	98682
RICHARD DEBORAH	14308 NE 108TH ST	VANCOUVER	WA	98682
RICHARDSON JAIME LYNN & RICHARDSON MI	15213 NE 107TH ST	VANCOUVER	WA	98682
RIVERVIEW ASSET MANAGEMENT & TRUST C	900 WASHINGTON ST STE 900	VANCOUVER	WA	98660
ROBISON RANDLE L	15005 NE 102ND STREET	VANCOUVER	WA	98682
ROCK TIMOTHY D & ROCK JACQUELINE	10706 NE 144TH AVE	VANCOUVER	WA	98682
ROWLAND ERICA	14324 NE 106TH ST	VANCOUVER	WA	98682
SALES PATRICIA	10101 NE 147TH AVE	VANCOUVER	WA	98682
SARKELA 11 LLC	2433 QUANTUM BLVD	BOYNTON BEACH	FL	33426
SCHMIDT KAREN	10715 NE 144TH AVE	VANCOUVER	WA	98682
SCHUCK DAVID A & SCHUCK JODI M	10710 NE 144TH AVE	VANCOUVER	WA	98682
SCOTT SEAN D & SCOTT BONNI B	14312 NE 108TH ST	VANCOUVER	WA	98682
SEARS LARRY K & SEARS MARILEE ETAL	10401 NE 153RD AVE	VANCOUVER	WA	98682
SEARS SHAWN CASEY & SEARS ALLISON R	10404 NE 153RD AVE	VANCOUVER	WA	98682
SHAMANADZE ABBAS & ABDIYEVA GULDAKHC	10517 NE 144TH AVE	VANCOUVER	WA	98682
SHAMANADZE ASLAN ETAL	10313 NE 144TH AVE	VANCOUVER	WA	98682
SHROYER JEREMY J & SHROYER TRINITY A	10317 NE 144TH AVE	VANCOUVER	WA	98682
SIGLER GAREN L & SIGLER BARBARA E	10020 NE 149TH AVE	VANCOUVER	WA	98682
SOMERA DAVID R & SOMERA JENNIFER R	15304 NE 106TH ST	VANCOUVER	WA	98682
SPRECHER KRISTIN S & SPRECHER NICHOLA	15002 NE 102ND ST	VANCOUVER	WA	98682
STEEPROW JASON & STEEPROW CRYSTAL	14309 NE 106TH ST	VANCOUVER	WA	98682
STONE ERIK	14320 NE 108th Street	Vancouver	WA	98682
STROBEL RONALD L & STROBEL TERESA K	14324 NE 108TH ST	VANCOUVER	WA	98682
STRUYS FELIX W & STRUYS BECKY A	10115 NE 149TH AVE	VANCOUVER	WA	98682
SUNDIN SUE C	10212 NE 154TH AVE	VANCOUVER	WA	98682
SURMI BENJAMIN & SURMI BONNIE	14309 NE 108th Street	Vancouver	WA	98682
TANJO NEDO & TANJO ALMA	15007 NE 102ND ST	VANCOUVER	WA	98682
TENER JASON R & TENER KIMBERLY B	10718 NE 144TH AVE	VANCOUVER	WA	98682
TERNUS ROB T & TERNUS ANGELA L	15009 NE 102ND ST	VANCOUVER	WA	98682
THORPE THOMAS J & THORPE SUZANNE M	15104 NE 102ND ST	VANCOUVER	WA	98682
TIMMONS JERRY & TIMMONS PATRICIA	10101 NE 149TH AVE	VANCOUVER	WA	98682
TURNER MICHAEL F	15217 NE 107TH ST	VANCOUVER	WA	98682
VOLKER MATTHEW R	15303 NE 104TH STREET	VANCOUVER	WA	98682
WASSON SUE	10719 NE 144TH AVE	VANCOUVER	WA	98682
WEBSTER ROSETTA	14316 NE 108TH ST	VANCOUVER	WA	98682
WELLER MARY ELIZABETH & WELLER BRADLE	10409 NE 153RD AVE	VANCOUVER	WA	98682
WELLS MICHAEL & WELLS SHELLY M	10513 NE 144TH AVE	VANCOUVER	WA	98682
WEST NANCY & WEST ANNEMARIE	15201 NE 107TH ST	VANCOUVER	WA	98682
WHITCOMB JOHN C & WHITCOMB BARBARA J	10315 NE 144TH AVE	VANCOUVER	WA	98682
WIESE ROGER & WIESE DENISE	10702 NE 144TH AVE	VANCOUVER	WA	98682
WILLIAMS TIMOTHY D & WILLIAMS TRISTA M	10508 NE 153RD AVE	VANCOUVER	WA	98682
WITHAM CHARLES E	13504 NE 84TH ST UNIT 103-3	VANCOUVER	WA	98682
YANG MINGYONG & PAN YUZHEN	14317 NE 106TH ST	VANCOUVER	WA	98682



Pre-Application
Conference
Final Report

Project Name:	Riverview Asset
Case Number:	PAC2016-00159
Location:	10512 NE 152 nd Ave
Parcel Number(s):	200326000; 200355000
Site Size:	69.55 acres
Request:	A request to amend the Comprehensive Plan and Zoning Maps from Industrial (Business Park (BP) to UL (R1-6)
Applicant:	James Howsley 1499 SE Tech Center Place, Ste. 380 Vancouver, WA 98683 P: (360) 567-3900 Jamie.howsley@jordanramis.com
Contact Person:	Kristin French 1499 SE Tech Center Place, Ste. 380 Vancouver, WA 98683 P:(360) 567-3900 kristin.french@jordanramis.com
Property Owner:	Riverview Asset Management & Trust et. al. Trustees c/o Dempsey Family Trust 900 Washington St., Ste. 900 Vancouver, WA 98660

DATE OF CONFERENCE: December 13, 2016

STAFF CONTACT: Jose Alvarez, Clark County Annual Review Coordinator
(360) 397-2280 – ext. 4898 annual.review@clark.wa.gov

PRESENT AT CONFERENCE:

Name	Contact Information
Jose Alvarez	Clark County Community Development (see above)
Laurie Lebowsky	Clark County Community Planning (Transportation) (360) 397-2375 – ext. 4544

Disclaimer: The following is a brief summary of issues and requirements that were identified at the pre-application conference based on the information provided by the applicant. This summary may contain supplemental information which was not discussed in the conference and is intended to aid the applicant in preparing a complete Annual Review application and/or to provide the applicant with additional information regarding the subject site. Staff responses and information contained in this pre-application report are preliminary in nature, and do not constitute an approval or denial. The determinations contained in this report were based upon information submitted by the applicant, and may be subject to change upon further examination or in light of new or revised information contained in the formal application.

APPLICATIONS REQUIRED

The requested Comprehensive Plan map and concurrent zone map amendments require an Annual Review/Zone Change Application to be completed. The application will be processed through the Type IV Review process. A SEPA checklist is required to be completed as a part of the Annual Review application.

Estimated fees:*

Combined Annual Review/Rezone.....	\$8,113.00
Issuance Fee.....	\$94.00
Environmental Checklist Review (SEPA).....	\$1,987.00
Issuance Fee.....	\$53.00

***Fees cited are estimated and based upon the fee schedule in effect at the time of pre-application conference and are subject to change.**

APPLICABLE POLICIES, CODES and CRITERIA

The following list is not exhaustive of all county, state or federal regulations that may govern development of the site, but is inclusive of those addressed by the county in this comprehensive plan/zone amendment review process.

- Clark County 20 Year Comprehensive Growth Management Plan Policies
 - Chapter 1 – Land Use Element
 - Chapter 9 – Economic Development
 - Chapter 11 – Community Design Element
- Clark County Unified Development Code
 - Title 40:
 - Section 40.230 (Commercial Districts)
 - Section 40.500.010 (Procedures)
 - Section 40.560.010 (Plan Amendment Procedures)
 - Section 40.570 (SEPA)

Clark County Criteria for Map Changes (found within the text of this report)

- Section 40.560.010G (Criteria for all Map Changes)
- Section 40.560.020 (Changes to Districts, Amendments, and Alterations)
- Section 40.560.020G (Approval Criteria)

Comprehensive Plan Designation Map Change Criteria

Comprehensive plan designation changes may only be approved if **all** the following criteria are met (40.560.010G) AND (40.560.010H):

1. *The proponent shall demonstrate that the proposed amendment is consistent with the Growth Management Act and requirements, the Countywide Planning Policies, the Community Framework Plan, the Comprehensive Growth Management Plan, applicable city comprehensive Plans, and including applicable capital facilities plans and official population growth forecasts; and*
2. *The proponent shall demonstrate that the designation is in conformance with the appropriate location criteria identified in the plan; and*
3. *The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity; and*
4. *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; and*
5. *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.*

Zone Change Criteria

The concurrent zone change may only be approved if **all** the following criteria are met (40.560.020G):

1. *Requested zone change is consistent with the comprehensive plan map designation.*
2. *The requested zone change is consistent with the plan policies and location criteria and the purpose statement of the zoning district.*
3. *The zone change 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.*
4. *There are adequate public facilities and services to serve the requested zone change.*

SUBMITTED MATERIALS REVIEWED

The following materials were provided by the applicant and were reviewed by Clark County staff in advance of the pre-application conference:

- Application forms
- Narrative
- GIS Packet

BACKGROUND

The applicant proposes to amend the comprehensive plan and rezone approximately 60(?) acres from Industrial designation with Business Park zone to Urban Low designation with an R1-6 zone.

SUMMARY

The following comments and issues were discussed or identified during the pre-application meeting held on December 13, 2016.

Land Use

Comments provided by Clark County Long Range Planning, Jose Alvarez:

Staff provided an overview of how the pre-application conference would be conducted and a summary of what information would be covered. Staff also provided Information regarding Clark County's obligation to plan under the State's Growth Management Act and the long-range, comprehensive planning exercise that concluded in 1994 with the adoption of the 20-Year Comprehensive Growth Management Plan and corresponding zone map. In 2004, 2007 and 2016 the County adopted an updated 20-Year Comprehensive Plan and zone map.

Specific to this application, staff stated that the assumption is that the current comprehensive plan and zone designation (Industrial, (BP)) was still applicable to this area and that the applicant will need to demonstrate that a change to a residential zone is appropriate and consistent with the County's Growth Management Plan and Unified Development Code. Staff said that the proposal to change the designation will need to be consistent with the Growth Management Act and the county-wide planning policies, (Growth Management Plan). Staff proceeded to discuss with the applicant the Comprehensive Plan Designation Map Change Criteria that the applicant will need to address in an application.

Staff mentioned that the property now owned by the Battle Ground School district would make sense to be added to the request in order to not leave an isolated pocket of Business Park zoned land, the same would be true for the property to the north of the site.

Staff mentioned that the R1-10 zone is probably not appropriate if the idea is to provide more affordable housing. Staff also noted that the concentration of residential development may need to be broken up with some commercial along the frontage of NE 152nd. Staff suggested the applicant may want to address the loss of job producing land or potential alternatives.

The applicant asked if there was some flexibility in proposing different zones on the property. Staff responded that there was some flexibility either before submittal or shortly thereafter, so that a review could be done in a timely manner.

Transportation

Comments provided by Clark County Community Planning, Laurie Lebowsky:

The approval criteria require that the applicant demonstrate that adequate transportation facilities can be provided to serve the proposed designation. This can be accomplished by submitting a traffic analysis which compares a reasonable build-out scenario under the existing and proposed designations. It is recommended that the study horizon be 2037 or an equivalent year representing build out of the adopted urban area. Network improvements should include all those projects that are in the financially constrained Regional Transportation System Plan.

Prior to conducting the traffic analysis, it would be advisable for the applicant to submit a comparison of the potential trip generation from the site under the existing and proposed designations. With that information, staff can better define the intersections likely to be affected.

NE 152nd Avenue is classified as a two-lane collector or C-2, with 60' of right-of-way and 38' paved width. The cross-section includes two travel lanes, parking on both sides, and sidewalk on both sides.

Staff reviewed the six-year Transportation Improvement Program and found no projects that would impact area immediately around the site of the proposed comprehensive plan amendment and zone change.

The applicant will need to provide documentation regarding any easements and also information showing how the applicant's property can be accessed.

NEIGHBORHOOD ASSOCIATION CONTACT

While not required of a complete application for a comprehensive plan amendment, staff recommended that the applicant talk to the neighborhood association chair for their area. The Greater Brush Prairie Neighborhood Association president is Larry Knight. (360) 518-3317 email: knighthawkprotection@comcast.net Staff also encouraged the applicant to discuss the proposed land use designation change with neighbors.

TIME FRAMES

January 1 through January 31 - Submit Final Annual Review Application

February 1 through to April 1 – Clark County staff will review and prepare a recommendation to the Planning Commission (**this period may be extended depending on staff work load**)

Fourth Quarter or sooner - Planning Commission will approve or deny request. If the Planning Commission approves the Board of Commissioners will review and make a final determination. If the Planning Commission denies the request, the applicant needs to appeal the denial. In practice staff forwards all recommendations to the Board of Commissioners for final resolution of the requests.

ADDITIONAL MATERIALS

A complete list of required documents is contained in the Annual Review application packet. A Completed SEPA checklist is required for the final application. NOTE: Submit a copy of this summary with your final application.

ATTACHMENTS/REFERENCES

- Annual Review/Zone Change Application Form
- State Environmental Policy Act (SEPA) Review Handout
- SEPA Rules, Chapter 197-11 WAC

- <http://www.clark.wa.gov/longrangeplan/review/documents/sepa-wac.pdf>
Clark County Growth Management Plan –
- www.co.clark.wa.us/longrangeplan/review/adopted-plan-text.html
Clark County Code Title 40 –
- www.clark.wa.gov/commdev/development/developcode.html
Growth Management Act and Related Laws – 2004 Update – (RCW 66.70A.020
Planning goals.)
- <http://www.co.clark.wa.us/longrangeplan/review/documents/gma-related%20laws-pub.pdf>

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NARRATIVE – ANNUAL REVIEW APPLICATION

REVIEW REQUESTED: The Applicant requests a comprehensive plan map amendment and zone change, from Industrial (I) to Urban Low Density Residential (UL), with associated rezone from Business Park (BP) to single family residential (R1-6 zoning). The parcels subject to this application include: 200326000 and 200355000. Additionally, the Battle Ground School District has authorized its parcel 200305000 to be included in the Annual Review application, and submitted a letter in support (page three of application form, at Tab 1), in which the School District confirms that it will agree to appropriate rezoning of the District's parcel, provided the resulting designation is compatible with the District's capital facilities planning process. The proposed amendment appears compatible with the District's plan to construct a public school facility on parcel 200305000, and would facilitate compatible residential development on parcels 200326000 and 200355000.

The Applicant's primary goal and objective is to achieve a comprehensive plan map and zoning designation that is compatible with the surrounding low density single family residential lands. These surrounding lands are developing successfully, and the Battle Ground School District recently purchased parcel 200305000 with plans to construct a new school on that parcel. The Applicant looks forward to putting the subject property to a use that will benefit the children and families in the North Orchards area.

The current BP zoning designation requires conditional use permit review (with the associated cost implications and lack of certainty regarding outcome) for educational services including elementary and secondary schools. Additionally, the BP zone severely limits residential, institutional, office and other nonindustrial uses to those necessary for the convenience and support of the noncommercial economic development and employment opportunities authorized within the BP zone.

In contrast, Grade K – 5 public and private schools, including preschools, are authorized within the R1 – 6 zone as a use permitted outright. Also, residential development is permitted outright.

As analyzed in more detail below, the current BP zoning designation does not fit the subject property well, given the lack of common transportation infrastructure and market attributes that are necessary to support businesses. BP districts typically have good access to major roads and are associated with larger commercial clusters. However, in North Orchards, this BP district is remarkably isolated without convenient access to major roads or transit, and there are no complimentary commercial zones nearby. This has resulted in a lack of market interest despite many years of exposure. Active and ongoing marketing efforts have been very similar to those that resulted in the recent sale of parcel 200305000 to the Battle Ground School District, but have failed to attract interest for business park development. The

absence of lower intensity commercial to serve as a buffer creates the potential for land use conflicts between the BP district and the surrounding single family residential and school uses.

The proposed development of parcel 200305000 for Battle Ground Public School purposes, and recent acquisition of the parcel by Battle Ground Public Schools, lends further support to the position that the subject property is not appropriate for BP zoning. School development on parcel 200305000 will exacerbate the lack of compatibility with the BP zoning currently applicable to the subject property.

This site has been dormant for many years because there is simply no market interest in a business park at this location. Surrounding properties are zoned for single family housing and continue to successfully develop for that use. Urban Low Density Residential designation and R1-10 zoning is most appropriate for the subject property. The Applicant therefore requests a comprehensive plan map amendment and zone change.

The Applicant met in pre-application conference with Clark County planning staff, and has incorporated staff suggestions into the current application. In response to staff comments, the Applicant now proposes a R1-6 zoning, as opposed to R1-10. At staff's suggestion, the Applicant is willing to incorporate a small-scale commercial component, conceptually depicted as a 43,560 square foot "commercial area," in the southeastern corner of parcel 200326000. To facilitate consideration of this concept, the Applicant prepared photographs of existing small scale commercial development, attached as pages 4 – 15 under application Tab 8 (comparison site is located at 3604 NW 119th Street Vancouver, WA). The Applicant is willing to consider staff input and direction regarding how this small scale commercial concept would best be incorporated into final approval.

At staff's suggestion, the Applicant coordinated with the Battle Ground School District to obtain District authorization to include District parcel 200305000 in this Annual Review application, provided the resulting designation is compatible with the District's capital facilities planning process.

At staff's suggestion, the Applicant completed a thorough Traffic Impact Study. That document is included in the application packet. It compares and contrasts trip generation anticipated under the current zoning designation (BP), and the proposed R1-6 residential zoning requested by the Applicant. In sum, the data establishes that the proposed build out is expected to generate 5,327 fewer daily, 731 fewer A.M. peak hour (728 in, 3 out), and 550 fewer P.M. peak hour (51 in, 499 out) new net trips. The decrease in trips generated by the proposed amendment will significantly reduce traffic impacts compared to build out under the existing zoning. For the purposes of this Traffic Impact Study, the engineer assumed a residential zone of R1-6, with an estimated 239 single family units (per preliminary site plan developed by Olson Engineering, attached as page 2 under application Tab 8). The engineer also assumed a neighborhood commercial designation for the 43,560 square foot "commercial area" depicted on that preliminary site plan.

The preliminary site plan takes into account the County's arterial atlas, which indicates a proposed collector in the vicinity of the subject property's north line. This coincides with a row of Oak trees and a ditch area. The preliminary site plan reflects a determination that in light of critical area issues on the

subject site, and in light of the completed plat to the west, the collector will need to be to the north of the subject property.

In support of this application, the Applicant points to the availability of acreage in the vicinity that is better suited to serve the goals and objectives of the Business Park zone. See attached map of general acreage designated Industrial, "IL" zoning, with Rural Industrial Land Bank Overlay, and see map depicting proximity of this alternate acreage to the property subject to this Annual Review application.

Clark County Code section 40.230.085 defines the purpose of Employment Districts (which includes both IL and BP zones) as "providing a wide range of noncommercial economic development and employment opportunities that limit residential, institutional, commercial, office and other nonindustrial uses to those necessary for the convenience and support of such development and opportunities." The associated Table 40.230.085-1 supports the Applicant's suggestion that the IL zoned property identified on the attached map could provide acreage to meet the County's goals in this respect.

PROJECT LOCATION, IDENTIFICATION AND BACKGROUND: The subject property consists of three (3) individual, immediately adjacent parcels, totaling approximately 80 acres.

The address assigned to parcel 200326000 is 10512 NE 152nd Ave Vancouver, WA 98682.

Parcels 200326000 and 200355000 are owned by Riverview Asset Management & Trust, Dianne Dempsey, and Mary Ellen Wells, and adjacent parcel 200305000 recently transferred to the Battle Ground School District.

ADJACENT DEVELOPMENT:

NORTH – 200321000, 34 acres (Comprehensive Plan Designation – I; Zoning Designation BP)

EAST – across NE 152nd Avenue to the East: Residential lots (Urban Oaks LLC) (Comprehensive Plan Designation – UL; Zoning Designations including R1 – 6; R1 – 10;)

SOUTH – 200339056, 2.87 acre County Park (Comprehensive Plan Designation – PF; Zoning Designation PF); all other parcels are residential lots (Comprehensive Plan Designation – UL; Zoning Designation R1 – 10)

WEST – Residential lots (Comprehensive Plan Designation – UL; Zoning Designation R1 – 5)

SOUTHWEST CORNER - 200305000 recently transferred to the Battle Ground School District for school development purposes

ANALYSIS AND CITATIONS: GROWTH MANAGEMENT ACT, COUNTYWIDE PLANNING POLICIES, COMPREHENSIVE PLAN AND ASSOCIATED PLANS AND POPULATION/HOUSING STATISTICS

As analyzed, this project meets the following code criteria applicable to a comprehensive plan amendment and zone change:

CODE CRITERIA – COMPREHENSIVE PLAN AMENDMENT – CCC 40.560.010(G)

- (1) The proponent shall demonstrate that the proposed amendment is consistent with the Growth Management Act and requirements, the countywide planning policies, the community framework plan, comprehensive plan, city comprehensive plans, applicable capital facilities plans and official population growth forecasts;
 - **RESPONSE:** This site was first designated for urban development several years ago; however the BP designation has failed to attract interest among employment users. GMA allows replacement of this employment area with other areas better suited for the desired use
 - Comprehensive Plan Policy 1.4.1 provides that interrelated uses should generally be encouraged to locate in close proximity of each other. The BP designation provides employment, but not the frequently used retail goods and services for nearby residents that this policy compels.
 - Policy 1.4.1 further provides that schools or other frequently used public facilities and the residential areas they serve should be allowed and encouraged to locate near to one another. The west portion of the subject site will likely become a public elementary school to serve the surrounding residential area, consistent with this policy. A prime example of this pattern is Grass Valley Elementary in Camas.
 - Policy 1.4.1 further provides that commercial, industrial or other employers and the residential areas they serve should be allowed and encouraged to locate near to one another, as long as negative impacts from nonresidential uses on the residential areas are mitigated. The employment uses intended for the BP district have not developed because the district is isolated from primary roads and other supporting commercial uses that employers need for support. The negative impacts from the BP uses, if developed, would be unmitigated because there are no suitable buffers. Rather, this large BP district was designated as an island surrounded by single family uses. This policy supports placement of employment uses near the major roads needed to serve them, and where they will not create land use conflicts with single family residential uses.
 - Housing Policy 2.1.5 requires that housing strategies and transportation are to be coordinated to assure reasonable access to public facilities and services. North Orchards continues to attract new families because the public facilities

and services they require and desire are available. This will be enhanced with the development of the new school.

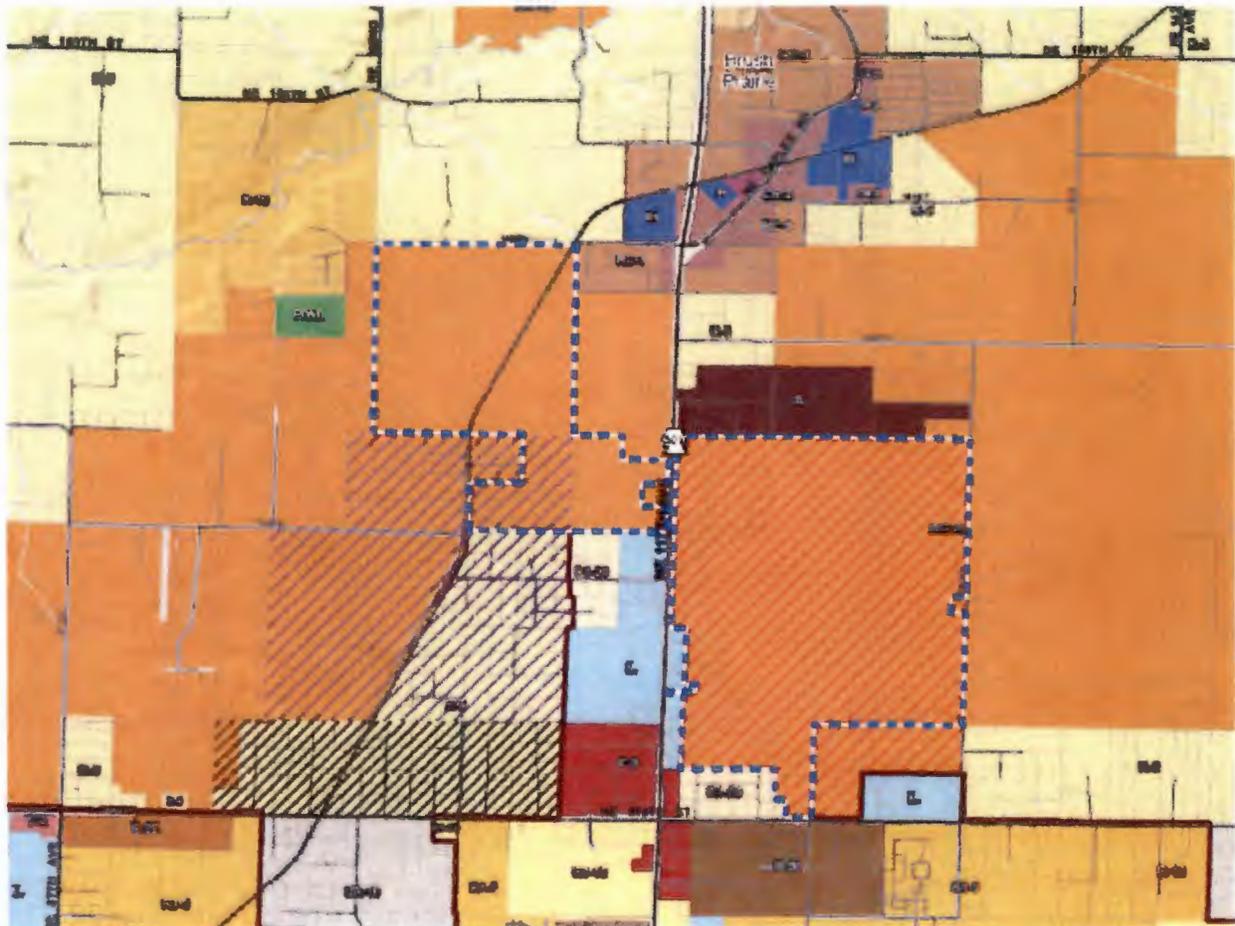
- (2) The proponent shall demonstrate that the designation is in conformance with the appropriate locational criteria identified in the plan;
 - **RESPONSE:** The Comprehensive Plan notes the location of housing stock is among the most significant policy issues. Here, North Orchards is a success story, and this site specific request builds on that success by placing a new school among the growing residential area. The school will be supported with additional housing needed to meet the continuing demand. The UL Urban Low Density Residential designation, with R1-6 zoning, is proposed to ensure compatibility with the surrounding land use pattern. This is consistent with the location criteria in Chapter 1, Land Use Element.
- (3) The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity;
 - **RESPONSE:** North Orchards is running out of single family residential land. This drives up the price of what little residential land remains, which raises housing costs for everyone in the area. North Orchards has a successful track record for housing.
- (4) 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;
 - **RESPONSE:** This request better implements plan policies than the current BP designation, because the BP district is misplaced within the surrounding single family North Orchards area, especially with the proposed school development. The school presents a land use conflict, particularly regarding traffic and access. The school will generate substantial traffic during the am peak hour and in the late afternoon. This traffic cycle typically interferes with adjacent commercial uses which have overlapping periods of peak use, which is one reason why schools are typically located away from commercial uses.
 - A second conflict results from the nature of employment uses and their adverse impacts on a school serving young students. School function as community centers nearly seven days a week; whereas employment uses are primarily active only during business hours. An adjacent business park simply does not support the adjacent school use the same way that housing does. The truck traffic alone presents an obvious conflict with the children.
- (5) 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.
 - **RESPONSE:** The full range of public facilities is available along NE 152nd, and will be extended into this large site when development is approved. The County's arterial atlas has long anticipated the development of this approximately 70 acre site as a business park, which would have greater traffic impacts than the single family residential. This

concept is analyzed in detail in the Traffic Impact Study attached in support of this application.

CODE CRITERIA – ZONE CHANGE – CCC 40.560.020(G)

- (1)** The requested zone change is consistent with the Comprehensive Plan map designation.
 - **RESPONSE:** The Applicant is requesting a Comprehensive Plan Map designation amendment that will result in consistency with the requested zone.
- (2)** The requested zone change is consistent with the Comprehensive Plan policies, locational criteria, and the purpose statement of the zoning district.
 - **RESPONSE:** See analysis under CCC 40.560.010(G)(2), and associated analysis, above
- (3)** The zone change either:
 - a. (a) responds to a substantial change in conditions applicable to the area within which the subject property lies;
 - b. (b) better implements applicable comprehensive plan policies than the current map designation; or
 - c. (c) corrects an obvious mapping error
 - **RESPONSE:** See analysis under CCC 40.560.010(G)(4), and associated analysis, above
- (4)** There are adequate public facilities and services to serve the requested zone change
 - **RESPONSE:** See analysis under CCC 40.560.010(G)(5), and associated analysis, above

General acreage that appears available to meet the County's goals and objectives: Approximately 800+ acres situated both east and west of SR 503



SECTION I STUDY SUMMARY

INTRODUCTION

This traffic impact analysis has been prepared to assess transportation impacts related to the proposed rezone of the tax lot 200326-000 in Clark County, Washington. The existing zoning of the project site is BP (Business Park) and the proposed rezone is a combination of residential (R1-6) and neighborhood commercial (NC). The proposed zoning includes one acre as commercial and the remaining 58.68 acres as residential. The project site is located west of NE 152nd Street between NE 101st Way and NE 111th Street. Figure 1 shows the project vicinity.

Project Description

The proposed project site is 2,599,661 square feet which is 59.68 acres. The build out of the existing BP zoning was based on a floor area ratio (FAR) of 0.25. Applying this FAR to the size of the project site yields a build out of 649,915 square feet of business park space.

The build out of the proposed NC zoning was based on a floor area ratio (FAR) of 0.25. Applying this FAR to the proposed one acre commercial lot yields a build out of 10,890 square feet of commercial space. For trip estimating purposes, it was assumed that the commercial space would be specialty retail use. The remaining 58.68 acres is being proposed to be rezoned to R1-6. Figure 2 shows the preliminary site plan of the proposed rezone. Based on the preliminary site plan, up to 239 single family detached lots could be created with the R1-6 zoning.

Scope of Traffic Impact Study

The scope of the traffic impact study was developed from Clark County's Pre-Application Conference Summary and adjusted based on known Clark County traffic study requirements. From this information, the following intersections were determined to require analysis:

- NE 152nd Avenue/NE 119th Street
- NE 152nd Avenue/NE 99th Street
- NE 152nd Avenue/NE Padden Parkway
- NE 117th Avenue (SR 503)/NE 99th Street

The remainder of this report presents the following analysis:

- Existing P.M. peak hour traffic conditions in the project study area.

The 2035 “Without Project” P.M. peak hour condition was analyzed to establish the future baseline condition for rezone analysis. The 2035 “Without Project” condition traffic volumes were derived from RTC’s regional transportation forecast model. The RTC model link volumes were post processed to turning movement volumes based on the NCHRP 255 methodology and the TurnsW32 software. Since the RTC model included the build out of the project site assuming the existing zoning, these volumes were subtracted from the post-processed turning movement traffic volumes to arrive at the 2035 “Without Project” condition traffic volumes.

- Trip generation estimates for the build out of the existing zoning and the proposed zoning.
- Trip distribution and assignment of trips generated by the build out of the existing zoning and the proposed zoning.
- The 2035 “Existing Zoning Build Out” and 2035 “Proposed Zoning Build Out” conditions were analyzed and compared to each other to determine the traffic impacts of the rezone proposal.

SUMMARY OF FINDINGS

The following are the findings and recommendations from the traffic analysis:

Findings

- The “Existing Zoning Build Out” is expected to generate 8,085 net new daily trips, 910 net new A.M. peak hour trips (773 in, 137 out), and 819 net new P.M. peak hour trips (215 in, 604 out) trips.

The “Proposed Zoning Build Out” is expected to generate 2,758 net new daily trips, 179 net new A.M. peak hour trips (45 in, 134 out), and 269 net new P.M. peak hour trips (164 in, 105 out) trips.

The “Proposed Zoning Build Out” is expected to generate 5,327 fewer daily, 731 fewer A.M. peak hour (728 in, 3 out), and 550 fewer P.M. peak hour (51 in, 499 out) net new trips. The decrease in trips generated by the build out of the proposed rezone significantly reduces traffic impacts compared to the existing zoning impacts.

- All of the study area intersections are projected to operate at acceptable levels of service in the 2035 “Existing Zoning Build Out” and 2035 “Proposed Zoning Build Out” conditions.

Recommendations

- Based on the traffic impact analysis documented in this report, no physical, off-site mitigation would be needed.
- Based on the traffic impact analysis documented in this report, the rezoning of the Dempsey property will not result in any significant degradation in traffic conditions nearby the project site. In fact, the build out of the Dempsey property with the rezone proposal results in less traffic impacts than the build out with the existing zoning.