

Urban Holding Removal

CPZ2019-00031

Matt Hermen

October 8, 2019

6:30 p.m.

Planning Commission Public Hearing
6th Floor Training Room
1300 Franklin St.
Vancouver, WA 98660



Proposal

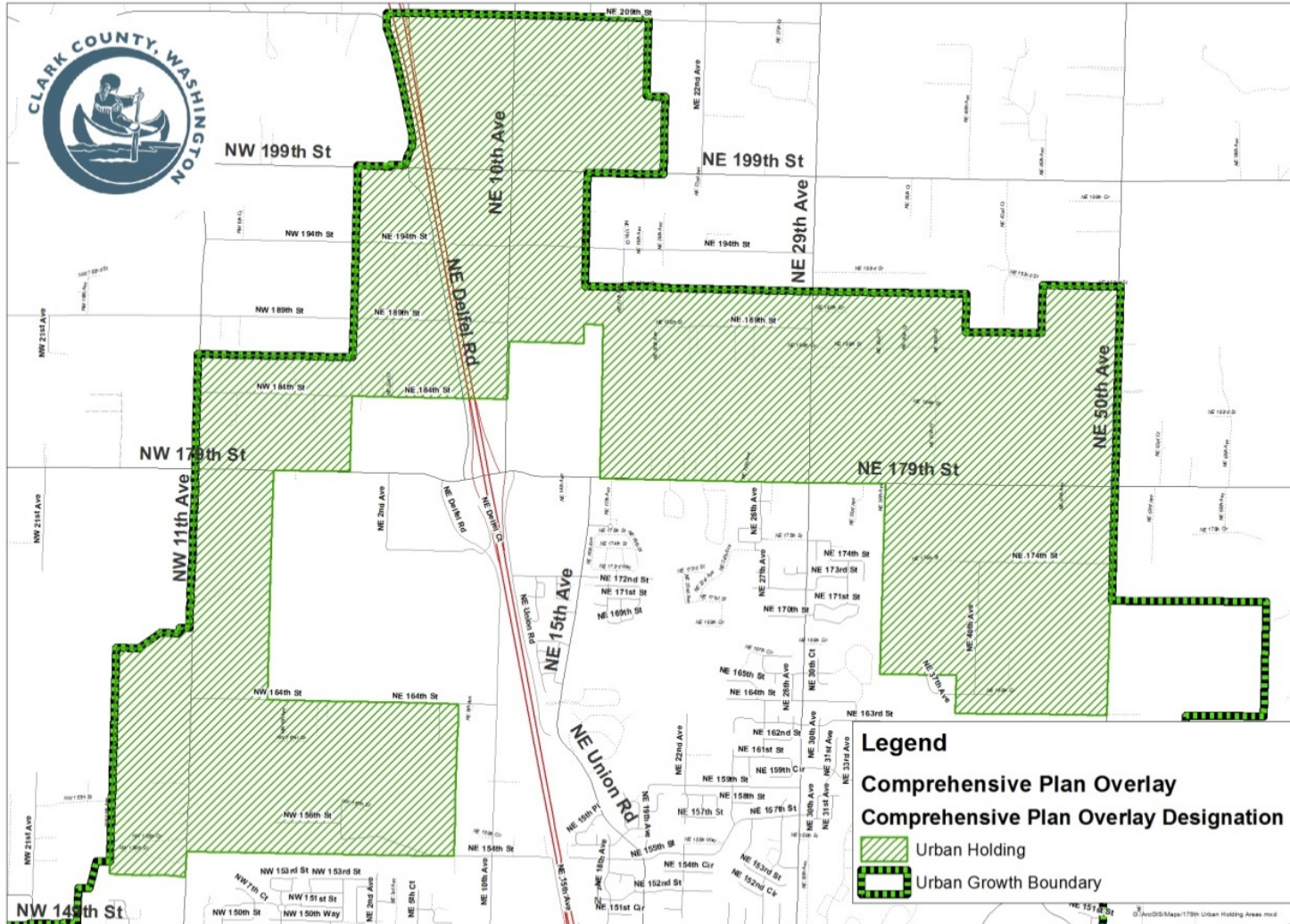
Amend the Comprehensive Plan and Zoning maps to remove the urban holding overlays from approximately 2,200 acres near the I-5/NE 179th Street Interchange area. An amendment to the Comprehensive Plan text is also proposed to remove the procedural guidelines associated with urban holding in the Vancouver Urban Growth Area.

Criteria:

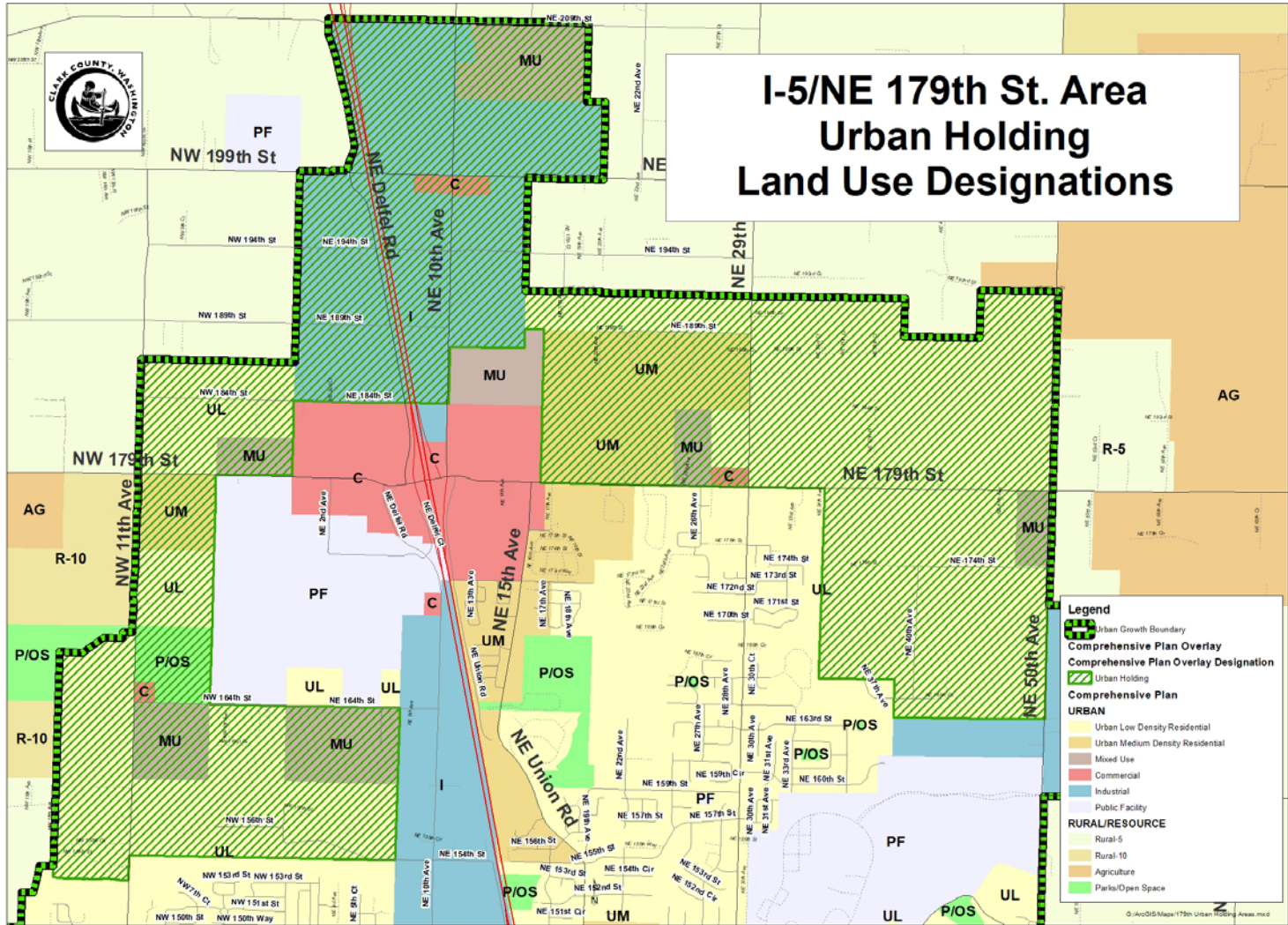
Determination that the completion of localized critical links and intersection improvements are reasonably funded as shown on the county 6 Year Transportation Improvement Plan or through a development agreement.



Comprehensive Plan and Zoning Overlay



Urban Holding Land Use Designations



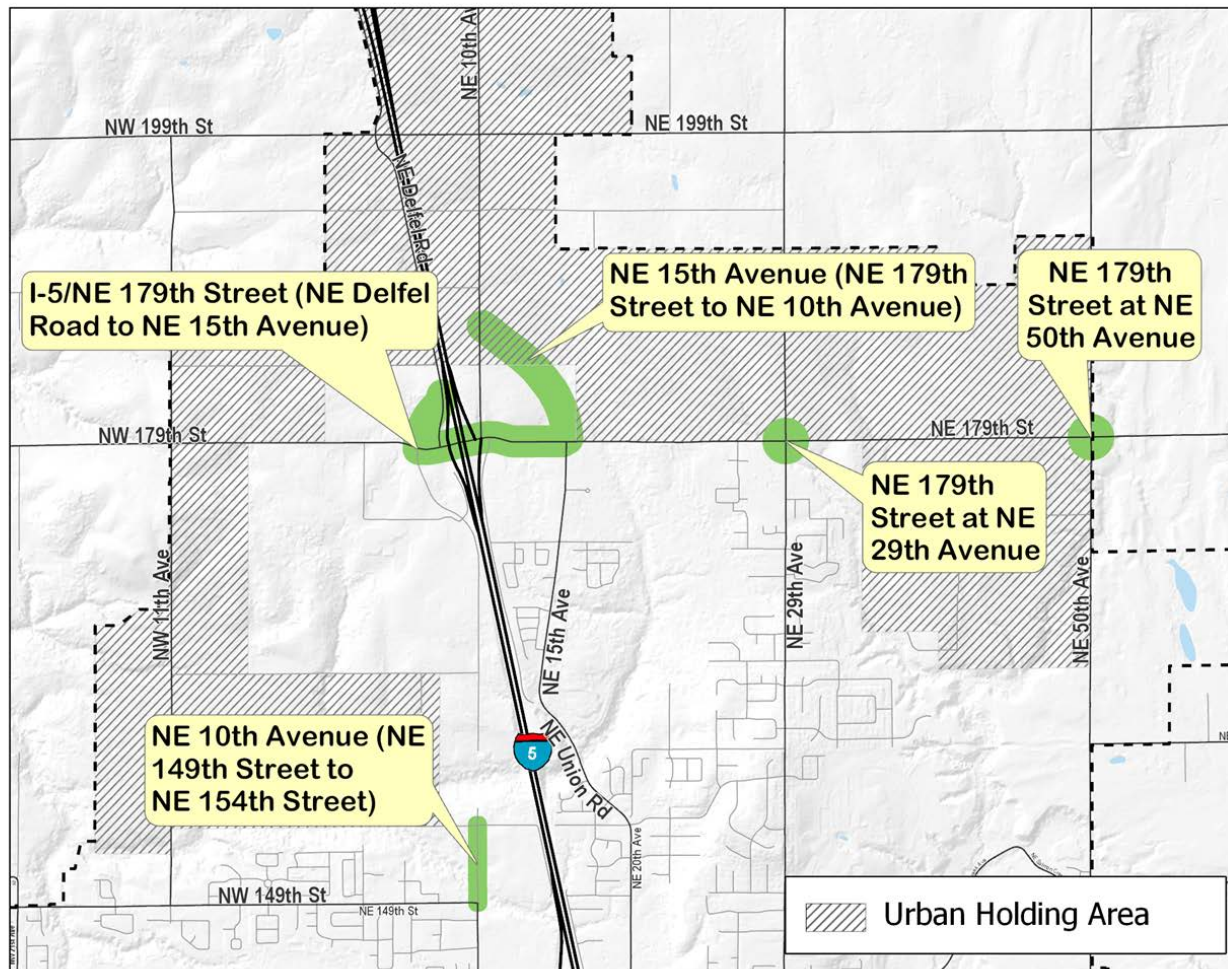
Service Requirements

- Direct Concurrency Services
 - Transportation
 - Water
 - Sewer
- Indirect Concurrency Services
 - Schools,
 - Fire Protection,
 - Law Enforcement,
 - Parks and Open Space,
 - Solid Waste,
 - Libraries,
 - Electricity,
 - Gas, and
 - Government Facilities.

Note: While the GMA requires direct concurrency only for transportation facilities, the Comprehensive Plan extends the concept of direct concurrency to cover other critical public facilities of water and sanitary sewer. [Comprehensive Plan, Page 167]



Transportation Projects Required to be Reasonably Funded



Water and Sewer Requirements

Water:

Clark Public Utilities has reviewed the adopted county land use designations and the adopted countywide population target of 577,431 and has determined that the CPU Water System Plan is fully consistent with the land use provisions and the additional service demands which they entail, subject to the timely issuance of approvals and permits by Clark County. [Comprehensive Plan, Page 171]

Sewer:

The Alliance serves four Member agencies – the City of Battle Ground, Clark County, Clark Regional Wastewater District and the City of Ridgefield. The Alliance has reviewed the proposed county land use designations and determined that the Capital Plan is fully consistent with these provisions and the additional service demands that they entail. [Comprehensive Plan, Page 174]



Recent Actions

- **August 20, 2019**

- Clark County Council approved [Resolution 2019-08-05](#)

- Selected a public financing plan for public infrastructure in the vicinity of NE 179th Street, and

- Authorized entry into Developer Agreements between Clark County and owners of real property in the vicinity of NE 179th Street.

- Development agreement are approved when urban holding is removed.

- Developer's can submit applications for development before urban holding is removed.

- Development applications cannot be approved before urban holding is removed.



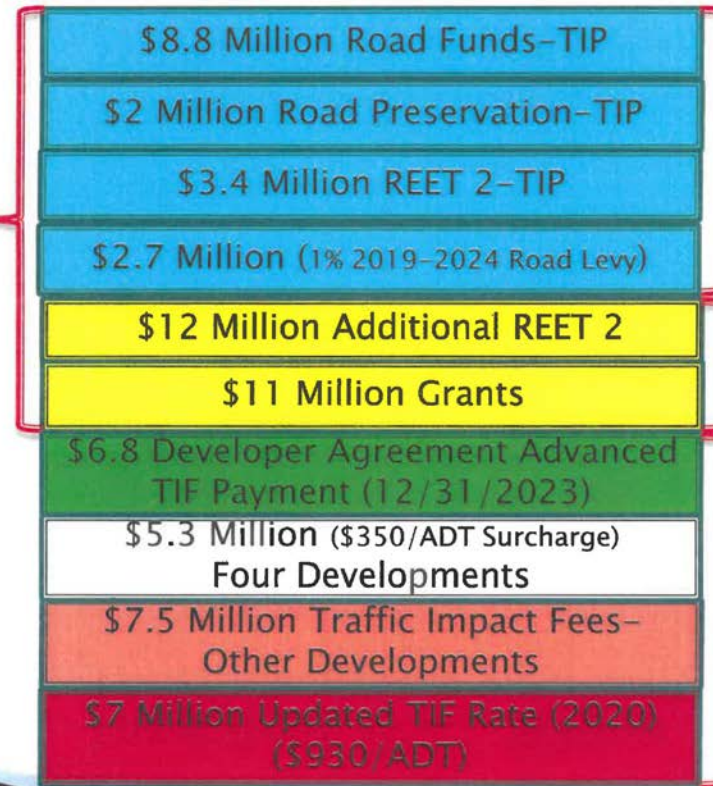
Public Financing Plan

EXHIBIT B

Option 8: No Levy Increase

Total Cost \$66.5 Million

\$39.9 total possible county participation



\$16.9 million adopted funds 2019

\$23 million additional resources

\$26.6 million by development

EXHIBIT B



Actions required to implement Public Financing Plan

- Clark County Council must take the following actions:
 - Approve 2020-2025 Transportation Improvement Program (TIP),
 - Amend the Capital Facilities Plan (CFP),
 - Increase Traffic Impact Fees (TIF),
 - Approve the proposed financing plan,
 - Approve the 2020 Budget,
 - Declare five transportation projects “reasonably funded”, and
 - Remove the Comprehensive Plan and zoning urban holding overlays.



Planning Commission Requests

- REET-2 Balance after 2024: \$2.6 Million

I-5/179th Urban Holding Areas Capacity

Zoning	Added Capacity @ Build-Out		
	Housing Units	Population	Jobs
IL	0	0	536
BP	0	0	917
PF	0	0	0
CC	0	0	85
MX	719	1,912	1,313
OR-22	227	605	0
R-12	363	965	0
R1-6	176	469	0
R1-7.5	993	2,640	0
R1-10	1,029	2,736	0
R1-20	1,308	3,480	0
Totals	4,815	12,807	2,852

Source: Clark GIS/VBLM and E. D. Hovee, 2017.



Staff Recommendation

APPROVAL of the proposal to remove urban holding overlays on the subject properties; consistent with the County Councilors adopting a formal finding that the critical links and intersection improvements needed to create transportation capacity sufficient to accommodate the trips generated by the proposal are reasonably funded.

Applicable Criteria	Criteria Met?
CRITERIA FOR ALL MAP CHANGES	
1. Consistency with GMA, Countywide Policies, Community Framework Plan, & Comprehensive Plan	Yes
2. Conformance with Locational Criteria	Yes
3. Site Suitability and Lack of Appropriately Designated Alternative Sites	Yes
4. Amendment Responds to Substantial Change in Conditions, Better Implements Policy, or Corrects Mapping Error	Yes
5. Adequacy/Timeliness of Urban Public Facilities and Services	Yes
CRITERIA FOR PLAN TEXT CHANGES	
1. Initiated and Approved by the County	Yes
2. Consistency with GMA, Countywide Policies, Community Framework Plan, & Comprehensive Plan	Yes



Thank you

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