City of Battle Ground
Planning Commission
Public Meeting
May 9, 2012
7:00PM

The public meeting of the Battle Ground Planning Commission was called to order at 7:00 PM by Chairperson Michael Harden, in the Council Chambers of City Hall, 109 SW 1st Street, Battle Ground, Washington.

Community Development Technician Dorothy Harrington called roll. The following were:

Present:	Chairperson Michael Harden, Vice Chair Brad Hunt, Planning Commissioners, Wade Hammerstrom, and Rick Lewis
Absent:	Commissioners Michael Dalesandro, Kevin Morse and Linda Daley
Also Present:	Sam Crummett, AICP, Planning Supervisor Dorothy Harrington, Community Development Technician Ryan Jeynes, PE, Associate Civil Engineer

Chair Harden communicated that Commissioners Dalesandro and Morse requested to be excused from the meeting. Commissioner Lewis moved to excuse Commissioners Dalesandro and Morse from the meeting. The motion was seconded by Brad Hunt. A vote followed. All in favor, motion passed.

No members received communication from Commissioner Daley regarding her absence.

COMMUNICATIONS

No communication was given at this time.

APPROVAL OF MINUTES

Moved by Commissioner Lewis to approve the February 29, 2012 Planning Commission Minutes as proposed, the motion was seconded by Commissioner Hammerstrom. A vote followed. All in favor, motion carried.

SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM 2013-2018 (LEG:03-12)

Commissioner Lewis asked for clarification regarding the public review process for this plan.

Mr. Jeynes explained that the annual update of this program requires public meetings before the Planning Commission and City Council as well as two public hearings where testimony by citizens can be taken.

Mr. Jeynes introduced the updated Six Year Transportation Improvement Plan. He reviewed the changes that occurred between last year's version and this updated plan. He referred the commissioners to the matrix within the packet showing the specific changes.

Discussion occurred on:

- The proposed school zone safety improvements
- The condition of S. Parkway Avenue and the likelihood of receiving grant funding
- How grant funding is allocated
- Completed or current projects including SW Scotton Way and SW 3rd Street

Mike Achen, 20926 NE Allworth Rd, Battle Ground, WA 98604
Mr. Achen addressed the Commission. He explained that his interest in the 6-Year TIP was primarily for the completion of Rasmussen Blvd on the east side of SR503. He informed the Commissioners that his company, Achen Development, owns the property directly west of the Copperleaf Subdivision, south of the existing Rasmussen Blvd. He provided an overview of his long term development plans and explained that he received his Army Corps of Engineers wetland permit last fall and is ready to move forward with development.

Discussion occurred on the following:

- Completed projects list
- Removal of the stop light at 12th Avenue (items 10, 11, 12 and 16 on the TIP spreadsheet)
- Logistics of decommissioning the light at 12th Avenue
- Widening of SR502
- Road maintenance, street resurfacing etc.

Mr. Jeynes explained the next step in the process will be a Planning Commission Public Hearing scheduled for May 23rd and then to City Council on June 4th.

The Commissioners did not have any new projects to add to this list. It will be presented for public hearing on May 23rd.

COMPREHENSIVE PLAN AND MAP UPDATE

Mr. Crummett explained that annually staff revisits our comprehensive plan to address changes such as zoning regulations, zoning and comprehensive map amendments and urban growth boundary changes.

Mr. Crummett informed the Commission that several proposed changes will be presented this year including two separate zone change requests which have been initiated by private property

owners as well as an administrative action to update the comprehensive plan map to reflect the recently expanded Urban Growth Boundary.

Staff intends to present all of the changes simultaneously, but wanted to provide a brief overview of each proposal.

Mr. Crummett introduced an additional document into the record (see file). This document was presented to the Commissioners at the beginning of the meeting. The document consists of excerpted pages from the current 2004-2024 Comprehensive Plan 2010 Update.

Mr. Crummett provided a background on the Comprehensive Plan, its purpose, and how it is utilized to govern development for our City. He further explained the difference between the comprehensive plan map and the zoning map. Lastly, he outlined how these documents are used by staff to facilitate development of individual properties.

Mr. Crummett introduced the Meadowview Zone Change request. The request will be to change a 5.53 acre site from Regional Center (RC) to Residential 12 (R12). The Comprehensive Plan does not directly allow for this change and therefore the applicant has to submit a Comprehensive Plan Amendment to change the plan and map to the R12 designation. The applicant will need to provide reasons why this should occur.

Mr. Crummett introduced the CMK Zone Change request. The request will be to change from a zoning designation of Mixed Use Employment to Mixed Use Residential. This will allow for a larger percentage of the property to be for residential use. This application has been submitted.

Mr. Crummett explained that upon submittal of the Zone Change and Comprehensive Plan Amendment staff will review the proposals, compare them to the criteria outlined in the Comprehensive Plan and then staff will issue a staff report with a recommendation for approval or denial. This staff report will be presented to the Planning Commission for review and ultimately for recommendation either for or against each proposal to the City Council. Public hearings will be required for each proposal. Typically applicants and their consultants will attend these public hearings and provide testimony.

The City's request is procedural and will not require much review. The intent is to update our plan to be consistent with the Urban Growth Boundary expansion that occurred earlier in the year.

Discussion occurred regarding the following:

- Amount of commercially zoned property available within the City
- Urban Growth Boundary expansion process with Clark County
- Urban Holding areas outlined on the zoning map
- Timeline for review of these requests

FEMA FLOOD MAPS UPDATE (LEG:04-12)

Mr. Crummett explained that the Federal Emergency Management Agency (FEMA) creates

Flood Plain Maps throughout the U.S. They have recently updated the maps for our area and we are now required to adopt the revised maps by September 12, 2012. Staff utilizes these maps to assist with development reviews and building permit approval. Mr. Crummett introduced the existing and proposed floodplain maps and discussed some of the changes. He further explained how these maps affect properties and property owners, including the need for flood insurance.

Mrs. Harrington added that several houses in the Woodin Run neighborhood saw a reduction in the flood plain that affected their property.

Discussion occurred regarding costs to the City for conducting and implementing the update.

REPORTS AND INFORMATION

Mr. Crummett updated the commissioners on development projects within the City, including:

- Jackson's Food Store expansion
- SW Scotton Way Road Project
- Proposed commercial development along SW Scotton Way Extension
- Residential Permits
- Private property at the north end of NE Grace Avenue

Discussion occurred on the Rockery site and the future industrial subdivision.

ADJOURNMENT

Moved by Commissioner Lewis to close the meeting, the motion was seconded by Commissioner Hunt. A vote followed. All in favor, motion carried.

Meeting adjourned at 8:00 PM.

Michael Harden, Chairperson

5/23/2012
Date

Meetings of the Battle Ground Planning Commission are digitally recorded. These records are kept on file in the office of the City Clerk for a period of six (6) years.