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CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

MEMORANDUM

TO: Board of County Commissioners

FROM: Jose Alvarez, Planner III

DATE: November 12, 2014

SUBJECT: Meeting Notes – Board of Clark County Commissioners Work Session - Annual reviews and Docket items for 2014.

The Board met at 10:30am on November 12, 2014 to discuss the slate of potential Dockets. Those present include Commissioner Madore, Commissioner Mielke, Commissioner Barnes, Mark McCauley, Oliver Orjiako, Laurie Lebowsky, Carolyn Heniges, Heath Henderson, David Jardin, Peter Silliman, Jose Alvarez, Mary Keltz, Gordy Euler.

Oliver Orjiako, Jose Alvarez and Laurie Lebowsky represented Community Planning staff and presented three docket items for 2014. Mr. Orjiako provided background on the state and local provision for the Docket process and how the county distinguishes the docket from the annual reviews. Mr. Alvarez provided an overview of the docket process timeline. Ms. Lebowsky reviewed the proposed arterial atlas amendments.

CPZ2014-00003 NE 10th Ave – Alvarez provided an overview of the proposal to amend the comp plan and zoning from R-5 to CR-1. Planning Commission recommended approval 4 to 1 contingent on coordination with the cities of Battle Ground and Ridgefield. Staff has met with the cities twice since the Planning Commission hearing and will likely meet with the city again prior to the hearing to address the cities concerns. Commissioner asked if there were any concerns from the neighbors north of the proposal. Alvarez said that notice was sent but no concerns were raised thus far.

CPZ2014-00004 CRWWD – The proposal is to amend the text in the Capital Facilities plan to recognize the Clark Regional Wastewater District as the service provider for the City of Ridgefield.

CPZ2014-00005 Arterial Atlas_5th Plain Creek - Lebowsky provided an overview of the proposed changes to the arterial atlas as recommended by the Planning Commission. The proposal is to change road classifications from rural to urban in the Fifth Plain Creek area as follows:

Northeast 88th Street from Ward Road to Northeast 182nd Avenue to a C-2cb (2-lane urban collector with center turn-lane and bike lane); and

Northeast 182nd Avenue from Northeast 88th Street to Northeast Fourth Plain Road to a C-2cb (2-lane urban collector with center turn-lane and bike lane); and

Northeast 83rd Street from the existing NE 78th Street extending eastward to the urban growth boundary to a C-2b (2-lane collector with bike lane and no parking allowed).

Commissioner Madore had concerns about requiring any additional right of way from Monet's garden along NE 88th St and NE 182nd Ave. The proposed road classification requires 70ft of right of way and the Monet's garden dedicated 30 ft. half-width right of way when the development was completed. He wanted to know if the County could require 40 ft. of right of way from the non-developed portions of the roadway. Carolyn Heniges replied that it was a legal question and staff could follow up with an answer. Heath Henderson said it was unlikely that the County would try to acquire the additional five feet from Monet's Garden subdivision. Heniges and Henderson also suggested a C-2b classification that would eliminate the center turn lane and would only require a 60ft. right of way dedication.

Commissioners Madore and Mielke had concerns about the extension of NE 78th St. as proposed through Monet's Garden. They wanted staff to consider an alternative alignment and to meet with affected property owners to come up with a solution.

Commissioner Madore wanted to have a night hearing to allow more property owners an opportunity to attend. Staff explained that the hearing was scheduled for November 18th and the Board could continue the hearing to a date certain at that time.