

NE 179th Street/I-5 Urban Holding

Three Creeks Phase I

December 18, 2018

Clark County Council Hearing
6th Floor Hearing Room

Presented by: Community Planning
Matt Hermen



Comprehensive Plan Conditions for Removing Urban Holding

- **Vancouver UGA**

- Completion of localized critical links and intersection improvements are reasonably funded as shown on county Six-Year Transportation Improvement Program or through a development agreement; and
- Prior to preliminary development approval, execution of a generic covenant indicating property owner or any subsequent owner shall support annexation to a city providing urban services.



Killian Three Creeks North Phase 1 - Description

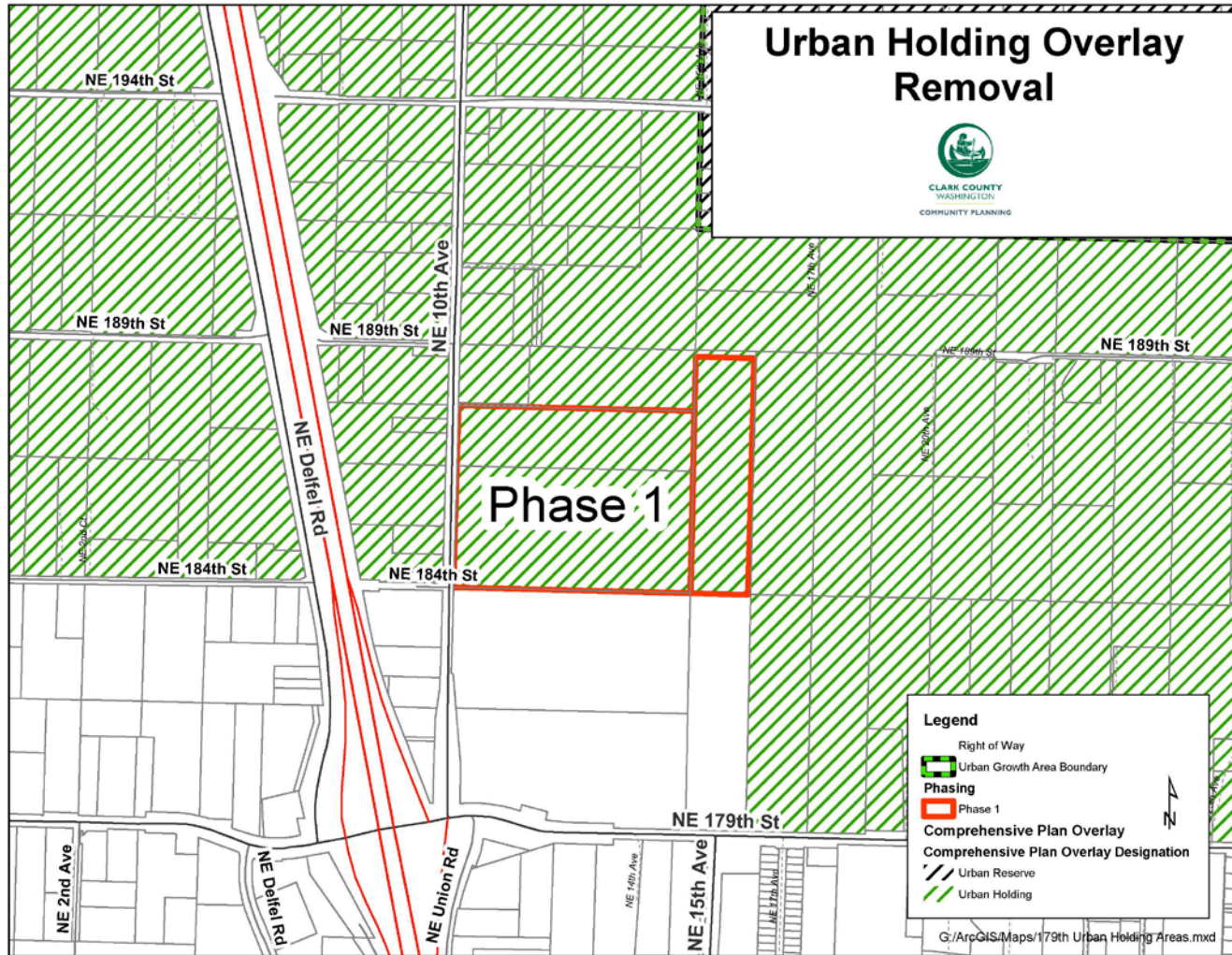
- **2.5 Parcels**
- **~40 Acres**
- **Mixed Use Zoning and Comprehensive Plan Designation**

- **Proposal:**
 - 200 Single Family Detached Units
 - 326 Apartment Units
 - Total Trip Generation on a weekday during PM Peak Hour: 402

- **Trip Transfer**
 - 2012 Development Agreement vested trips in area
 - Defers trips from south commercial property that were reserved and vested by existing DA for 5 years ([CCC 40.350.020\(M\)](#))



Killian Three Creeks North Phase 1 - Map



Developer's Agreement Details

- Ensures cooperation between the developer and the County for overall plan at the NE 179th St interchange area.
- Constructs and dedicates an eastbound to southbound right turn lane at the intersection of NE 179th St and NE 15th Ave.
- Dedicates right-of-way on both sides of NE 179th St between I-5 and NE 15th Ave.
- Dedicates right-of-way for a future two lane minor arterial with bike lanes and a center turn lane connecting NE 10th Ave to NE 179th St.
- Ensures access to the Developer's property on the north side of NE 179th St.



Planning Commission Recommendation

- Unanimous (4-0)
 - Approve CPZ2018-00015 to remove urban holding zoning overlay and Comprehensive Plan overlay on approximately 40 acres.
 - Approve developer's agreement.

