



MEMORANDUM

TO: Clark County Council
FROM: Planning Commission
PREPARED BY: Sharon Lumbantobing, Planner II
DATE: October 24, 2018
SUBJECT: 2018 ANNUAL REVIEW AND DOCKET AMENDMENTS

Introduction

The Clark County 20-Year Comprehensive Growth Management Plan may be reviewed annually pursuant to Clark County Code 40.560. Applications for Comprehensive Plan designation and zone map changes may be initiated by the property owner (as “Annual Reviews”) or by the County (as “Docket Items”). There are five property owner initiated amendments and 7 county-initiated amendments for 2018. County Council hearings are scheduled to consider these changes: November 6, November 27, December 11, December 18, 2018, and January 8, 2019.

This report briefly summarizes all of the Annual Review and Docket amendments that are scheduled for public hearing. Topic areas include the following:

- Amend comprehensive plan map and zoning amendments (5)
- Comprehensive plan text amendments (6)
- Arterial atlas amendments (1)

The Summary Table 1 on the following page identifies by application, the requested change and the Planning Commission recommendation. The summary table is followed by a cumulative analysis (Summary Table 2) which considers the impacts of all of the proposed amendments. A brief description of each proposed amendment follows.



Summary Table 1

	Application	Type	Change Requested	PC Recommendation	Comment
1	CPZ2018-00001 Yacolt Mountain	Annual Review	Expand Surface Mining overlay	DENIED 5 to 2	Community concern about current traffic, safety, and noise.
2	CPZ2018-00002 Ward 162 nd LLC	Annual Review	Commercial (CC) to UH (R-30)	DENIED 5 to 0	Community concern about loss of commercial and adding high density residential in a low density residential neighborhood.
3	CPZ2018-00003 Faith Center	Annual Review	MU (MX) to UL (R1-6)	APPROVED 6 to 0	No major policy issues discussed.
4	CPZ2018-00004 Strawberry Hill	Annual Review	Commercial (CC) to UL (R1-6)	APPROVED 6 to 0	No major policy issues discussed.
5	CPZ2018-00006 Gaither	Annual Review	Commercial (GC) to Office Residential (OR-22)	APPROVED 6 to 0	No major policy issues discussed.
6	CPZ2018-00007 NE 99 th St. Extension	Docket	Arterial Atlas	APPROVED 3 to 2	Community concern about the need for street extension, noise, safety, environment, and the alignment options.
7	CPZ2018-00011 Complete Streets	Docket	Comp Plan Text	APPROVED 6 to 0	No major policy issues discussed.
8	CPZ2018-00014 Rural Center - Proebstel	Docket	Comp Plan Map and Zoning Amendment	DENIED 6 to 0	Community concern about urban development and traffic and traffic safety.
9	CPZ2018-00015 Urban Holding Removal 179 th /Killian	Docket	Comp Plan Map and Zoning Amendment	APPROVED 4 to 0	Concurrent with approval with draft Development Agreement.



For other formats, contact the Clark County ADA Office

Voice 360.397.2322
Fax 360.397.6165

Relay 711 or 800.833.6388
Email ADA@clark.wa.gov

Summary Table 1

	Application	Type	Change Requested	PC Recommendation	Comment
10	CPZ2018-00021 Urban Holding Removal 179 th /Holt Homes	Docket	Comp Plan Map and Zoning Amendment	TBD	PC hearing scheduled for November 15, 2018
11	CPZ2018-00020 Clark Regional Wastewater District (CRWWD)	Docket	Comp Plan Capital Facilities Element and Appendix E	TBD	PC hearing - TBD
12	CPZ2018-00022 Freight Rail Dependent Uses (FRDU)	Docket	Comp Plan Text	TBD	Joint PC-Council hearing - TBD

Cumulative Analysis

Net Change: The table below summarizes the Planning Commission recommendations. There are a total of 5 site specific comprehensive plan and zoning amendments in the Vancouver Urban Growth Area. As proposed, four of these requests would increase residential land by **26.19** acres and reduce commercial land by **26.19** acres. However, the PC is recommending denial of CPZ2018-00002 Ward. Therefore, if the council accepts the PC recommendation, only **17.93** acres of commercial land would be rezoned to residential. The 2018 Vacant Buildable Lands Model indicates that there are approximately 700 gross acres of vacant commercial land in the unincorporated Vancouver UGA. The reduction of 17.93 acres is not significant this year. However, the fact that four annual reviews were submitted to rezone commercial land to residential, citing a change in the retail landscape, may be a trend worth monitoring.

In the rural area, the proposal to create a Proebstel rural center would include 112 acres, from which 3.89 acres would change to RC-1 and 19.73 acres would change to RC-2.5 residential zone and 60.53 acres would change to a commercial zone (CR-2). The remaining 28.15 acres would retain the existing Airport or Heavy Industrial zoning. The Planning Commission is recommending denial of this request to create a new rural center. If the council approves rezoning select properties without approving a rural center designation for Proebstel, 60.5 acres could be rezoned from R-5 to CR-1.

Docket CPZ2018-00001 is a proposal to expand the Surface Mining Overlay and approval would not change the underlying zoning of the 107 acres.

Summary Table 2								
	Application	PC	Change Requested	Acres	Net Change in Acreage			
					Commercial/ Mixed Use	Residential	Rural-5 (R-5)	(RC-1, RC-2.5, and CR-2)
1	CPZ2018-00001 Yacolt Mountain	No	Expand surface mining overlay	107				
2	CPZ2018-00002 Ward 162 nd LLC	No	Commercial (CC) to UH (R- 30)	8.26	0	0		
3	CPZ2018-00003 Faith Center	Yes	MU (MX) to UL (R1-6)	2.5	(2.5)	2.5		
4	CPZ2018-00004 Strawberry Hill	Yes	Commercial (CC) to UL (R1-6)	1.65	(1.65)	1.65		
5	CPZ2018-00006 Gaither	Yes	Commercial (GC) to Office Residential	13.78	(13.78)	13.78		



For other formats, contact
 the Clark County ADA Office

Voice 360.397.2322
Fax 360.397.6165

Relay 711 or 800.833.6388
Email ADA@clark.wa.gov

Summary Table 2								
	Application	PC	Change Requested	Acres	Net Change in Acreage			
					Commercial/ Mixed Use	Residential	Rural-5 (R-5)	(RC-1, RC-2.5, and CR-2)
			(OR-22)					
6	CPZ2018-00007 NE 99 th St. Extension	Yes	Arterial Atlas	N/A				
7	CPZ2018-00011 Complete Streets	Yes	Comp Plan Text	N/A				
8	CPZ2018-00014 Rural Center - Proebstel	No	Rural-5 (R-5) to Rural Center (RC-1, RC-2.5, and CR-2)	112				
9	CPZ2018-00015 Urban Holding 179 th /Killian	Yes	Remove the Urban Holding overlay on the comprehensive plan and zoning maps for parcel numbers 181199000, 181190000, and 181206000	N/A				
10	CPZ2018-00021 Urban Holding Removal 179 th /Holt Homes	TBD	Remove the Urban Holding overlay on the comprehensive plan and zoning maps for specific parcels	TBD				
11	CPZ2018-00020 Clark Regional Wastewater District (CRWWD)	TBD	N/A	N/A				
12	CPZ2018-00022 Freight Rail Dependent Uses (FRDU)	TBD	Amend the Capital Facilities & Utilities chapter of the	N/A				

Summary Table 2								
Application	PC	Change Requested	Acres	Net Change in Acreage				
				Commercial/ Mixed Use	Residential	Rural-5 (R-5)	(RC-1, RC-2.5, and CR-2)	
		comprehensive plan to allow sewer service to support freight rail-dependent developments.						
TOTAL					(17.93)	(17.93)		

Changes to the Arterial Atlas: Arterial Atlas amendments are also adopted as part of the comprehensive plan by reference. The amendments either reflect the creation of a circulation plan, a realignment of a road to ensure connectivity; elimination of a road from the atlas; or a text amendment to clarify the amendment process. The proposed amendment is a realignment of NE 99th St.

Summary of 2018 Annual Reviews/Dockets

Annual Reviews (5)

1. CPZ2018-00001 Yacolt Mountain: A proposal to expand the surface mining overlay to parcel 230301000 and a portion of parcel 230061000.
2. CPZ2018-00002 Ward 162nd LLC: A proposal to amend the comprehensive plan and zoning map from a designation of Commercial (CC) to Urban High Residential (R-30) on two parcels (104130000 and 104143000).
3. CPZ2018-00003 Faith Center: A proposal to amend the comprehensive plan and zoning map from a designation of Mixed Use with Mixed Use (MX) zoning to Urban Low Density Residential with Single Family Residential (R1-6) zoning on two parcels (200145000, 200080000).
4. CPZ2018-00004 Strawberry Hill: A proposal to amend the comprehensive plan and zoning map from a designation of Commercial (NC) to Urban Low Density Residential (R 1-6) on two parcels: 189810000 and 189835000.
5. CPZ2018-00006 Gaither: A proposal to amend the comprehensive plan and zoning map from a designation of Commercial with General Commercial (GC) to Urban Medium Density

Residential with Office Residential zoning (OR-22) on four adjacent parcels: 144534000, 144492000, 144514000, and 144516000.

Arterial Atlas Amendments (1)

6. CPZ2018-00007 NE 99th St. Extension: A proposal to amend the Arterial Atlas to improve neighborhood circulation on NE 99th St connecting between NE 87th Ave and NE 72nd Ave.

Dockets (6)

7. CPZ2018-00011 Complete Streets: A proposal to amend the Transportation Element in the Comprehensive Growth Management Plan (2015-2035) to include a complete streets description and two new policies.
8. CPZ2018-00014 Rural Center – Proebstel: A proposal to amend Chapter 3 of the Comprehensive Growth Management Plan (2015-2035) to create a new rural center in Proebstel, and amend the comprehensive plan designation and zoning from Rural-5 (R-5) to Rural Center with RC-1, RC-2.5 zoning and Rural Commercial with CR-2 zoning.
9. CPZ2018-00015 Urban Holding 179th/Killian: A proposal to remove the Urban Holding overlay on the comprehensive plan and zoning maps for parcel numbers 181199000, 181190000, and 181205000 (40 acres).
10. CPZ2018-00021 Urban Holding Removal 179th/Holt Homes: A proposal to remove the Urban Holding overlay on the comprehensive plan and zoning maps for parcel numbers 181581000, 181548000, 181466000, 181580000, 181701000, and 181702000 (143 acres).
11. CPZ2018-00020 Clark Regional Wastewater District (CRWWD): A proposal to amend the Comprehensive Plan Capital Facilities Element and Appendix E to reflect the update to Clark Regional Wastewater District Comprehensive General Sewer Plan.
12. CPZ2018-00022 Freight Rail Dependent Uses (FRDU): A proposal to amend the Capital Facilities & Utilities chapter of the comprehensive plan to allow sewer service to support freight rail-dependent developments and adopt development regulations to allow freight rail development.