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CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

PLANNING COMMISSION RECOMMENDATION

TO: County Commission
FROM: Planning Commission Chair, Steve Morasch
PREPARED BY: Jose Alvarez, Planner III
DATE: October 4, 2017
SUBJECT: CPZ2017-00008 Cueto

PLANNING COMMISSION RECOMMENDATION

The Planning Commission heard this matter on July 20, 2017 and voted 6 to 0 to forward a recommendation of approval on the proposed action as stated below.

PROPOSED ACTION

A proposal to correct a mapping error by amending the urban growth area boundaries of Vancouver and Camas by approximately half an acre, and extend the Urban Low comprehensive plan designation and R1-20 zoning affecting the following parcels: 177480958; 177496440; 177480940; 177480938; 177480960, 177480962 and 177480956 remove the Comprehensive Plan designation of Industrial from a portion of parcels: 177480958 and 177496440; and amend the Comprehensive Plan and zoning maps from Industrial with BP zoning to Urban Low with R1-20 zoning on parcel 177480962.

BACKGROUND

The area was brought into the Vancouver Urban Growth Area in 1994. The area was annexed to the City of Vancouver in 1997 as part of the Cascade Park annexation. The annexation area included Lot 4 of the Country Ridge 3 subdivision that was recorded in 1984. In conjunction with the annexation two 1 acre lots were segregated from lot 4 of Country Ridge 3. It appears that the southern boundary of the annexation followed the section line and not the parcel line of lot 4 of County Ridge 3. The remainder of lot 4 was subsequently included in Westridge Place Phase 4A developed within the Vancouver city limits. The southern boundary of Westridge Place extends past the section line and Vancouver City limits by approximately 45 ft.

GENERAL INFORMATION:

Parcel Numbers: 177480958; 177496440; 177480940; 177480938; 177480960, 177480962
177480956, 177480958; 177496440; 177480962

Location: 1007 SE 202nd Court and 20220 SE 10TH Cir

Area: .5 acres

Owner(s): Meriwether, William & Kathleen; Cueto, Conrado & Carina; Westridge HOA

Existing land use:

Site: Single Family Residential
North: Single Family Residential zoned R-2 (City of Vancouver)
South: Single Family Residential zoned R1-6 and Industrial (Business Park) in Urban Holding
East: Light Industrial/Business Park (Wafertech Campus)
West: Single Family Residential

SUMMARY OF COMMENTS RECEIVED

No 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.

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Finding: The proposed amendment is within the urban areas and is served by public facilities and services and developed at urban densities. The proposed amendment would not encourage sprawling, low-density development.

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:

1.1.2 Urban growth areas shall include areas and densities sufficient to permit the urban growth that is projected to occur in Clark County for the succeeding 20-year period.

1.1.3 Urban growth shall be located primarily in areas already characterized by urban growth that have existing public facility and service capacities to adequately serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services that are provided by either public or private sources. Urban governmental services shall be provided in urban areas. These services may also be provided in rural areas, but only at levels appropriate to serve rural development.

Finding: The subject site is within the Vancouver UGA and located in an area of existing urban development surrounded by residentially zoned and developed land and is served by the City of Vancouver sewer, water and fire.

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.

Policy 1.2.9 Concentrate development in areas already served by public facilities and services. Use the provision or planned provision of public services and facilities as a means of directing development into desirable areas.

Finding: City of Vancouver provides water, sewer and fire service.

Conclusion: Criteria A has 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

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.

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.*

Finding: The site is approximately .5 acres and is already developed at an R1-20 zoning density.

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. The immediate area is zoned R-2 within the City of Vancouver, which is equivalent to the County's R1-20 zoning and will be consistent.

Conclusion: The site is suitable for the requested Urban Low Residential (UL) designation and R1-20 zoning. Criteria C has been 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 plan map amendment (c) corrects an obvious mapping error. The Cascade Park annexation in 1997 followed the section line instead of the parcel line and subsequent development of Westridge Place left several lots or portions of lots identified above between jurisdictions. The proposal will correct this mapping error.

Conclusion: Criteria D has 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 mostly in the Vancouver Urban Growth area and within the Vancouver City limits. The site is currently served by the City of Vancouver for water, sewer and fire.

Conclusion: Criteria E has been met.

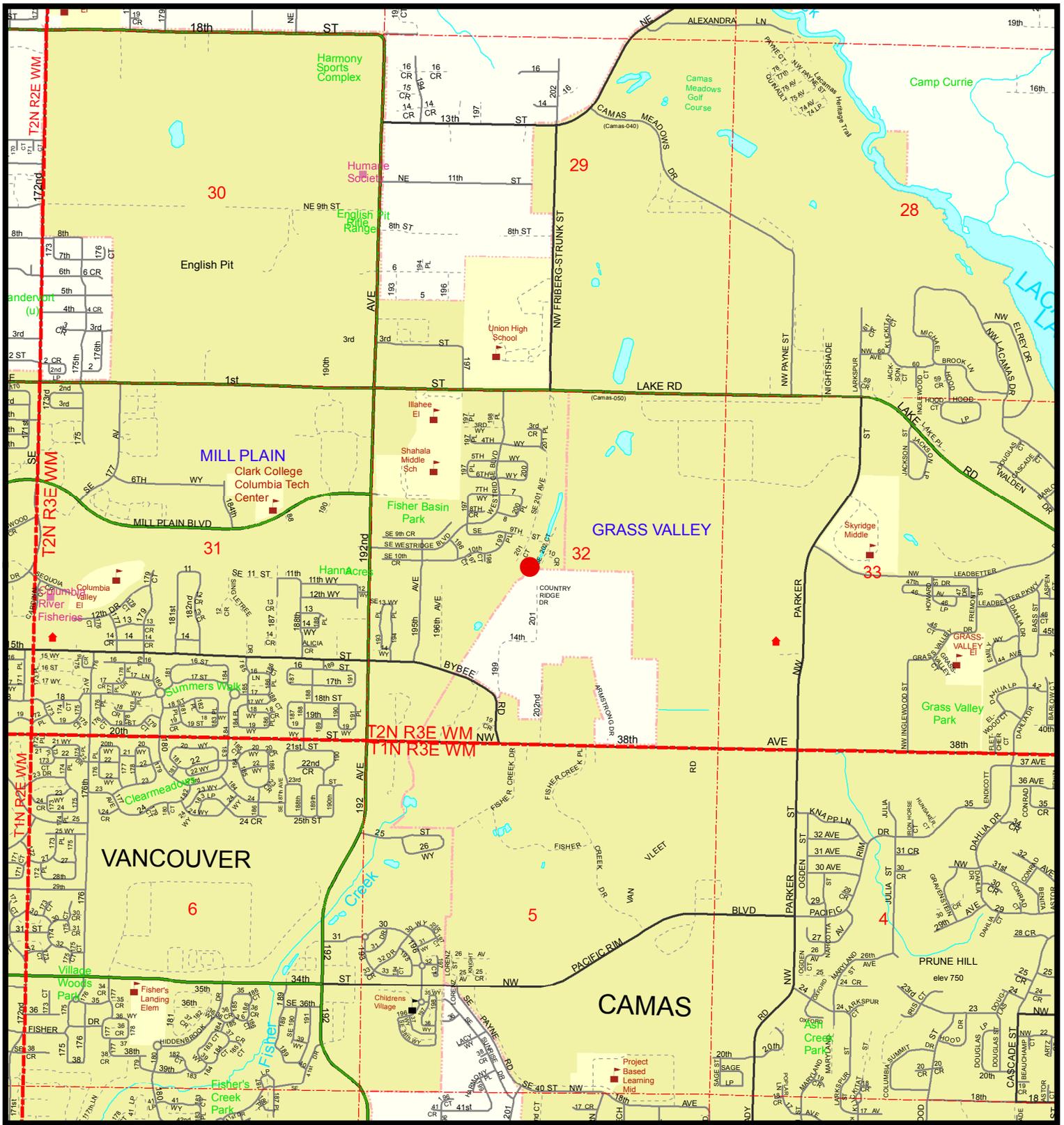
RECOMMENDATION AND CONCLUSIONS

Based upon the information and the findings presented in this report and in the supporting documents, the Planning Commission forwards a recommendation of **APPROVAL** to the Board of County Councilors

RECOMMENDATION SUMMARY

The following table lists the applicable criteria and summarizes the findings of the staff report and Planning Commission Recommendation for CPZ2017-00008.

| COMPLIANCE WITH APPLICABLE CRITERIA | | |
|---|----------------------|-------------------------------------|
| | Criteria Met? | |
| | Staff Report | Planning Commission Findings |
| Criteria for All Map Changes | | |
| A. Consistency with GMA & Countywide Policies | Yes | Yes |
| B. Conformance with Location Criteria | Yes | Yes |
| C. Site Suitability and Lack of Appropriately Designated Alternative Sites | Yes | Yes |
| D. Amendment Responds to Substantial Change in Conditions, Better Implements Policy, or Corrects Mapping Error | Yes | Yes |
| E. Adequacy/Timeliness of Public Facilities and Services | Yes | Yes |
| Recommendation: | Yes | Yes |



Geographic Information System

1:24,000



General Location Map

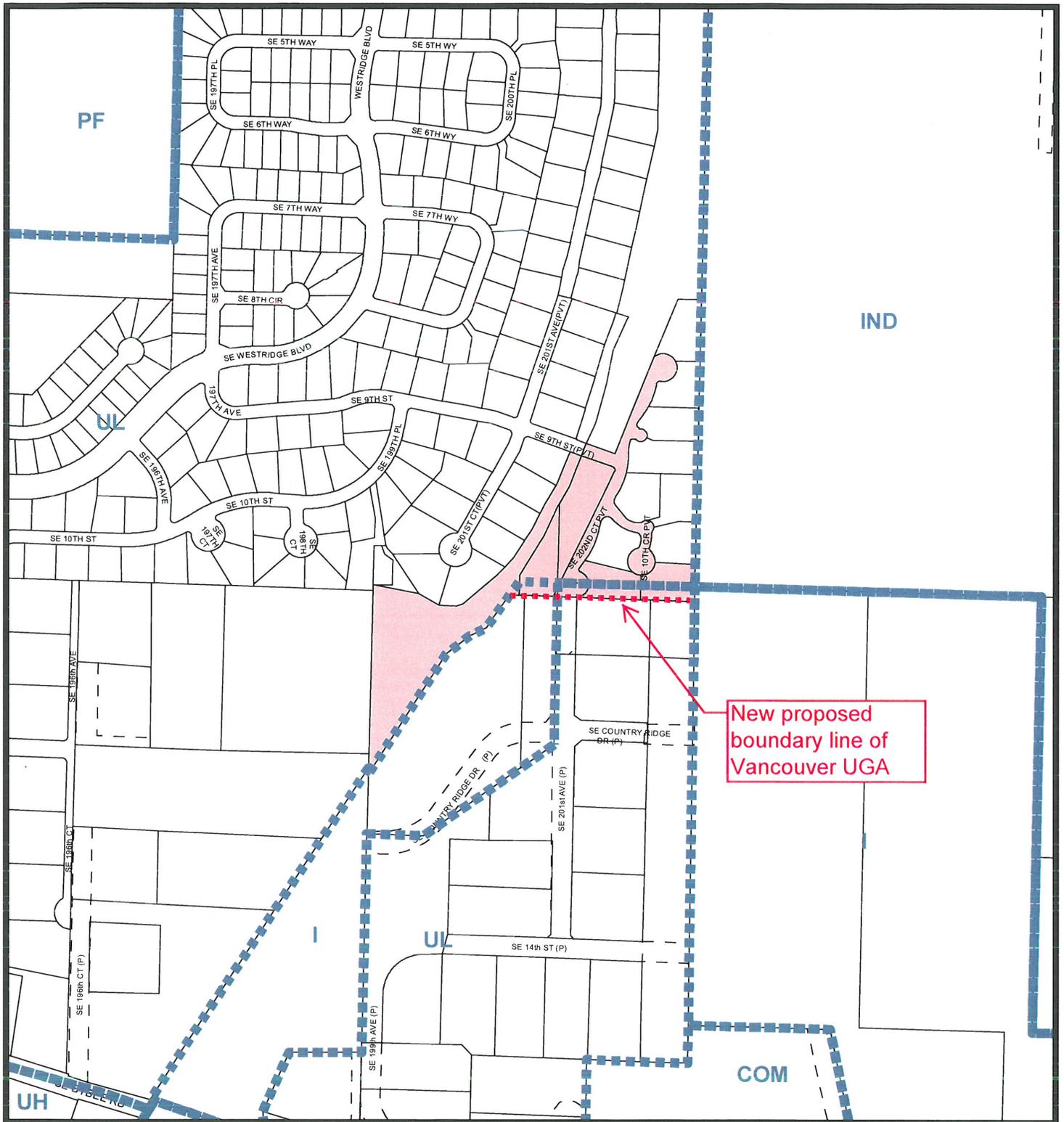
Account No: 177480958, 177496440, 177480940, 177480938
 Owner: WESTRIDGE PLACE HOMEOWNERS ASSOCIATION
 Address: 1401 SE 163RD AVE
 C/S/Z: VANCOUVER, WA 98683

● Subject Property Location

Printed on: June 13, 2017



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

1:4,800

0 200 400 600 Feet

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Comprehensive Plan Designation

Account No: 177480958, 177496440, 177480940, 177480938
 Owner: WESTRIDGE PLACE HOMEOWNERS ASSOCIATION
 Address: 1401 SE 163RD AVE
 C/S/Z: VANCOUVER, WA 98683

Printed on: June 13, 2017

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| 23130 | 23129 | 23128 |
| 23131 | 23132 | 23133 |
| 13106 | 13105 | 13104 |

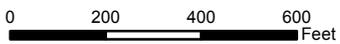
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| | |
|--|--|
| <ul style="list-style-type: none"> Subject Parcel Public Road Transportation or Major Utility Easement Comprehensive Plan Boundary | <ul style="list-style-type: none"> Urban Reserve Industrial Reserve Railroad Industrial Reserve Mining Rural Center Mixed Use Columbia River Gorge Scenic Area |
|--|--|



Geographic Information System

1:4,800



2016 Aerial Photography

Account No: 177480958, 177496440, 177480940, 177480938

Owner: WESTRIDGE PLACE HOMEOWNERS ASSOCIATION

Address: 1401 SE 163RD AVE

C/S/Z: VANCOUVER, WA 98683

Proposed Development Area

Printed on: June 13, 2017

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| 23130 | 23129 | 23128 |
| 23131 | 23132 | 23133 |
| 13106 | 13105 | 13104 |

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

PUBLIC HEARING ITEMS, continued

B. CPZ2017-00008 Cueto: A proposal to correct a mapping error by amending the urban growth area boundaries of Vancouver and Camas by approximately half an acre, affecting the following parcels: 177480958; 177496440; 177480940; 177480938; 177480960, 177480962 and 177480956; remove the Comprehensive Plan designation of Industrial from a portion of parcels: 177480958 and 177496440; and amend the Comprehensive Plan and zoning maps from Industrial with BP zoning to Urban Low with R1-20 zoning on parcel 177480962.

Staff Contact: Jose.Alvarez@clark.wa.gov or (360) 397-2280, Ext. 4898

MORASCH: Cueto. A proposal to correct a mapping error by amending the urban growth boundary of Vancouver and Camas by approximately half an acre. All right. Jose, please give us the staff report.

ALVAREZ: Okay. Jose Alvarez, for the record, Community Planning.

So this area is where the red dot is out near Grass Valley. If you're familiar with Westridge subdivision, right here Lake Road, Bybee Road. So essentially this is kind of the crux of the issue. This area was part of the Cascade Park annexation to the City of Vancouver in 1997. There was a subdivision, an acre subdivision that were part of these lots, Country Ridge, that were done before the annexation. The annexation seemed to follow the section line, so when this subdivision to the north was developed, it included this property, and when they did the subdivision, half of the property was outside of the City of Vancouver limits which follows this blue line. So the area south of the blue line is in the Camas urban growth area.

The comp plan designation in this area is industrial urban low on some of these lots, so what we're proposing to do is to move, to shift the Vancouver UGA to the south to include the rest of the parcel into the Vancouver UGA. Subsequently it may be annexed to the City of Vancouver, I mean, half of the lot already is. It's never going to be part of the Camas UGA. So that's the mapping error we're correcting.

And let's see if I can get in a little. So this is just the property line. It doesn't show the dividing line. Let's so -- so this blue line is essentially the Vancouver UGA and there you can see that half of the lots are in the City of Vancouver and then the other half are in the County, but the Camas UGA.

Do you have any questions? I think that's all I have.

MORASCH: So I take it, it was a mistake to put the line through the parcels like that that nobody really realized at the time?

ALVAREZ: Correct.

JOHNSON: So on the aerial right there, that is the mistake; correct?

ALVAREZ: Yeah.

JOHNSON: It would be shifted. Can you move where the line would be -- yeah. Is it right there?

ALVAREZ: So we're proposing to move it south to here.

JOHNSON: So that would be where it would move to; right?

ALVAREZ: Yes.

JOHNSON: Okay. I see what you're saying. Okay.

ALVAREZ: And then the -- let's see. And then the requisite comp plan designations that go along with it, so these would be urban low instead of industrial.

JOHNSON: Correct.

MORASCH: Any other questions?

WRIGHT: This isn't going to be some huge windfall for the City of Vancouver to get taxes or anything, is it?

ALVAREZ: They're already getting them.

WRIGHT: Okay. That's good. That's good.

MORASCH: All right. With that, I'll open up the public hearing. I don't see anyone in the audience, but if anyone wants to come and testify about this matter, now is the time. No one coming. I will now close the public hearing and turn it back over to the Planning Commission for a deliberation and/or a motion.

GRIMWADE: I move the motion that the staff report be accepted and conveyed to the Board of Directors -- Board of County Commissions.

JOHNSON: Second it.

MORASCH: It's been moved and seconded. Is there any discussions on the motion? All right. Hearing none, then can we have roll call, please.

ROLL CALL VOTE

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

MORASCH: All right. That motion carries 6 to 0. Thank you.

- C. **WITHDRAWN: CPZ2017-00013 Tapani:** A proposal to amend the comprehensive plan and zoning map from Commercial (CC) to Urban Low (R1-6) on the following parcel: 154246000.
Staff Contact: Jose.Alvarez@clark.wa.gov or (360) 397-2280, Ext. 4898

MORASCH: The last matter on our public hearing, as mentioned previously, the Tapani matter CPZ2017-00013 was withdrawn.

OLD BUSINESS

None.

NEW BUSINESS

WRIGHT: I was wondering if there might be any updates on how the progress towards GMA compliance is moving along.

COOK: Chris Cook, Deputy Prosecuting Attorney.

The Board last Tuesday, a week and two days ago, adopted a compliance ordinance. It was very similar but not exactly the same as what this commission recommended. The differences are that the County Councilors voted to retain clustering in the resource zones, though the resource zones now have larger minimum lot sizes, so the opportunity for clustering won't be as great.

And in addition, they also voted to retain the R-10 designation for the 280-some parcels that had been redesignated from R-20 to R-10 along with the change in resource designation. So other than that, they adopted the compliance ordinance as you recommended to them.

One more item of significance is that the legislature has adopted a bill related to Short Line Railroads and what they call freight rail dependent uses that would appear to allow some