

**Planning Commission Staff Report
May 2, 2013
CPZ2013-00005 NE 139th Street**

Recommendation

Staff recommends approval of the proposed amendment to the Arterial Plan Map to change the functional classification of NE 139th Street between Tenney Road and NE 20th Avenue from a future Minor Arterial street (M-4cb) to a Minor Arterial street (M-4cb).

Background

There is a capital improvement project under construction to build a bridge over Interstate 5 make other safety and capacity improvements to NE 139th Street between Tenney Road and NE 20th Avenue. The project is planned for completion in 2014. There is no other procedure for changing the Arterial Plan Map to reflect the completion of a planned roadway.

General Information

Location: NE 139th Street between Tenney Road and NE 20th Avenue

Existing land use designations: Properties abutting NE 47th Street are zoned Light Industrial (IL), Commercial (C-3 & GC) and Urban Medium (R-18).

APPLICABLE CRITERIA, EVALUATION OF REQUEST AND FINDINGS

In order to comply with the Plan Amendment Procedures in the Clark County Unified Development Code (UDC 40.560.010), requests to amend the Arterial Plan Map must meet all of the criteria in Section N.

The Unified Development Code (UDC 40.560.010 N) delineates specific criteria that apply to Arterial Atlas amendments.

- a. There a need for the proposed change.
- b. The proposed change is compliant with the Growth Management Act
- c. The proposed change is consistent with the adopted comprehensive plan, including the land use plan and the rest of the Arterial Atlas.
- d. The proposed change is consistent with applicable interlocal agreements; and
- e. The proposed change is does not conflict with the adopted Metropolitan Transportation Plan

CRITERIA FOR ARTERIAL PLAN MAP AMENDMENTS

- a. **There a need for the proposed change.**

Finding: A change is needed to reflect the expected completion of this roadway link early next year.

- b. **The proposed change is compliant with the Growth Management Act.**

The GMA goals set the general direction for the county in adopting its framework plan and comprehensive plan policies. The most pertinent GMA goals that apply to this proposal are Goals 3 and 12

(3) *Transportation. Encourage efficient multimodal transportation systems*

that are based on regional priorities and coordinated with county and city comprehensive plans.

(12) Public Facilities and Services. Ensure that those public facilities and services necessary to support development shall be adequate to serve development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Finding: The proposed street connection is an important link in the transportation system which will maintain regional mobility and therefor support the comprehensive plan. Goal 12 addresses concurrent development of infrastructure. The proposed Minor Arterial street is necessary to support development of this area.

c. The proposed change is consistent with the adopted comprehensive plan, including the land use plan and the rest of the Arterial Atlas.

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:

Chapter 5 Transportation Element

GOAL: Develop a regionally-coordinated transportation system that supports and is consistent with the adopted land use plan.

GOAL: Ensure mobility throughout the transportation system.

Finding: This proposal contributes to the development and improvement of an interconnected transportation system. The proposed functional classification supports mobility and is integrated with the land use plan as well as the Arterial Plan Map.

d. The proposed change is consistent with applicable interlocal agreements; and

Finding: The construction of this overcrossing is consistent with interlocal agreements between Clark County and WSDOT regarding the staging and funding of the Salmon Creek Interchange Project.

e. The proposed change does not conflict with the adopted Metropolitan Transportation Plan.

Finding: NE 139th Street is identified in the Metropolitan Transportation Plan as part of the Regional Transportation System. The SCIP roadway improvements are programmed in the MTP.

Conclusion

All of the criteria for approval of an Arterial Plan Map amendment have been met.

RECOMMENDATION

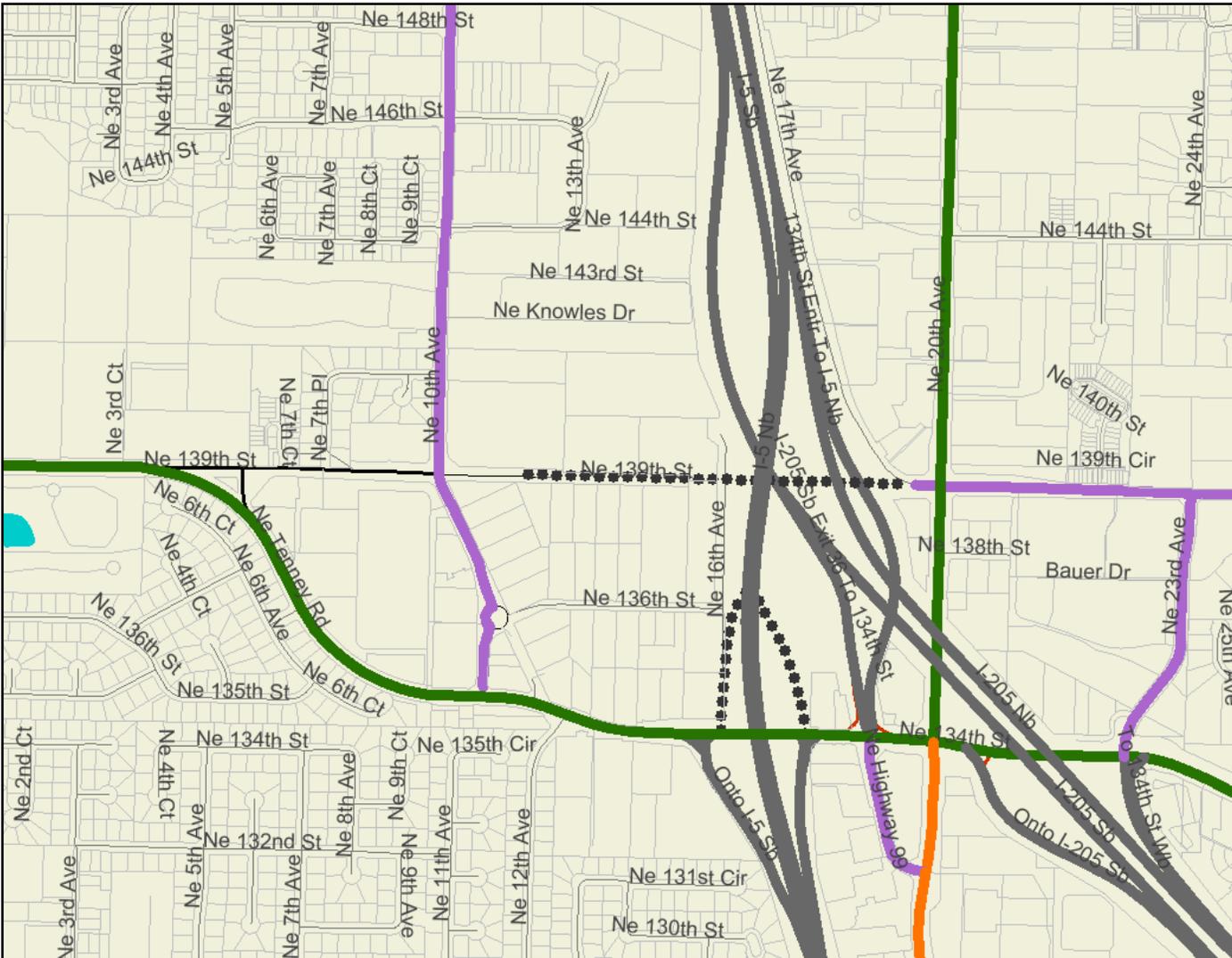
Based upon the findings presented in this report, staff recommends that the Planning Commission forward a recommendation to **APPROVE** this proposal.

Recommendation Summary

The following table lists the applicable criteria and summarizes the findings of the staff report. The Planning Commission findings will be added to the table after public deliberation at the Planning Commission hearing scheduled for this application.

COMPLIANCE WITH APPLICABLE CRITERIA	Criteria Met?	
	Staff Report	Planning Commission Findings
Criteria for Arterial Atlas Changes		
1. Need for Change	Yes	
2. Compliance with GMA	Yes	
3. Consistency with the adopted Comprehensive Plan	Yes	
4. Consistency with applicable interlocal agreements	Yes	
5. Consistency with adopted MTP	Yes	
Recommendation:	Approve	

NE 139th St - Tenney Rd to NE 20th Ave



Legend

- Parcels
- Arterial Atlas**
- Principal Arterial (4 lanes w/CLT + bike)
- Principal Arterial Parkway (4 lanes + trail)
- Principal Arterial (2 lanes w/CLT + bike)
- Minor Arterial (4 lanes w/CLT + bike)
- Minor Arterial (4 lanes + bike)
- Minor Arterial (2 lanes w/CLT + bike)
- Collector (2 lanes + bike)
- Collector (2 lanes w/CLT + bike)
- Collector (2 lanes)
- Local Access (Non arterial)
- Neighborhood Circulator
- Local Industrial
- Rural Major Collector (2 lanes w/shoulders)
- Rural Minor Collector (2 lanes w/shoulders)
- Scenic Highway
- State Route
- Proposed
- Roads**
- Alley
- Arterial
- DNR
- DNR (Private Land)
- Driveway
- Interstate
- Interstate Ramp
- Primary Arterial
- Private Roads
- Private Roads w/o Names
- Public Roads
- SR Ramp
- State Route
- Waterbodies

0 1000 2000 3000 ft.

Map center: 1089332, 149199



Scale: 1:10,684

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