



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, November 4, 2020
Teleconference
N/A, Ridgefield, WA 98642**

- I. GENERAL SESSION CALL TO ORDER - 6:30 PM**
 - 1. Roll Call**
 - 2. Late changes to the agenda**
- II. CONSENT AGENDA**
 - 1. Approval of Minutes from Wednesday, 9/2/20 Meeting**
- III. PUBLIC HEARING/BUSINESS**
 - 1. Transportation CFP Amendment - Claire Lust, Community Development Director, Bryan Kast, Public Works Director**
 - 2. Fandell Comprehensive Plan Amendment and Zone Change Request - Claire Lust, Community Development Director**
 - 3. Bird & Temme Comprehensive Plan Amendment and Zone Change Request - Claire Lust, Community Development Director**
- IV. STAFF REPORTS**
- V. FROM THE COMMISSION**
- VI. ADJOURN**

**Planning Commission Agenda Packet is available at the following link:
<http://ridgefieldwa.iqm2.com/Citizens/>**



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
September 2, 2020

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

ROLL CALL

Attendee Name	Title	Status	Arrived
Jerry Bush	Commissioner	Present	
Jason Carnell	Commissioner	Present	
Stan Okinaka	Commissioner	Present	
Paul Young	Commissioner	Present	
Patrick Flynn	Chairman	Present	
Judy Chipman	Commissioner	Present	
Gary Rightenour	Commissioner	Present	

LATE CHANGES TO THE AGENDA

CONSENT AGENDA

1. Approval of Minutes from Wednesday, 2/5/20 Meeting

Commissioner Bush moved, seconded by Commissioner Okinaka to accept the February 5, 2020 minutes as prepared. Ayes: All Motion passed.

PUBLIC HEARING

1. 2020 Ridgefield Development Code Updates - [6:42 PM](#)

Public Hearing opened at 6:42 PM.

Claire Lust, Community Development Director provided a summary of the 2020 proposed amendments to the Title 18 of the Ridgefield Municipal Code (RMC). The purpose of the proposed amendments is to keep the code up to date and to address current development issues in order to better serve the Ridgefield community.

The proposed amendments intend to update the code to address issues identified when applying the existing code and issues anticipated for future projects in Ridgefield. For this round of updates, staff identified two types of proposed code amendments;

- 1.) Housekeeping items; address clerical errors and clarify existing code language without substantive changes to the content.
- 2.) Minor policy changes: add content to strengthen the code with the goal to better implement the Ridgefield Comprehensive Plan and existing city policies and practices.

The proposed changes are summarized and outlined in the enclosed attachments.

Discussion occurred on vinyl fencing and Claire Lust clarified that no changes are being proposed at this time for fences for the residential district.

Commissioner Rightenour questioned if inspections occur at Final Occupancy. Claire Lust confirmed that Planning, Engineering and Building departments conduct final occupancy inspections.

No testimony was given from the public.

PUBLIC HEARING CLOSED AT 7:14

Discussion: None.

Commissioner Bush moved, seconded by Commissioner Carnell to forward a recommendation of approval of the proposed 2020 Ridgefield Municipal Code Title 18 amendments to City Council. Ayes: All. Motion passed.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jerry Bush, Commissioner
SECONDER:	Jason Carnell, Commissioner
AYES:	Bush, Carnell, Okinaka, Young, Flynn, Chipman, Rightenour

STAFF REPORTS - [7:17 PM](#)

Claire Lust provided an update on the development activity despite the COVID restrictions.

FROM THE COMMISSION - [7:18 AM](#)

Commissioner Chipman asked if there was notice of the prior Community Development Director leaving the City and discussed the normal procedure for staff changes. She also asked if the School District is aware of the amount of building permits. Claire indicated that they are aware.

Commissioner Okinaka mentioned that he sits on the Board of Ridgefield Main Street and informed the Commissioners and staff that because of COVID October Fest scheduled for September is going to be cancelled, however under the great leadership of the Executive Director, Mary Kay Lameroux Ridgefield Main Street has been very busy with trying to help the City revitalize the economy and gave an example of the annual tax incentive credit program where they were able to collect almost 100% of the \$95,000. He further outlined some other activities, i.e., initiated a recovery grant program to help businesses remain open like providing masks and outdoor dining etc... he encouraged everyone to support the businesses downtown. they have been actively engaged in the improvements of the facades and dvised that they could purchase a City of Ridgefield Coffee Mug.

Commissioner Bush asked for some information on the overpass at the west end of Pioneer Street. Claire Lust advised that our Public Works Director would be the best point of contact for this and that she could maybe provide an update at the next meeting.

Commissioner Flynn suggested that in lieu of the Octoberfest, that everyone individually have a party on their own front porches. Commissioner Okinaka indicated that he would pass that idea on to Mary Kay.

Commissioner Flynn congratulated Claire Lust on her promotion.

ADJOURN - [7:26 PM](#)

Dorothy Harrington

Patrick Flynn

Minutes Acceptance: Minutes of Sep 2, 2020 6:30 PM (CONSENT AGENDA)

**CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING**

MEETING DATE: November 04, 2020

ITEM:

AGENDA ITEM TITLE: Transportation CFP Amendment

GOVERNING LEGISLATION:

RCW 36.70

SUMMARY/BACKGROUND:

The Ridgefield Transportation Capital Facilities Plan (CFP) is an element of the Ridgefield Urban Areas Comprehensive Plan (RUACP) that may be amended on an annual basis. The Ridgefield Transportation CFP was last updated in 2018. The proposed 2020 revisions will be minor update to the 2018 CFP, and include extensions of two proposed roads and reclassification of two other roads to support development patterns that have emerged since the last plan was created.

MOTION AND RECOMMENDATION TO CITY COUNCIL:

“I move to [recommend approval/recommend denial/recommend approval with changes] of the Transportation Capital Facilities Plan Amendment to City Council.”

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: 2020 Transportation CFP Amendments_PC Staff Report_11042020
(PDF)
Oct-2020-TIF-update-v3 (JPG)



THE CITY OF RIDGEFIELD

510 Pioneer Street Ste B | P.O. Box 608 | Ridgefield, WA

2020 Transportation CFP Amendment Planning Commission Staff Report

BACKGROUND

The Ridgefield Transportation Capital Facilities Plan (CFP) is an element of the Ridgefield Urban Areas Comprehensive Plan (RUACP) that may be amended on an annual basis. The Ridgefield Transportation CFP was last updated in 2018. The proposed 2020 revisions will be minor update to the 2018 CFP, and include extensions of two proposed roads and reclassification of two other roads to support development patterns that have emerged since the last plan was created.

DISCUSSION

Proposal and Existing Conditions

The 2018 Transportation Capital Facilities Plan laid out the future roadway network within the City for Collector and Arterial roadways. As development proposals have come forward minor updates to the roadway network have become necessary to mesh with the transportation needs of the community.

The 2020 update will extend a collector roadway that in the 2018 plan begins south of Pioneer Street off S Royle Road and extends west through the Pioneer Village Development to the Acero Apartment Complex. This extension will allow traffic to better circulate between these two projects as well as east to Discovery Ridge and future development south of Pioneer.

The future collector roadway N 56th Avenue will also be extended north through to N 10th Street. In the 2018 plan this future roadway does not extend north past N 5th Street.

East of I-5, Dolan Road will have its collector designation removed, as preliminary design of the S 10th Street overpass shows that Dolan Road will not be able to connect to S 10th Street due to grade. S 5th Street will have a collector classification added between S 65th Avenue and Union Ridge Parkway to allow traffic to access S 10th Street and the future overpass.

Compliance with RDC 18.320.050.B-C

Per RDC 18.320.050.B-C, amendments to the RUACP must be consistent with the concurrency requirements of the CFP and shall not result in level-of-service deficiency for any capital facility or service identified in the CFP. If the petition necessitates a RUACP text or a CFP project amendment, the applicant shall demonstrate that changed circumstances affecting the public health, safety, and general welfare justifies the amendment.

The proposed updates are intended to meet level-of-service needs for the transportation network. The petition is a CFP project amendment, and is justified by the need for better traffic connections due to increased commercial development in the City.

PROPOSED TIMELINE

Adoption of the proposed Transportation CFP amendment is proposed to occur as follows:

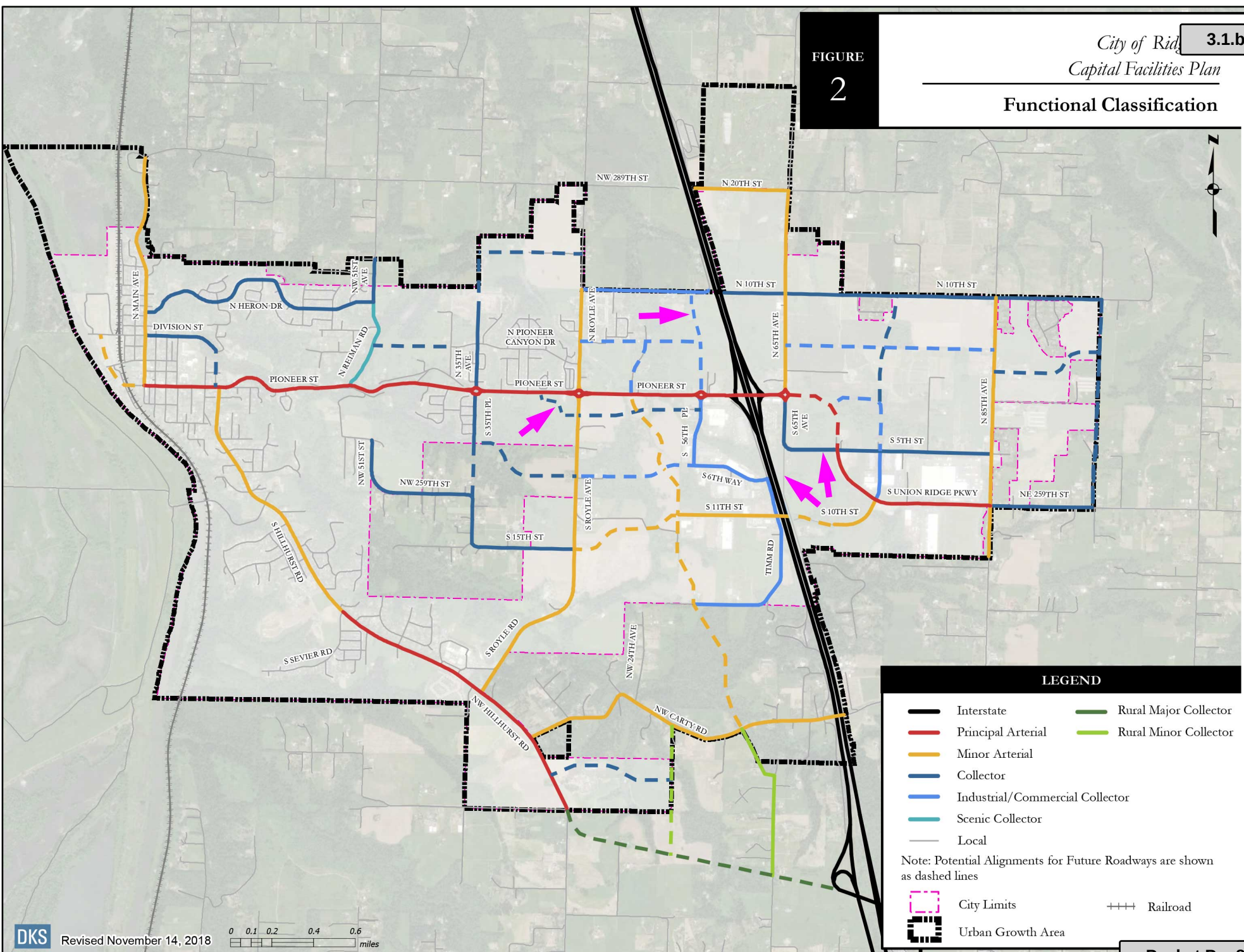
November 4, 2020	Planning Commission public hearing
November 19, 2020	City Council 1 st reading and public hearing
December 17, 2020	City Council 2 nd reading and adoption
January 1, 2021	Effective date

ATTACHMENTS

Proposed 2020 Functional Classification map.

FIGURE
2

Functional Classification



Attachment: Oct-2020-TIF-update-v3 (Transportation CFP Amendment)

**CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING**

MEETING DATE: November 04, 2020

ITEM:

AGENDA ITEM TITLE: Fandell Comprehensive Plan Amendment and Zone Change Request

GOVERNING LEGISLATION:

RCW 36.70

SUMMARY/BACKGROUND:

On July 1, 2020, the City received a comprehensive plan amendment and zone change application for the Fandell property on N 50th Place (PIN 213991000). The proposal is to change the comprehensive plan designation from Urban Medium (UM) to Urban Low (UL) and concurrently to change the zoning designation from Residential Medium Density 16 (RMD-16) to Residential Low Density 8 (RLD-8). Comprehensive plan amendments submitted between January 1 and July 1 are brought before Planning Commission and City Council at the end of the same year, and if approved go into effect January 1 of the following year.

MOTION AND RECOMMENDATION TO CITY COUNCIL:

"I move to [recommend approval/recommend denial/recommend approval with changes] of the Fandell Comprehensive Plan Amendment and Zone Change Request to City Council."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: PLZ-20-0048 Fandell Comp Plan Amendment_PC Staff
Report_11042020 (PDF)
Fandell comp plan amendment map (PDF)
Fandell zone change map (PDF)



THE CITY OF RIDGEFIELD

510 Pioneer Street Ste B | P.O. Box 608 | Ridgefield, WA

Fandell Comprehensive Plan Amendment and Zone Change Planning Commission Staff Report

BACKGROUND

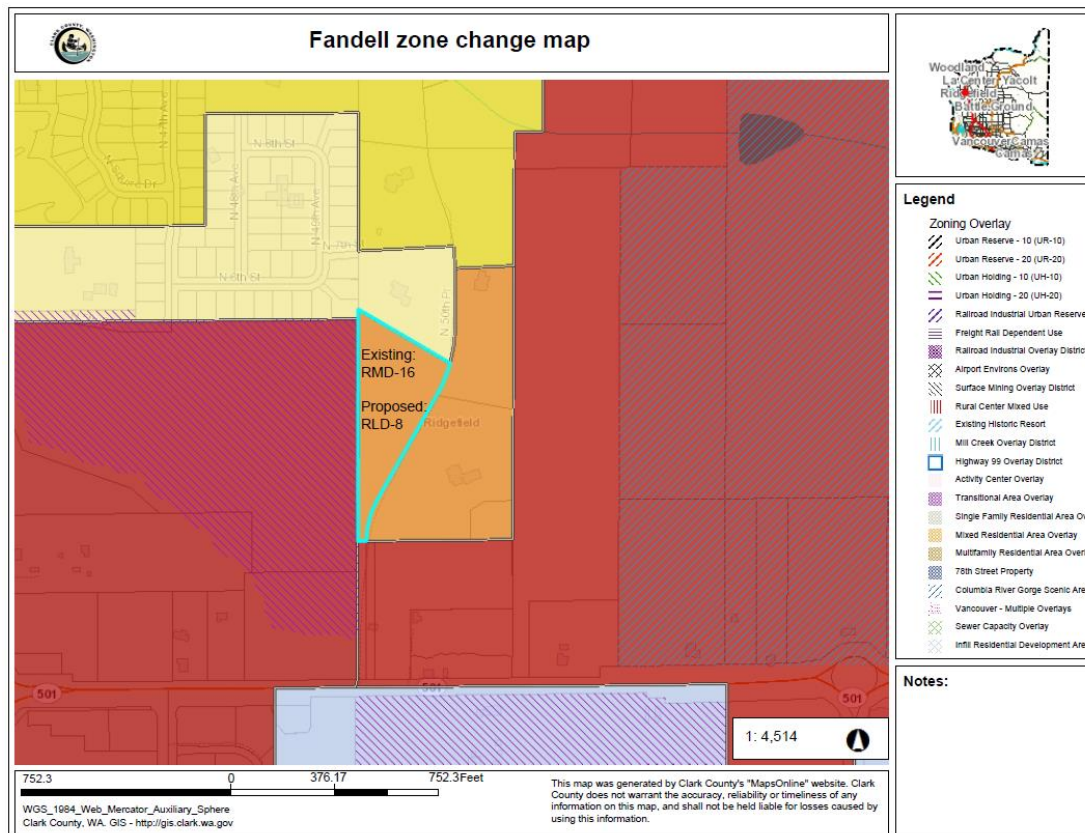
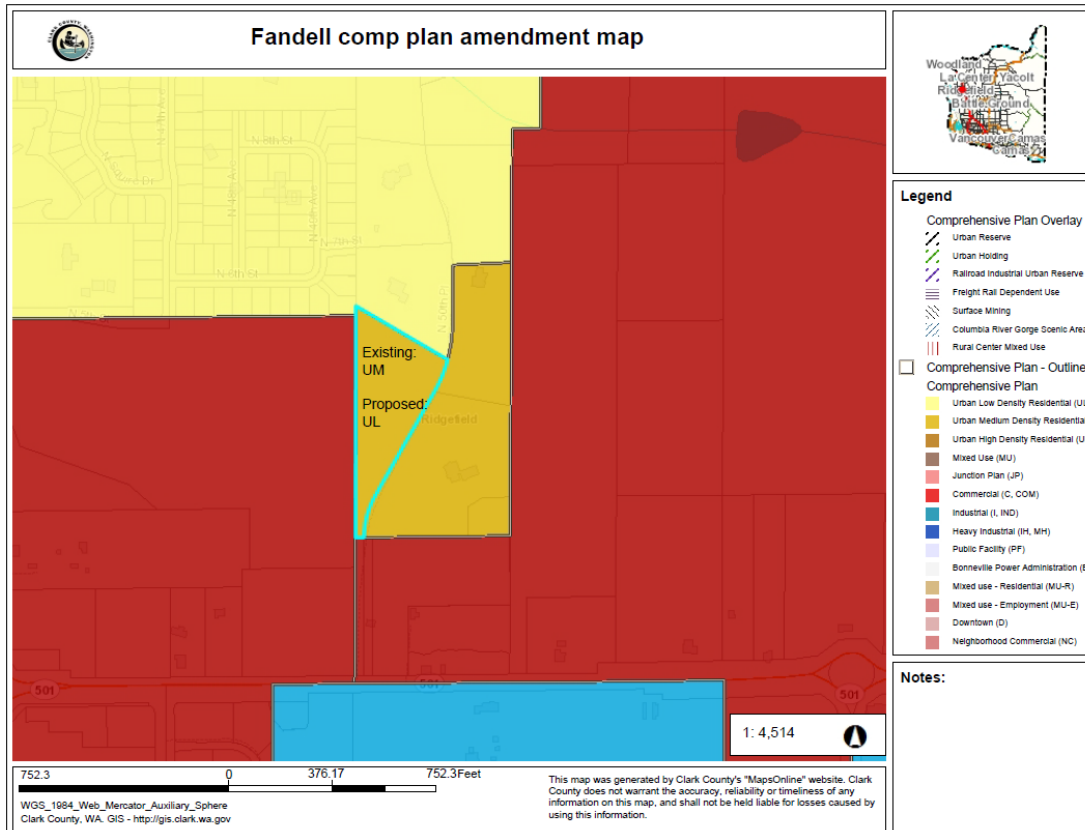
On July 1, 2020, the City received a comprehensive plan amendment and zone change application for the Fandell property on N 50th Place (PIN 213991000). The proposal is to change the comprehensive plan designation from Urban Medium (UM) to Urban Low (UL) and concurrently to change the zoning designation from Residential Medium Density 16 (RMD-16) to Residential Low Density 8 (RLD-8). Comprehensive plan amendments submitted between January 1 and July 1 are brought before Planning Commission and City Council at the end of the same year, and if approved go into effect January 1 of the following year.

DISCUSSION

Comprehensive Plan Amendment and Zone Change

The owner proposes to change to the zoning designation of the parcel from RMD-16 to RLD-8 in order to facilitate potential future residential development under the applicable standards of the Ridgefield Development Code (RDC). In order to achieve this zone change, a comprehensive plan amendment is also required to change the underlying comprehensive plan designation from UM to UL (RDC 18.320.050.A):

Parcel	Owner	Existing comp plan designation	Proposed comp plan designation	Existing zoning	Proposed zoning
No address / PIN 213991000	Jeffrey Fandell and Frances Fandell	Urban Medium (UM)	Urban Low (UL)	Residential Medium Density 16 (RMD-16)	Residential Low Density 8 (RLD-8)



The Fandell property is a vacant, 3.11-acre roughly triangular site. It slopes from south to north, with a slightly steeper slope coming from the south side, then leveling off midway through the site and gently rolling downward toward the north boundary. The center of the property is a fairly flat field, with tree cover to the west and north. There are no mapped critical areas, however, the applicant notes that the northeast portion of the site appears to contain depressional ground with moisture constituting a potential environmental constraint. The property is served by a single-lane, gravel private road connecting to Pioneer Street to the south.

Surrounding properties include:

- South: Undeveloped City-owned parcels zoned Commercial Community Business (CCB) totaling approximately 4.75 acres.
- East: Single-family residences on 2.5 and 5-acre lots zoned RMD-16.
- North: Single-family residence on a 2.5-acre lot zoned RLD-8.
- Northwest: Single-family development (Discovery Ridge subdivision) on 7,000 to 8,000-square foot lots zoned RLD-8.
- West: Undeveloped 20-acre CCB parcel with the Ridgefield Mixed Use Overlay (RMUO).

Development further to the southwest at the Pioneer Street/Royle Road intersection includes the Discovery Ridge and Pioneer Village commercial developments, the Acero apartments, the Legacy Trails apartments and the Pioneer Canyon townhomes. The applicant notes that medium and higher density residential development in the surrounding area is located on main roads at or near major intersections, whereas the Fandell property is located off of major roads and does not appear to satisfy market demand for medium density residential development.

This application considers the comprehensive plan amendment and zone change requests only, and does not consider any site development. However, it is instructive to note that residential development under RLD-8 zoning has a base minimum lot area of 5,000 square feet, with a density range of 6-8 units per net developable acre. The lot area may be reduced to 4,000 square feet under the Planned Unit Development (PUD) process in exchange for a 25 percent open space dedication and subject to perimeter compatibility standards. The minimum lot area for the existing RMD-16 zone is 2,500 square feet, with a density range of 8-16 units per net developable acre.

RUACP Compliance

RDC 18.320.050.A requires amendments to be consistent with the goals and policies of the Ridgefield Urban Area Comprehensive Plan (RUACP). Planning Commission should consider the proposal in relation to the following RUACP policies:

- LU-1 Citywide land supplies. Establish land supplies and density allowances that are sufficient but not excessive to accommodate adopted long-term City of Ridgefield population, public facilities, and employment forecast allocations.
- LU-2 Efficient development patterns. Encourage efficient development throughout Ridgefield. Encourage higher density and more intense development in areas that are more extensively served by facilities, particularly by public schools, transportation and transit services.
- LU-4 Compatible uses. Facilitate development that minimizes adverse impacts to adjacent areas.

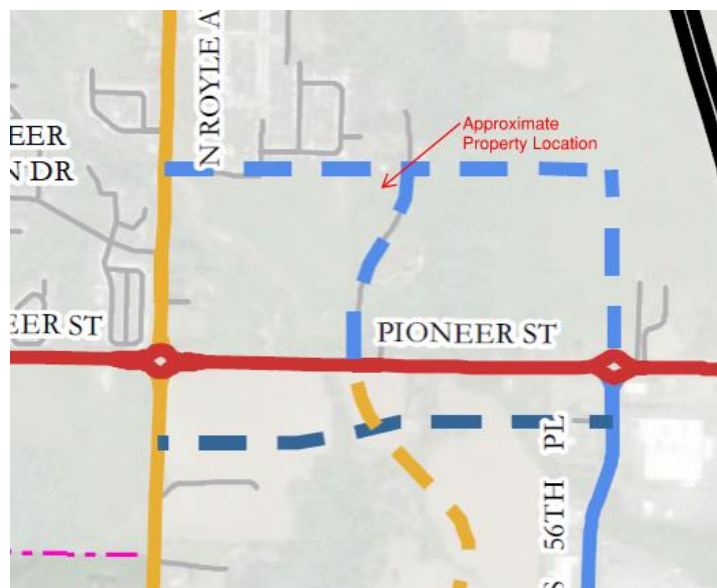
- HO-1 Accommodate growth. Provide a continuous and adequate supply of residential land to meet long-range multifamily and single-family housing needs for the City's anticipated population growth. The City shall adopt policies and regulations to meet the following objectives:
 - o New overall density target of six units per acre.
 - o No more than 75% of new houses shall be of a single housing type.
 - o A minimum density of four units per net acre (10,890 sf average lot size) for single-family dwellings in any single development.
- HO-2 Residential development density. Encourage a mix of single-family and multifamily housing that achieves an overall goal of six units per net acre. Six units per acre is approximately 7,000-square-foot lots. However, the goal is to have a variety of housing options so that more dense development of townhomes and apartments balances with some large-lot, single-family residences.

Engineering

Per RDC 18.320.050.B-C, comprehensive plan amendments and zone changes must be consistent with the concurrency requirements of the CFP and shall not result in level-of-service deficiency for any capital facility or service identified in the CFP. If the petition necessitates a RUACP text or a CFP project amendment, the applicant shall demonstrate that changed circumstances affecting the public health, safety, and general welfare justifies the amendment.

The proposed zone change is a reduction in density, and therefore is a reduction of demand on capital facilities and services. The petition does not necessitate a change in RUACP text or a CFP project amendment.

The current Transportation CFP shows two proposed collectors bordering the subject property as shown below.



PROPOSED TIMELINE

Adoption of the proposed Fandell property comprehensive plan designation and concurrent rezone is proposed to occur as follows:

November 4, 2020	Planning Commission public hearing
November 19, 2020	City Council 1 st reading and public hearing
December 3, 2020	City Council 2 nd reading and adoption
December 17, 2020	City Council 2 nd reading and adoption (continued if necessary)
January 1, 2021	Effective date



Fandell comp plan amendment map

3.2.b



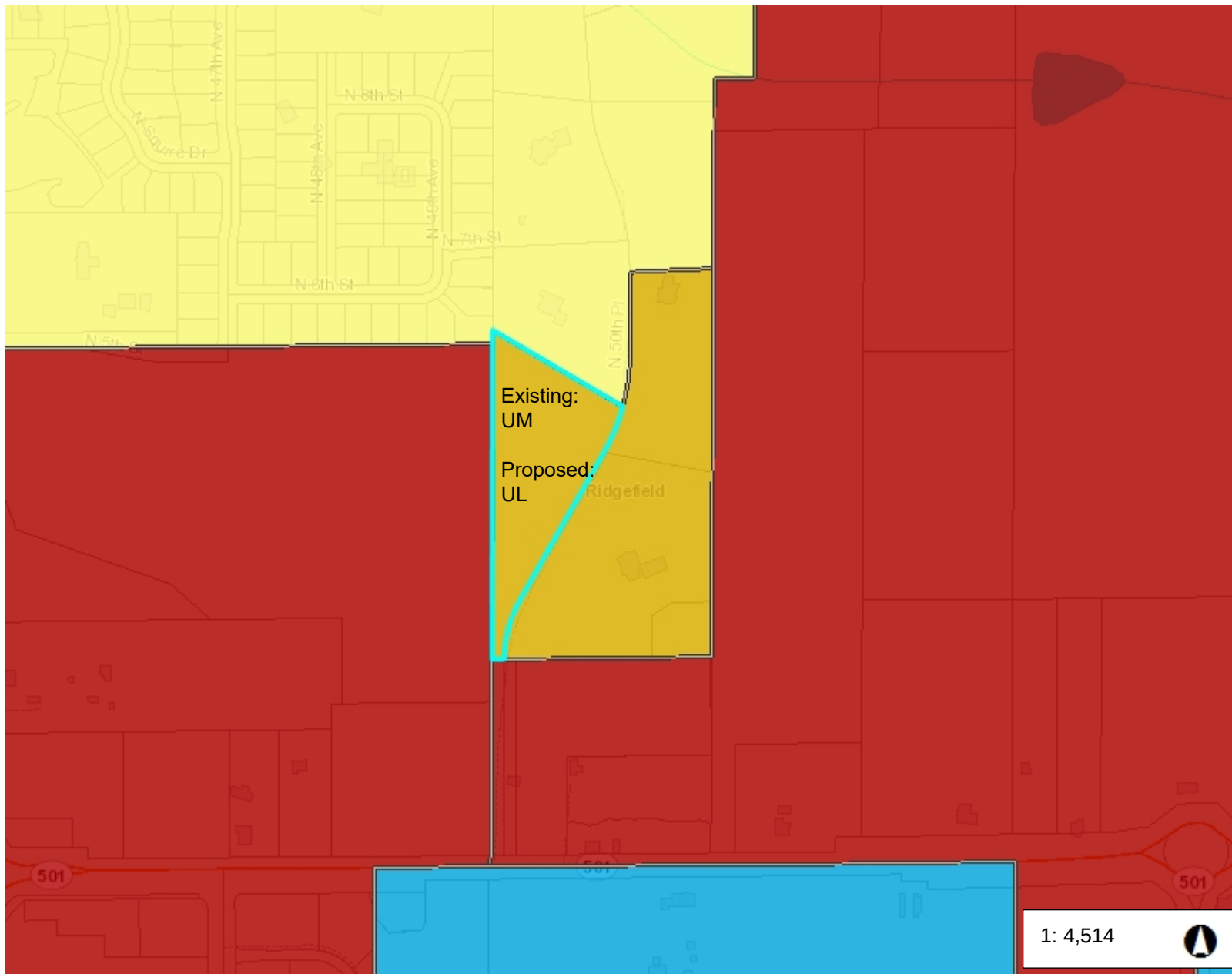
Legend

- Comprehensive Plan Overlay
- Urban Reserve
 - Urban Holding
 - Railroad Industrial Urban Reserve
 - Freight Rail Dependent Use
 - Surface Mining
 - Columbia River Gorge Scenic Area
 - Rural Center Mixed Use

Comprehensive Plan - Outline

- Comprehensive Plan
- Urban Low Density Residential (L)
 - Urban Medium Density Residential (M)
 - Urban High Density Residential (H)
 - Mixed Use (MU)
 - Junction Plan (JP)
 - Commercial (C, COM)
 - Industrial (I, IND)
 - Heavy Industrial (IH, MH)
 - Public Facility (PF)
 - Bonneville Power Administration
 - Mixed use - Residential (MU-R)
 - Mixed use - Employment (MU-E)
 - Downtown (D)
 - Neighborhood Commercial (NC)

Notes:



752.3 0 376.17 752.3 Feet

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Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Attachment: Fandell comp plan amendment map (Fandell Comprehensive Plan Amendment and Zone



Fandell zone change map

3.2.c

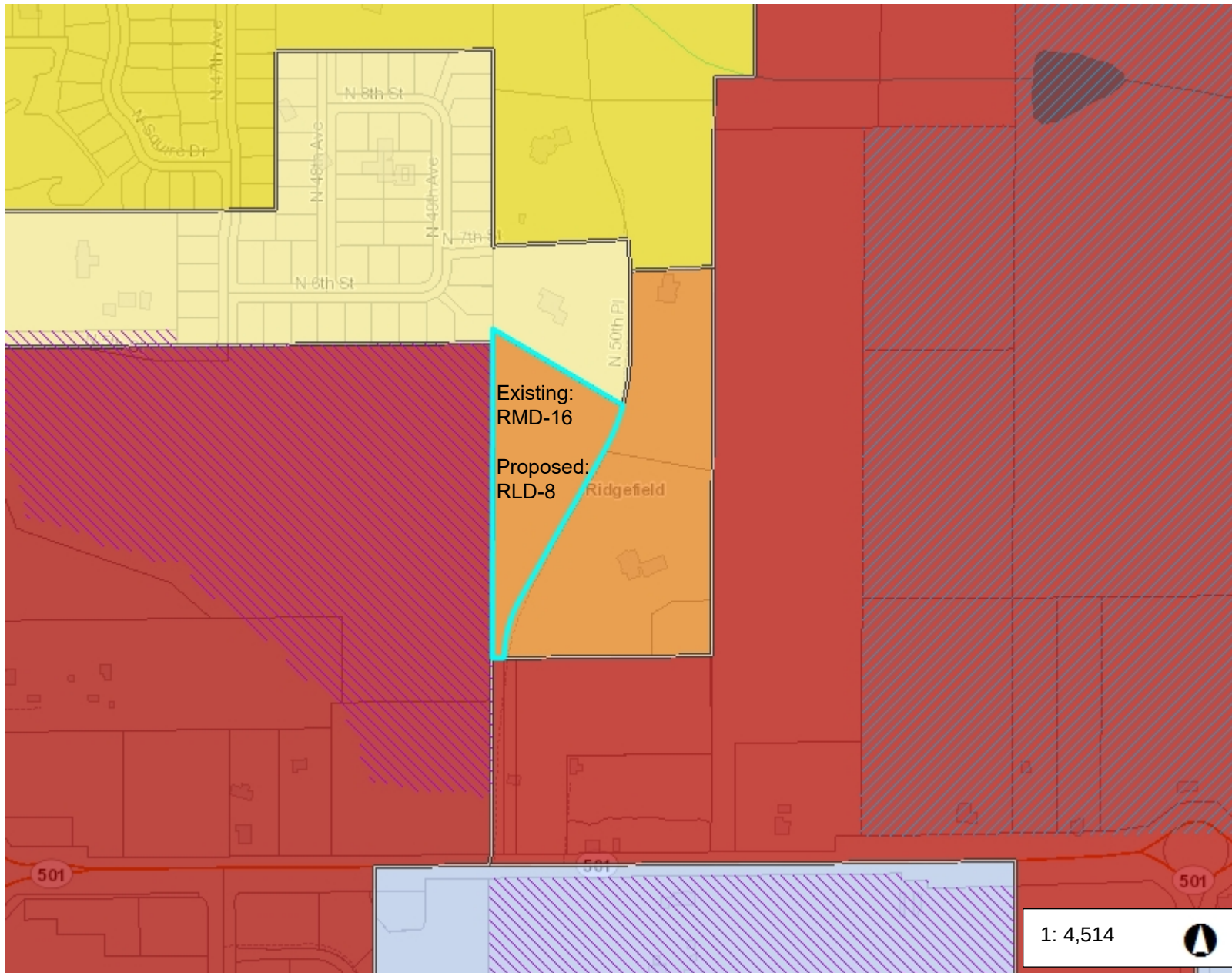


Legend

Zoning Overlay

- Urban Reserve - 10 (UR-10)
- Urban Reserve - 20 (UR-20)
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Railroad Industrial Urban Reserve
- Freight Rail Dependent Use
- Railroad Industrial Overlay District
- Airport Environs Overlay
- Surface Mining Overlay District
- Rural Center Mixed Use
- Existing Historic Resort
- Mill Creek Overlay District
- Highway 99 Overlay District
- Activity Center Overlay
- Transitional Area Overlay
- Single Family Residential Area O
- Mixed Residential Area Overlay
- Multifamily Residential Area Over
- 78th Street Property
- Columbia River Gorge Scenic Arr
- Vancouver - Multiple Overlays
- Sewer Capacity Overlay
- Infill Residential Development Arr

Notes:



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Attachment: Fandell zone change map (Fandell Comprehensive Plan Amendment and Zone Change

**CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING**

MEETING DATE: November 04, 2020

ITEM:

AGENDA ITEM TITLE: Bird & Temme Comprehensive Plan Amendment and Zone Change Request

GOVERNING LEGISLATION:

RCW 36.70

SUMMARY/BACKGROUND:

On June 30, 2020, the City received a comprehensive plan amendment and zone change application for the Bird and Temme properties at 1296 and 1446 S Dolan Road. The proposal is to change the comprehensive plan designation from Employment (EM) to Urban Low (UL) and concurrently to change the zoning designation from Employment (E) to Residential Low Density 6 (RLD-6). Comprehensive plan amendments submitted between January 1 and July 1 are brought before Planning Commission and City Council at the end of the same year, and if approved go into effect January 1 of the following year.

MOTION AND RECOMMENDATION TO CITY COUNCIL:

"I move to [recommend approval/recommend denial/recommend approval with changes] of the Bird & Temme Comprehensive Plan Amendment and Zone Change Request to City Council."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: PLZ-20-0047 Bird_Temme Comp Plan Amendment_PC Staff
Report_11042020 (PDF)
Bird_Temme comp plan amendment map (PDF)
Bird_Temme zone change map (PDF)



THE CITY OF RIDGEFIELD

510 Pioneer Street Ste B | P.O. Box 608 | Ridgefield, WA

Bird/Temme Comprehensive Plan Amendment and Zone Change Planning Commission Staff Report

BACKGROUND

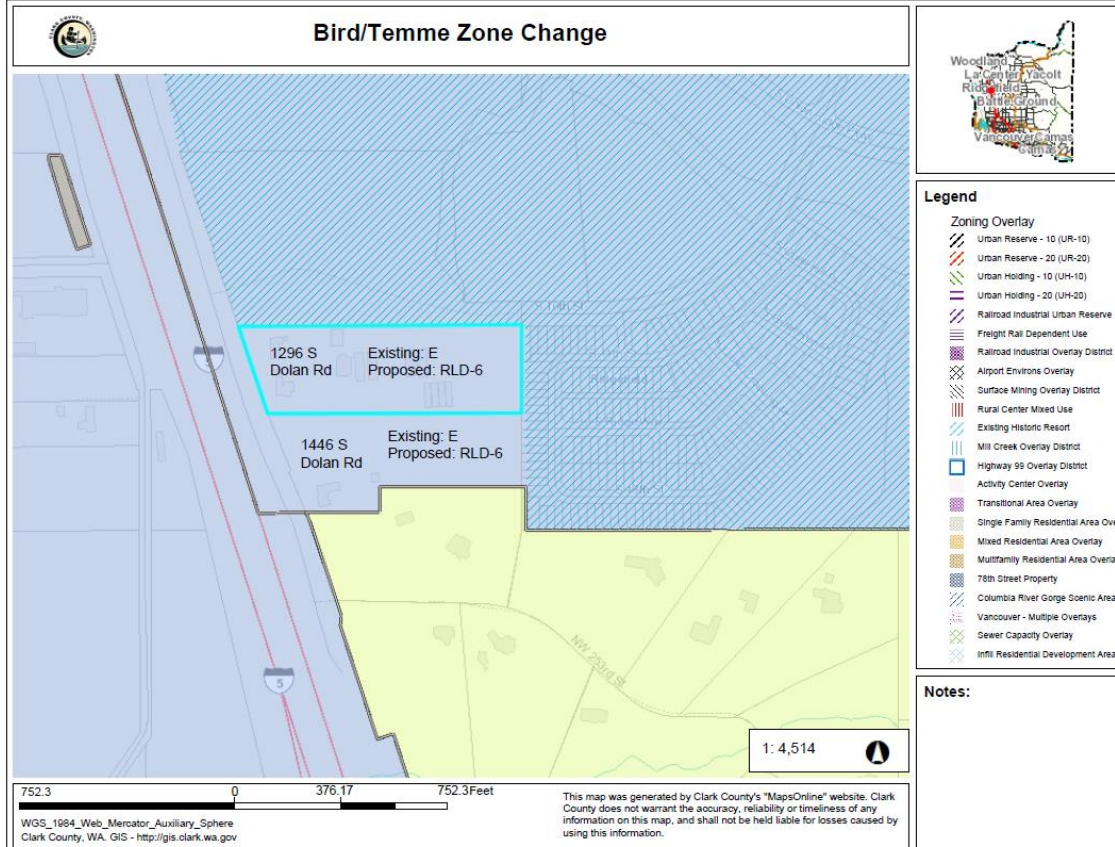
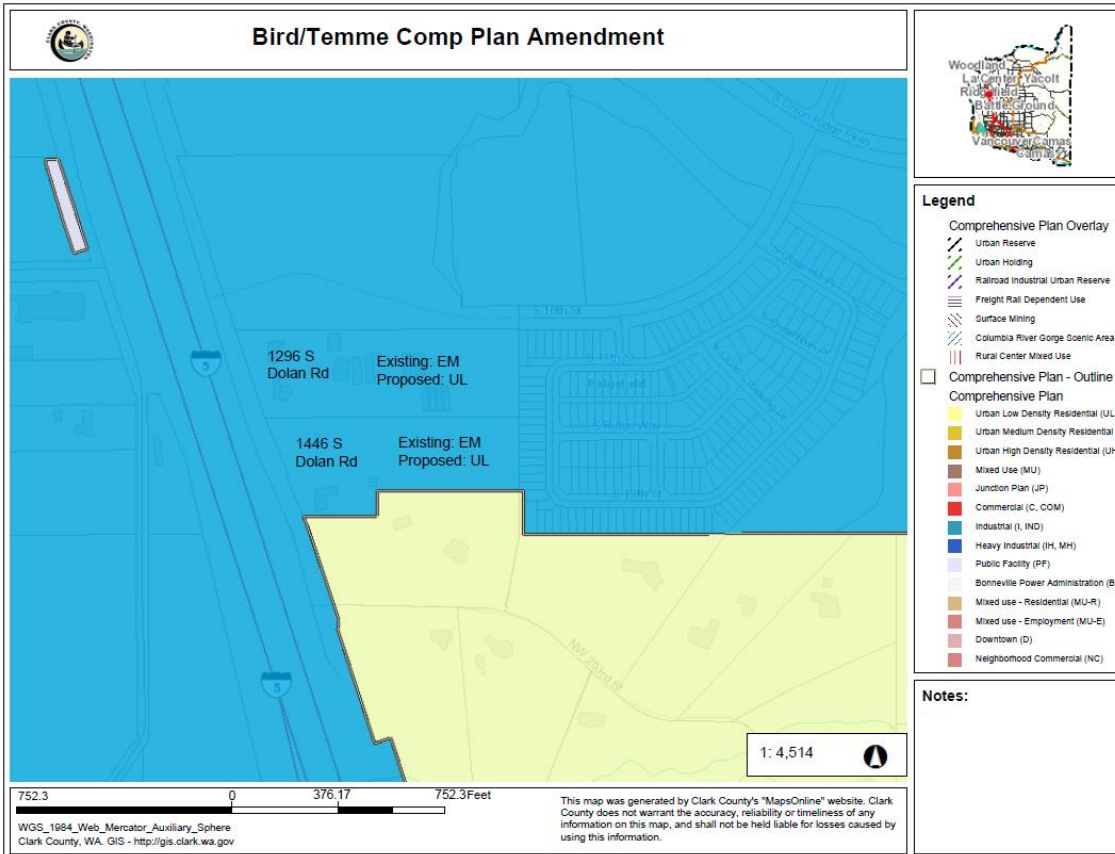
On June 30, 2020, the City received a comprehensive plan amendment and zone change application for the Bird and Temme properties at 1296 and 1446 S Dolan Road. The proposal is to change the comprehensive plan designation from Employment (EM) to Urban Low (UL) and concurrently to change the zoning designation from Employment (E) to Residential Low Density 6 (RLD-6). Comprehensive plan amendments submitted between January 1 and July 1 are brought before Planning Commission and City Council at the end of the same year, and if approved go into effect January 1 of the following year.

DISCUSSION

Comprehensive Plan Amendment and Zone Change

The owners of 1296 and 1446 S Dolan Road propose to change to the zoning designation of the two properties from E to RLD-6 in order to facilitate potential future residential development under the applicable standards of the Ridgefield Development Code (RDC). In order to achieve this zone change, a comprehensive plan amendment is also required to change the underlying comprehensive plan designation from EM to UL (RDC 18.320.050.A):

Parcel	Owner	Existing comp plan designation	Proposed comp plan designation	Existing zoning	Proposed zoning
1296 S Dolan Road / PIN 215367000	Bird's English Garden and Nursery (Kevin T Bird)	Employment (EM)	Urban Low (UL)	Employment (E)	Residential Low Density (RLD-6)
1446 S Dolan Road / PIN 215369000	George A and Julia N Temme, Trustees	Employment (EM)	Urban Low (UL)	Employment (E)	Residential Low Density (RLD-6)



The Bird and Temme site consists of two Employment parcels with a total area of approximately 12.6 acres. The northern portion of the site (Bird property) was previously developed as a nursery. The southern portion of the site (Temme property) contains a single-family residence. The site slopes downward from west to east, with a high point of approximately 284 feet near the eastern boundary and a low point of approximately 262 feet in the northwest portion of the site along S Dolan Road. A small portion of an off-site wetland appears to encroach on the southeast corner of the site. There are no other mapped critical areas. The site takes access from S Dolan Road.

Surrounding properties include:

- South: Single-family residential development on approximately 5-acre lots under Clark County Rural-5 (R-5) zoning.
- East: Single-family residential development on approximately 2,500 to 4,000-sf lots under Employment (E) zoning with the Employment Mixed Use Overlay (EMUO) as part of the Union Ridge master planned area.
- Northeast: Two industrial warehouse/distribution buildings under E zoning with the EMUO as part of the Union Ridge master planned area.
- North: A large, undeveloped E/EMUO parcel, designated for Office/Industrial uses under the Union Ridge master plan.
- West: Interstate 5.

This application considers the comprehensive plan amendment and zone change requests only, and does not consider any site development. However, it is instructive to note that residential development under RLD-6 zoning has a base minimum lot area of 7,200 square feet, with a density range of four to six units per net developable acre. The minimum lot area may be reduced to 4,680 square feet under the Planned Unit Development (PUD) process in exchange for a 25 percent open space dedication and subject to perimeter compatibility standards. Under the existing E zone, only multifamily residential is permitted as an upper-story conditional use, with a density range of eight to sixteen units per net developable acre.

RUACP Compliance

RDC 18.320.050.A requires amendments to be consistent with the goals and policies of the Ridgefield Urban Area Comprehensive Plan (RUACP). Planning Commission should consider the proposal in relation to the following RUACP policies:

- LU-1 Citywide land supplies. Establish land supplies and density allowances that are sufficient but not excessive to accommodate adopted long-term City of Ridgefield population, public facilities, and employment forecast allocations.
- LU-2 Efficient development patterns. Encourage efficient development throughout Ridgefield. Encourage higher density and more intense development in areas that are more extensively served by facilities, particularly by public schools, transportation and transit services.
- LU-4 Compatible uses. Facilitate development that minimizes adverse impacts to adjacent areas.
- HO-1 Accommodate growth. Provide a continuous and adequate supply of residential land to meet long-range multifamily and single-family housing needs for the City's anticipated population growth. The City shall adopt policies and regulations to meet the following objectives:
 - New overall density target of six units per acre.
 - No more than 75% of new houses shall be of a single housing type.

- A minimum density of four units per net acre (10,890 sf average lot size) for single-family dwellings in any single development.
- HO-2 Residential development density. Encourage a mix of single-family and multifamily housing that achieves an overall goal of six units per net acre. Six units per acre is approximately 7,000-square-foot lots. However, the goal is to have a variety of housing options so that more dense development of townhomes and apartments balances with some large-lot, single-family residences.

Engineering

Per RDC 18.320.050.B-C, comprehensive plan amendments and zone changes must be consistent with the concurrency requirements of the CFP and shall not result in level-of-service deficiency for any capital facility or service identified in the CFP. If the petition necessitates a RUACP text or a CFP project amendment, the applicant shall demonstrate that changed circumstances affecting the public health, safety, and general welfare justifies the amendment.

The proposed zone change does not necessitate changes to the RUACP text or a CFP project amendment, and shall not result in a level-of-service deficiency for any capital facility or service identified in the CFP.

The subject parcels currently take access from Dolan Road, which is classified as a collector, although it has not been developed to the collector standard. Future development on the parcels may instead take access from the future extension of S 10th Street. The S 10th Street extension is proposed as an arterial, and sufficient to handle traffic from the parcels whether zoned employment or residential.



PROPOSED TIMELINE

Adoption of the proposed Bird/Temme property comprehensive plan designation and concurrent rezone is proposed to occur as follows:

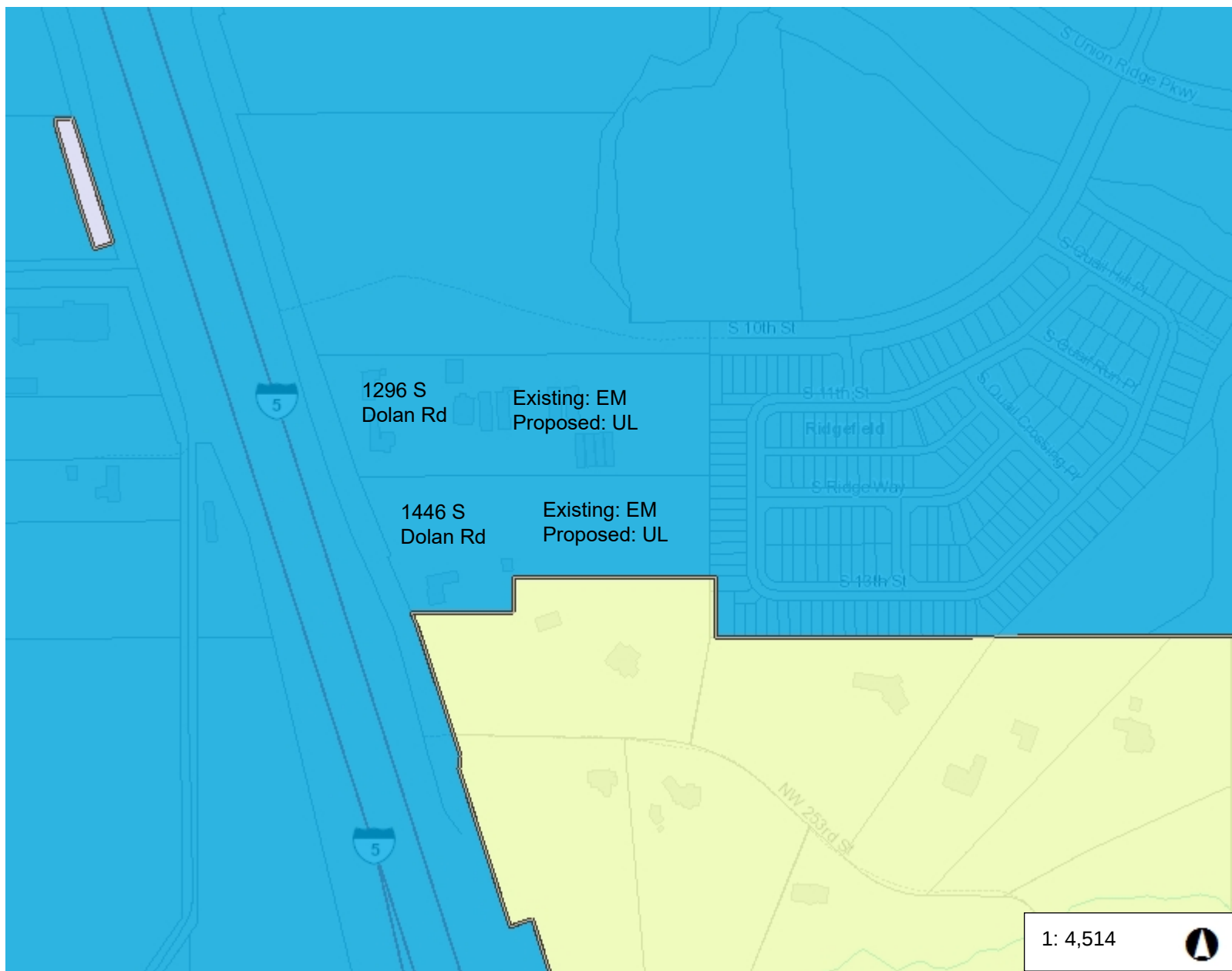
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December 3, 2020	City Council 2 nd reading and adoption
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January 1, 2021	Effective date



Bird/Temme Comp Plan Amendment

3.3.b



Legend

Comprehensive Plan Overlay

- Urban Reserve
- Urban Holding
- Railroad Industrial Urban Reserve
- Freight Rail Dependent Use
- Surface Mining
- Columbia River Gorge Scenic Area
- Rural Center Mixed Use

Comprehensive Plan - Outlines

Comprehensive Plan

- Urban Low Density Residential (L)
- Urban Medium Density Residential (M)
- Urban High Density Residential (H)
- Mixed Use (MU)
- Junction Plan (JP)
- Commercial (C, COM)
- Industrial (I, IND)
- Heavy Industrial (IH, MH)
- Public Facility (PF)
- Bonneville Power Administration
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Notes:

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Attachment: Bird_Temme comp plan amendment map (Bird & Temme Comprehensive Plan Amendment)



Bird/Temme Zone Change

3.3.c

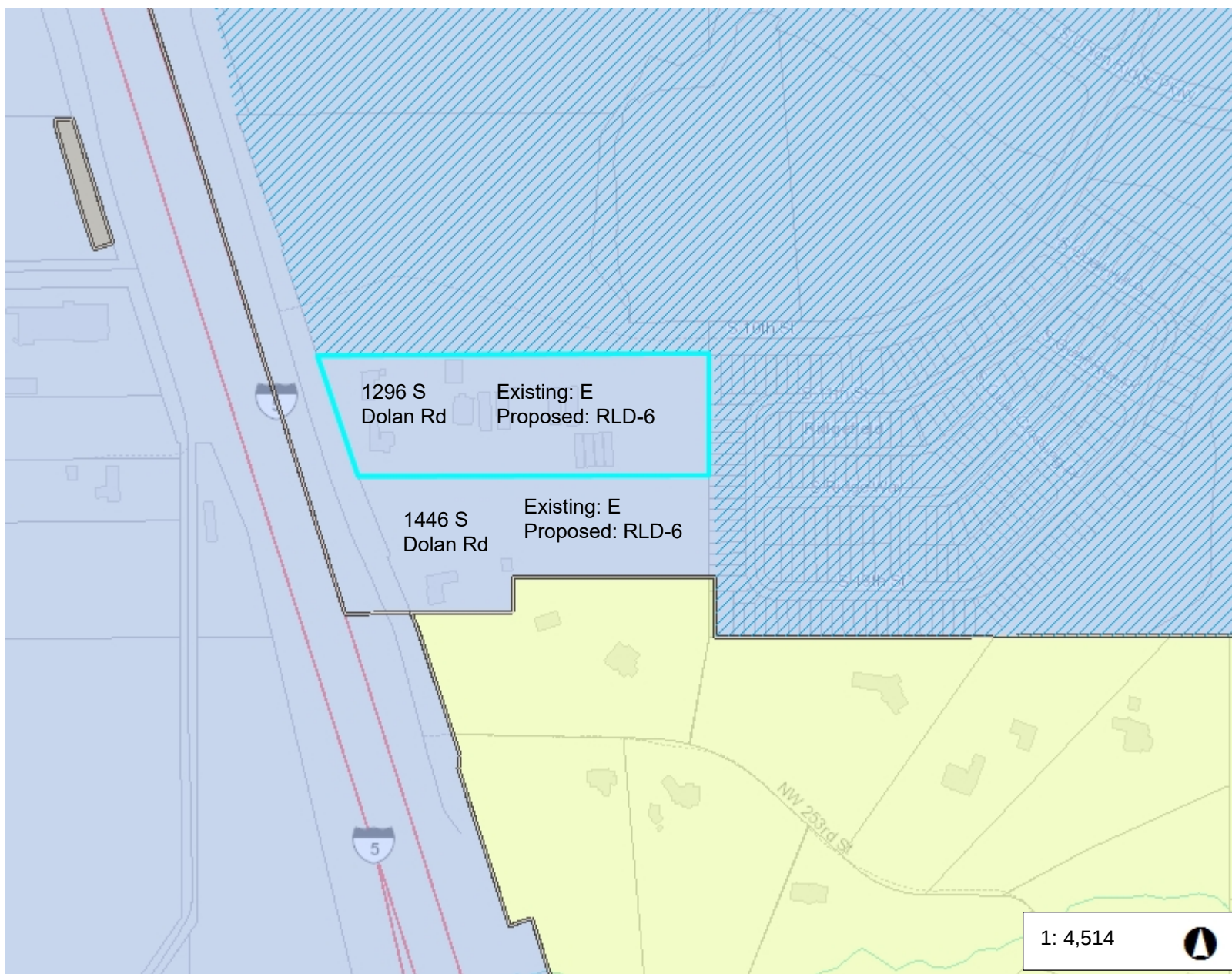


Legend

Zoning Overlay

- Urban Reserve - 10 (UR-10)
- Urban Reserve - 20 (UR-20)
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
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- Rural Center Mixed Use
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- Activity Center Overlay
- Transitional Area Overlay
- Single Family Residential Area O
- Mixed Residential Area Overlay
- Multifamily Residential Area Over
- 78th Street Property
- Columbia River Gorge Scenic Ar
- Vancouver - Multiple Overlays
- Sewer Capacity Overlay
- Infill Residential Development Ar

Notes:



752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Attachment: Bird_Temme zone change map (Bird & Temme Comprehensive Plan Amendment and Zone