



Clark County Planning Commission

Steve Morasch, Chair
Ron Barca, Vice Chair
Bill Wright
Karl Johnson
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Matt Swindell
Robin Grimwade

CLARK COUNTY PLANNING COMMISSION MINUTES OF PUBLIC HEARING THURSDAY, AUGUST 17, 2017

Public Services Center
BOCC Hearing Room, 6th Floor
1300 Franklin Street
Vancouver, Washington

6:30 p.m.

CALL TO ORDER & ROLL CALL

MORASCH: All right. Well, welcome to the August 17, 2017, Planning Commission hearing. I'll call the meeting to order. Can we get a roll call, please.

MORASCH: HERE
WRIGHT: HERE
BARCA: HERE
SWINDELL: HERE
JOHNSON: HERE
GRIMWADE: HERE
BENDER: HERE

GENERAL & NEW BUSINESS

A. Approval of Agenda for August 17, 2017

MORASCH: All right. Moving on to approval of the agenda. Does anyone have any changes to the agenda? If not, I'd take a motion to approve the agenda.

JOHNSON: Make a motion to approve the agenda.

BENDER: Second.

MORASCH: It's been moved and seconded. All in favor?

EVERYBODY: AYE

MORASCH: Opposed? All right. The agenda is approved.

B. Approval of Minutes for July 20, 2017

MORASCH: Moving on to approval of the minutes, does anyone have any changes to the minutes from the last hearing? If not, I'd take a motion to approve the minutes for the July 20, 2017, hearing.

BENDER: I make a motion to approve the minutes of August 17, 2017 -- I mean, July 20, 2017.

SWINDELL: I'll second it.

MORASCH: It's been moved and seconded. All in favor?

EVERYBODY: AYE

MORASCH: Opposed? All right. So the minutes for the July 20, 2017, hearing have been approved.

C. Communications from the Public

MORASCH: Moving on to communications from the public, this is the time for anyone in the public that wants to speak to an item not on our printed agenda tonight. If so, please come forward now.

MORASCH: All right. Seeing no one coming forward, we will move on to public hearing items. And the first item is 2017 Annual Plan Amendments amending the 20-Year Growth Management Comprehensive Plan and Zone Map for CPZ2017-00009, Wellner. And before I turn it over to staff, we have a new procedure for testimony, or the procedure for testimony isn't new, but we're going to read the procedure, that's new, so I'm going to read from my prepared statement here.

The procedure will go as follows, and I'll just read this procedure once, but it will apply to all the public hearings that we're doing tonight. We will begin the hearing, each hearing with a staff report and then the Planning Commission members will ask staff questions, if they have questions at that point. I will then open the public hearing for public testimony and members of the audience who wish to testify regarding a hearing item should sign the sign-in sheets at the back of the room and then those will be what I use to call people up for testimony. I will also give an opportunity to anyone who didn't sign a sheet to come up for each matter, but please give your full name to the County so we have it for our records if you do testify. I will then -- oh, members of the public, when you do come to the front, please sit at the table here and face the PC.

Once we've gotten through all the public testimony, I will close the public testimony portion of the hearing at which point the Planning Commissioners will deliberate and may ask staff to answer any additional questions or make rebuttal. The PC will then take a vote on their decision. Our recommendation will be forwarded to the Board of County Councilors who have final decision-making authority; we only make recommendations.

And when you testify, you must testify in the front at the microphone so the court reporter can hear and record your testimony. Please speak slowly so that she hears everything you say and can get it all entered into the record. State your name and slowly spell your name so that we have it for the minutes. Be relevant and concise and don't repeat yourself or others testifying. If you have any exhibits you want us to consider, such as a copy of your testimony, photographs or other documents, please hand it to staff and then the information will be included in the record for the hearing item and we will consider it as part of our deliberations.

At this point in time, I'd like to ask if anyone on the Planning Commission has any conflicts of interest that they would like to disclose on any of the four matters on the public hearing agenda tonight, Wellner, Powell, Johnson or Felida Village South? If you do, please go ahead and state your conflicts now.

All right. I don't hear anyone with any conflicts, so that concludes my introduction, and I will begin the first hearing on tonight's agenda. Staff, you may begin.

PUBLIC HEARING ITEMS

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

CPZ2017-00009 Wellner: A proposal to amend the Comprehensive plan and Zoning map from Urban Low Density Residential (R1-10) to Urban Medium Density Residential (R-12) on the following parcel: 181207000. This proposal will not remove the Urban Holding 10 designation on the parcels.

Staff Contact: Sharon.Lumbantobing@clark.wa.gov or (360) 397-2280, Ext. 4909

LUMBANTOBING: Good evening, Planning Commissioners. My name is Sharon Lumbantobing, Planner II with Community Planning for the record. The first docket is the Wellner property located at between NE 189th Street and NE 179th Street in the Fairgrounds neighborhood. This is an amendment to the comp plan and zoning maps on one parcel from urban low density residential to urban medium density. This originated at the property owner's request for all three of his adjacent parcels to have the same zoning.

Mr. Wellner owns the property to the east that's zoned R-12 and the property to the south that is zoned office residential, OR-22. Staff determined that it makes sense to change the zoning of this one parcel to R-12 because it's sandwiched between a mixed use district to the west and

R-12 to the east. The MX zone requires a minimum of 12 dwelling units per acre. An R-12 provides a minimum density of 12 units per acre; whereas, R1-10 only allows one dwelling unit per 10,000-square feet. Staff is recommending approval and the site will have an urban holding overlay that will remain. Any questions?

MORASCH: All right. Any questions for staff before I open it up to the public testimony?

PUBLIC TESTIMONY

MORASCH: All right. We don't have anyone on the sign-in sheet, but is there anyone in the audience that didn't get a chance to sign the sheet that would like to speak on Wellner? Please come forward and state and spell your name for the record.

WELLNER: Good evening, folks. My name is Terry Wellner and W-e-l-l-n-e-r, and I have three adjoining parcels and when the map came out, it had three different zones, so it's a little inconvenient. So I'm asking that you go ahead and change this zoning from 1 to 10 to R-12 and I think it makes logical sense. It would certainly help with the future development of the site. That's it.

MORASCH: All right. Thank you. Any questions? All right. Well, thank you very much for coming. Is there anyone else in the audience who didn't get a chance to sign up that would like to talk on the Wellner application? All right. Seeing no one, I will then close the public hearing and turn it back over to the Planning Commission for any follow-up questions of staff. No questions? I would then turn it over to the Planning Commission for a motion.

RETURN TO PLANNING COMMISSION

BENDER: I make a **motion** we accept CPZ2017-00009, Wellner.

JOHNSON: **Second** that.

MORASCH: It's been moved and seconded to approve the Wellner application. Is there any discussion on the motion? All right. Sonja, we'll do a roll call, please.

ROLL CALL VOTE

BENDER: AYE
GRIMWADE: AYE
JOHNSON: AYE
SWINDELL: AYE
BARCA: AYE
WRIGHT: AYE
MORASCH: AYE

MORASCH: All right. Well, thank you, Mr. Wellner. It looks like we have recommended unanimously that your application be approved and that will conclude our hearing tonight on the Wellner matter, which brings us to the next matter, which is the Powell matter, CPZ2017-00010. Staff, I will turn it over to you for a staff report.

PUBLIC HEARING ITEMS, continued

CPZ2017-00010 Powell: A proposal to amend the Comprehensive plan and zoning map from an Industrial (I) comprehensive plan designation with Light Industrial (IL) zoning to a Commercial (C) comprehensive plan designation with General Commercial (GC) zoning on the following parcels: 144510000, 144293000, 144519000, and 99620005.

Staff Contact: Sharon.Lumbatobing@clark.wa.gov or (360) 397-2280, Ext. 4909

LUMBANTOBING: Okay. Thank you. This docket is related to four parcels located at the intersection of NE 78th Street and NE St. Johns. This is a proposed amendment to the comp plan and zoning maps from light industrial to general commercial. Three parcels have existing and operating convenient stores with fuel pumps and one parcel has an existing restaurant. The existing commercial businesses do not conform to the current industrial land use designation and light industrial zoning, but the commercial use is a legal nonconforming use as the lots' uses and structures were lawful when established, but nonconforming uses have limits to the modifications that can be made.

The zone change would better match the existing commercial businesses with the conforming commercial land use designation and general commercial zoning. Given the existing uses, location and size of the parcels, it's not likely they would redevelop as industrial. Staff is recommending approval.

MORASCH: All right. Thank you. Any questions for staff before we open up the public hearing? All right. No questions.

PUBLIC TESTIMONY

MORASCH: So I will open the public hearing. Is there anyone who did not get a chance to sign the sign-in sheet that wishes to come and testify on this matter? All right. Seeing that no one is coming down and no one signed our sign-in sheet, I will then close the public hearing and return it to the Planning Commission for any further questions, deliberations and/or a motion.

RETURN TO PLANNING COMMISSION

BARCA: In general, do we have any types of policies where corners of intersections are highly regarded to be commercial over any other type of zoning? Is there any preferences or priorities given to transportation access and the idea of corners like this? I mean, all four corners are industrial, even though they all had commercial property? Yeah. All right. Okay. I get that the shake of the head no. Okay. Thanks.

MORASCH: Any other questions? Does somebody want to make a motion?

BARCA: I'll make a **motion** to approve staff recommendation for the Powell -- what is it? It's an application, that's what it is, CPZ2017-00010.

WRIGHT: **Second.**

MORASCH: All right. It's been moved and seconded. Is there any discussion on the motion? All right. Sonja, could we get a roll call, please.

ROLL CALL VOTE

BENDER: AYE
GRIMWADE: AYE
JOHNSON: AYE
SWINDELL: AYE
BARCA: AYE
WRIGHT: AYE
MORASCH: AYE

MORASCH: All right. Well, thank you. That's two down. The Powell application's been recommended for approval unanimously by the Planning Commission, which brings us to the Johnson application, CPZ2017-00011, and I will turn it over to staff for a staff report.

PUBLIC HEARING ITEMS, continued

CPZ2017-00011 Johnson: A proposal to amend the Comprehensive plan and zoning map from Commercial (NC) to Urban Medium Residential (R-18) and adding the Highway 99 Mixed Residential overlay on the following parcels: 97775000, 97745000, 97755000, and 986040236 and from Commercial (NC) to Urban Low Residential (R1-6) and adding the Highway 99 Single Family Overlay on the following parcels: 144935000 and 145119000.

Staff Contact: Sharon.Lumbatobing@clark.wa.gov or (360) 397-2280, Ext. 4909

LUMBANTOBING: This docket is related to six properties at the intersection of NE 99th Street and NE 25th Avenue in Hazel Dell. This is an amendment to the comp plan and zoning maps on four of the parcels from commercial to urban medium residential R-18 and on two parcels from commercial to urban low residential R1-6. Two of the properties at the corner of the intersection are County owned. The County property on the west corner is a stormwater facility that will not likely redevelop as commercial making the property to itself unlikely to develop as commercial. There's a recently built Habitat for Humanity house that also is unlikely to develop as commercial. The property to the south of that has a very high retaining wall that was constructed during a recent road improvement making it unlikely to develop as commercial.

It makes sense to remove the general commercial zoning from this area and zone it consistently with the surrounding properties which is R-18 to the east and R1-6 to the west. Staff is recommending approval.

MORASCH: So I do have a question. So is the proposed zone east of 25th Avenue R-18 and is it going to be R1-6 west of 25th Avenue or is the whole thing going to be R-18?

LUMBATOING: To the east is R-18 and to the west is R1-6.

MORASCH: I'm sorry. You did say east and west, yeah.

LUMBATOING: Yes.

MORASCH: So R1-6 to the west, R-18 to the east.

LUMBATOING: Yes.

MORASCH: Okay. Any other questions for staff? All right. With that, I will open up the public hearing on the -- is this is it Johnson? Yes, the Johnson application. We don't have anyone on our sign-in sheet. Is there anyone in the audience who would like to testify? Please come forward, state and spell your name for the court reporter and sit at the, well, you know the drill.

PUBLIC TESTIMONY

CARROLL: Yeah. My name is Casey Carroll. I'm actually a resident. I've owned a house for 11 years now actually at the parcel behind the parcel to the east-hand side to the bottom, and for me, I'm just more or less understanding or wanting to know some clarity on what the proposed plans are because, of course, when you hear things like R-18 behind your house and you have had nothing but a greenbelt for the last 11 years, it gets a little concerning, right?

So for my understanding, I'd like to know the intent of -- is the intent to build multi-family or is the intent to, you know, if it's R-6, you know, generally speaking that would mean obviously six parcels on one acre, I'm under the assumption of such. So understanding, I guess, a little bit more about what that would mean would be very helpful for me to understand.

MORASCH: All right. And that's a question that I'll let staff answer in a minute, but you may also want to contact the property owners directly outside of the hearing.

CARROLL: They're very challenging to work with.

MORASCH: Yeah. All right. Well, I'll see if staff knows any response to your question.

LUMBATOING: Yeah. So it's borrowing the zoning next door, so it could look like this.

CARROLL: Okay. So we're not talking, like, multi-family because, I mean, it would have to be zoned commercial, right, for multi-family; right? Okay. So then we're talking six different parcels for that one area.

LUMBATOING: Yeah.

CARROLL: Now, is there going to be an opportunity to talk about, like, for example, like, how far back from the existing fences or are they going to build literally right in our backyard?

LUMBANTOING: Well, there's setbacks that they'll have to comply with, so...

CARROLL: Okay. What exactly is that, if you don't mind me asking? Sorry. I'm testing you today.

LUMBANTOING: Yeah, you're testing my --

KAMP: Yeah. You can look at it if you go online to the County's Title 40 Code, you can see all the zones and they'll tell you exactly the setbacks for any kind of --

CARROLL: From, like, the existing fence line as it stands right now?

LUMBATOING: Yes.

KAMP: If you just want to find the zoning and we can send the link to you, if you'd like us to.

CARROLL: That would be helpful, yeah. It's because, of course, like from my perspective as a resident, it's a little concerning when you hear, oh, hey, R-18 right behind my house. What does that exactly mean? So this is more just a clarity, if anything.

MORASCH: Sure. And also I'd add that if you're within so many feet - I think is it 300 - they will give you notice when they apply. In order for them to develop into, you know, homes or what you see on the photo there, they need to go through either a short plat or a subdivision process. That's a public notice and comment process. You're entitled to notice of the application. You're entitled to get a copy of it and review it and submit comments and whatnot. So I would encourage you to pay attention if you do get a notice --

CARROLL: Oh, I do.

MORASCH: -- you're going to want to follow up with it because, you know, things like, you know, exactly what the development is going to look like, that will be a subsequent process. It won't come to us. It will go to planning staff and then maybe to the hearings examiner. We won't see it, but you'll want to get involved in that process if you're interested.

CARROLL: Got it. So this is more or less the first step in the eventual process of, okay, so if they do start to plan on actually developing the property, then there's going to be an ability to --

HOLLEY: Please slow down.

CARROLL: Sorry. I speak really fast. Are you typing? Oh.

MORASCH: She's transcribing every -- everything you say is getting transcribed for posterity, so...

Yes, you are correct, this is the first step and in the eventual process there will have to be a subsequent application filed in order to do any development on the property and that would have all the detail. This just establishes the zone which, you know, sort of lays the ground rules that they would need to follow, but all the details, that would come in the subsequent application that may or may not get filed, and that's why I recommended talk to the property owner, if you can, because they would be the ones that would control, you know, when that application gets filed and those sorts of things.

CARROLL: Got it. Okay. Cool. All right. Well, thank you. I appreciate your time today.

MORASCH: All right. Well, thank you for coming. Before you leave, does anyone on the Planning Commission have any questions for Mr. Carroll?

BENDER: One of the things that I advise you to do is check into the mitigation for the traffic improvements at that intersection.

CARROLL: What does that mean?

BENDER: That these developments will increase the traffic flow on those roads and you want to be involved with that to make sure that it's handled properly. I'm not sure that intersection's lighted, is it?

CARROLL: Yeah, it is.

BENDER: Signalized?

CARROLL: Yeah, it is.

BENDER: Oh, okay. Just saying just keep involved with it.

CARROLL: Of course. Yeah. I mean, if anything, maybe this would actually increase my property value so, of course, I'm never against anything like that, but it's just helpful to understand what's going on.

MORASCH: All right. Any other questions? All right. Well, thank you for coming.

CARROLL: Thank you. Appreciate it.

MORASCH: Is there anyone else in the audience that wishes to speak on this matter?

RETURN TO PLANNING COMMISSION

MORASCH: All right. Well, hearing none, then I will close the public hearing -- the public testimony and turn it over to the Planning Commission for any follow-up questions with staff for deliberation. And hearing none, I would see if anyone has a motion.

GRIMWADE: I make a **motion** that CPZ2017-00011, Johnson/Dillard, staff recommendation be accepted.

BARCA: **Second.**

MORASCH: It's been moved and seconded. Any discussion on the motion? All right. Sonja, roll call, please.

ROLL CALL VOTE

BENDER: AYE
GRIMWADE: AYE
JOHNSON: AYE
SWINDELL: AYE
BARCA: AYE
WRIGHT: AYE
MORASCH: AYE

MORASCH: All right. Well, that concludes the Johnson matter. The Planning Commission has unanimously recommended approval to the Board of County Councilors.

And that brings us to our last item on the agenda, CPZ2017-00021, the Felida Village South application, and I will turn it over to staff for the staff report.

PUBLIC HEARING ITEMS, continued

CPZ2017-00021 Felida Village South: A proposal to amend the comprehensive plan and zoning map from Urban Low Residential with an R1-7.5 zone to a Commercial comprehensive plan designation with a Neighborhood Commercial zone on the following parcel(s): 188724000 and a portion of 986041215.

Staff Contact: Jacqui. Kamp@clark.wa.gov or (360) 397-2280, Ext. 4913

KAMP: Thank you, Chair. My name is Jacqui Kamp, Planner III with Clark County Community Planning.

I'll be presenting this action which is a proposal for property in Felida that is on the southwest corner of the intersection of NW 119th Street and NW Lakeshore Avenue. It is currently zoned R1-7.5 with an urban low residential comprehensive plan designation. If you're familiar with the area, it's just directly south of the Felida Village mixed use development that has several retail coffee shops, restaurant, exercise studio within. The proposal is to change the comp plan designation to commercial with a zoning designation of neighborhood commercial. This area is mostly residential, and a neighborhood commercial use could bring additional retail amenities to this residential neighborhood and in close proximity where residents could easily walk or bike. The property would also, the change of property zone would also complement the mixed use directly north of it.

Staff is recommending approval of the proposal with one condition. The parcel is currently undergoing a boundary line adjustment. It has been submitted to the County and is under review, so it is in process, but just so that it's clear, by the time if this goes to the Board, that it be finalized before I put in the date of November 30th of this year to make sure that's final before it goes to the adopting ordinance.

PUBLIC TESTIMONY

None.

RETURN TO PLANNING COMMISSION

All right. With that, I will open it up to the public testimony. Again, we don't have anyone on our sign-in sheet, but if there's anyone in the audience that would like to speak on the Felida Village South application, please come forward. Seeing no one, I will then close the public hearing on this matter and turn it back over to staff for any further questions or deliberation. I'm sorry, staff, the Planning Commission for any further questions of the staff or deliberation.

JOHNSON: So just some clarity here, I'm reading on Site Specific Impacts. So we will have a significant increase in trips on both 119th and Lakeshore. Is there any parking there or, I mean, or is that -- what is the, I guess, Lakeshore? Is it a principal arterial?

LEBOWSKY: So the zone changes from residential to commercial, so part of the idea is that you can have commercial parking on the site and there will be standards for commercial, whatever is developed on that site.

HERMEN: Lakeshore Drive is classified as a minor arterial. My name is Matt Hermen for the record, H-e-r-m-e-n, Planner with Community Planning. Yeah, Lakeshore Drive is classified as a minor arterial.

During the 2016 comprehensive plan update, we updated the capital facilities plan and included a project on this segment of Lakeshore Drive due to the projected failure at that time. So, in other words, in the next 20 years, it is on the County's plans to improve the capacity there.

JOHNSON: That's all I had.

MORASCH: And it looks like there's a traffic report in the record, and I'm just I'm reading the conclusion was that there were no impacts, other than one turning movement on one intersection that was adding less than five trips, so it comes under the di minimus rule on our concurrency, and that's the new, the new rule that was recently amended; right?

HERMEN: Correct. Yeah. You made that recommendation that changed back in, I believe, March.

MORASCH: Okay. Any other questions? All right. Well, thank you. If there's no other questions, does someone have a motion?

SWINDELL: I make a **motion** that we accept staff recommendation for CPZ2017-00021, Felida Village South.

BENDER: I **second**.

MORASCH: It's been moved and seconded. Any discussion on the motion?

SWINDELL: Yeah, I just I'd like to throw out that I really like these little things like this. When you drive through Felida, I don't know how many of you have driven through there, but that little commercial building you put in there is really a nice little spot for neighborhood commercial. I think this would be great another nice little piece added to it. I really like this.

MORASCH: All right. Any other discussion? All right. Sonja, can we get a roll call, please.

ROLL CALL VOTE

BENDER: AYE
GRIMWADE: AYE
JOHNSON: NO
SWINDELL: AYE
BARCA: AYE
WRIGHT: AYE
MORASCH: AYE

MORASCH: All right. Well, thank you. The Felida Village South has been recommended by the Planning Commission for approval on a 6 to 1 vote. So we'll mix it up a little bit. So that

concludes the public hearing items on the agenda tonight. I want to thank staff for excellent work. I like it when we have nice easy hearings on these and I'm sure that was, in large part, due to the great work that staff did on this.

OLD BUSINESS

None.

NEW BUSINESS

None.

COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

None.

ADJOURNMENT

MORASCH: I will adjourn the meeting. Thank you all very much. The meeting is now adjourned.

The record of tonight's hearing, as well as the supporting documents and presentations can be viewed on the Clark County Web Page at:

<https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>

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<http://www.cvtv.org/>

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