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CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

MEMORANDUM

TO: Board of Clark County Commissioners

FROM: Oliver Orjiako, Director and Jeff Niten, Planner III

DATE: August. 12, 2013

SUBJECT: Work Session Request: Discovery/Fairgrounds sub-area plan

Purpose

Staff is requesting a work session with the Board to get direction on the adoption of the Discovery/Fairground sub-area plan.

Summary: The Discovery/Fairgrounds sub-area is generally bounded by NE 164th Street on the south, NE 29th Avenue on the east, NW 11th Avenue on the west and NE 209th Street to the north. The 2007 Comprehensive Plan included the Discovery/Fairgrounds sub-area within the Three Creeks Special Planning Area.

Background: Staff convened an advisory task force composed of property owners in the area, representatives from the Fairgrounds, Amphitheatre, City of Ridgefield, City of Battle Ground, City of Vancouver, Port of Ridgefield, Washington Department of Transportation, Clark County Regional Wastewater District, and Fairgrounds Neighborhood Association. The task force met the first time on September 11, 2009 and met six times through November 19, 2009. Through the process the advisory group developed zoning recommendations grounded by the Board directive to enhance employment opportunities within the sub-area. Staff held two public meetings. The first in conjunction with the Fairgrounds Neighborhood Association regular meeting held February 11, 2010. The second as a staff sponsored open house held March 16, 2010. Both meetings were very well attended.

On April 14, 2010 at work session staff was directed by the Board of Commissioners to cease work on the sub-area plan pending a review of employment zoning categories. This matter was heard at an already noticed public hearing before the Planning Commission on April 15, 2010, although testimony was taken, no decisions or recommendations were made. The Planning Commission agreed to table the matter until the review of employment zones within the county was completed.

On October 22, 2012 the Planning Commission heard this matter at a duly noticed public hearing and recommended approval of the sub-area plan by a unanimous vote. The Board of Commissioners held a work session on November 28, 2012.

The sub-area plan was heard by the Board at a public hearing on December 11, 2012 public hearing, but there was no action taken on it.

Potential Directions

Staff proposes to present the sub-area plan to the Board of Commissioners at a work session before the end of 2013 with the goal of bringing the sub-area plan to the Board in a public hearing.

Options:

1. Adopt the Planning Commission recommendation.

2. Develop another alternative.

As the Board is aware, the Discovery Corridor has great economic development potential in terms of job creation and access to the 179th and 219th Street interchanges. There is, however, some opposition to the current proposal from property owners who want to be removed from the urban growth area or else be zoned for residential uses. This direction would require an open house so that the public could comment on an alternative land use element of the plan. If the outcome is substantially different from the Planning Commission recommendation, a SEPA document must be issued, and a work session and public hearing with the Planning Commission will be needed, as well as a work session and public hearing with the Board of Commissioners. It is anticipated the Board would receive the Planning Commission recommendation in the 2014.

3. Consider lifting Urban Holding for the area as part of the effort.

Implementation of a sub-area plan may occur immediately following the appeal period of the Board of Commissioners' decision.