

GRASS VALLEY

COMPREHENSIVE PLAN AND ZONE CHANGE

Application Narrative

January 30, 2018, [revised September 15, 2018](#)

This narrative responds to application requirements for a comprehensive plan amendment as stated in **CMC§18.51.010** (A through H).

A. A detailed statement of what is proposed and why;

The applicant proposes changes to the Comprehensive Plan and Zoning designations for ~~seven~~ six parcels comprising ~~7050.73~~ 5070.73 acres. Three parcels are zoned Light Industrial/Business Park (LI/BP) totaling 23.0 acres and the other three are zoned Business Park (BP) accounting for the remaining 27.73 acres. The specific owner, size, and land use designation for each property is, as follows:

Table 1: Existing Parcels

location	parcel acres	owner	existing zoning	existing comp plan
125623-000 4511 NW 18TH AVE	9.37	Daley etal	BP	IND
125193-000 NO SITUS ADDRESS	6.76	Daley etal	BP	IND
125185-000 NO SITUS ADDRESS	11.60	Daley etal	BP	IND
125627-000 NO SITUS ADDRESS	9.26	JR Merit Enterprises LLC	LI/BP	IND
125207-000 NO SITUS ADDRESS	3.74	JR Merit Enterprises LLC	LI/BP	IND
986033-959 NO SITUS ADDRESS	20.00	Sharp Electronics Corp	BP	IND
125198-000 4600 NW PACIFIC RIM BLVD	10.00	NRP LLC [Sigma]	LI/BP	IND
Total	5070.73			

The parcel table above shows the existing zoning and comprehensive plan designations. These include two types of zones (BP and LI/BP) under a Comprehensive Plan designation of “Industrial”.

Reasons for request:

The applicants wish to have their property designations changed to “Commercial”, with zoning changed to RC (Regional Commercial) to allow more flexibility in lot development configurations and uses and lot configurations. The applicants foresee the potential for the following types of uses that would most likely be developed under this change: expansion of existing Sigma business, development of office or commercial uses on the majority of the Merit property, and development of mixed uses on the Daley et al property. Lot design requirements are shown in Table 1 below, and uses for each zone are shown in Table 2 below.

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- These changes in zoning would bring the subject parcels into the same zone as surrounding parcels, allowing the extension of RC uses along the south side of Fisher campus and toward the east.
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- Lot configuration is more limited under the existing zoning (BP and LI/BP). The parcels that are zoned BP are constrained by the minimum lot area of ½ acre, maximum lot coverage, and the large rear yard setback, and environmental constraints (See Attachment A: Environmental Constraints). The changes would also allow development of a wider range of uses that would provide employment and service opportunities.
- The proposed parcels that are zoned LI/BP are constrained by the minimum lot area of 10 acres, and the large setbacks required for that zone, and the lot coverage allowed. Additionally,
- The parcels in question are hindered in part by steep slopes and wetlands, and would be more likely to be developed under a more flexible zone. A comparison of design standards under each zone is shown in Table 1 below:

Table 1 – Density and dimensions—Commercial and industrial zones (from 18.09.030)

	<u>RC</u>	<u>BP</u>	<u>LI/BP</u> <small>Note 2</small>
<u>Bulk Regulations</u>			
<u>Maximum Density (dwelling units/net acre)</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<u>Minimum lot area (square feet)</u>	<u>None</u>	<u>½ acre</u>	<u>10 acres</u>

	<u>RC</u>	<u>BP</u>	<u>LI/BP</u> ^{Note 2}
<u>Minimum lot width (feet)</u>	<u>None</u>	<u>100</u>	<u>Not specified</u>
<u>Minimum lot depth (feet)</u>	<u>None</u>	<u>100</u>	<u>Not specified</u>
Setbacks: <u>Commercial and industrial development setbacks shall be as follows, unless along a flanking street of a corner lot. If along flanking street, then the setback must be treated like a front, and provide safe sight distance.</u>			
<u>Minimum front yard (feet)</u>	<u>Note 4</u>	<u>15</u>	<u>5' per 1 foot of building height (200' minimum)</u>
<u>Minimum side yard (feet)</u>	<u>None</u>	<u>15</u>	<u>100' for building; 25' for parking</u>
<u>Minimum rear yard (feet)</u>	<u>None</u>	<u>50</u>	<u>100' for building; 25' for parking area</u>
Lot Coverage			
<u>Lot coverage (percentage)</u>	<u>None</u>	<u>50%</u>	<u>1 story (30%)</u> <u>2 stories (40%)</u> <u>3 stories (45%)</u>
Building Height			
<u>Maximum building height (feet)</u>	<u>None</u>	<u>None</u>	<u>60</u>

Notes:

1. If along a flanking street of corner lot.
2. The densities and dimensions in the LI/BP zone may be reduced under a planned industrial development. See Chapter 18.21 Light Industrial/Business Park.
3. Maximum setback at front building line is ten feet.
4. Residential dwelling units shall satisfy the front setbacks of CMC Section 18.09.040 Table 2, based on comparable lot size.

- The changes would allow development of a wider range of uses that would provide employment and service opportunities. Although many commercial uses are allowed in

both the BP and RC zones, the ~~constraint~~restrictions on BP lot size limits, setbacks, and lot coverage constrain the possibility of development of the subject lots, or individual pad ownership for smaller companies and start-ups. The change from LI/BP to RC will allow for ~~many~~more commercial uses, as well as more importantly the flexibility in lot configuration. Additionally, RC uses include provision for residential components such as aging-in-place/nursing facilities, or multifamily residences in conjunction with City Council approved mixed use master plans. A comparison of allowed uses under each zone is shown in Table 2 below.

Table 2—Commercial and industrial land uses (from 18.07.030).

KEY: P = Permitted Use
C = Conditional Use
X = Prohibited Use
T = Temporary Use

<u>Zoning Districts</u>	<u>RC</u>	<u>BP</u>	<u>LI/BP</u>
<u>Commercial Uses</u>			
<u>Animal kennel, commercial boarding</u> ⁶	<u>P</u> ¹¹	<u>P</u> ¹¹	<u>X</u>
<u>Animal shelter</u> ⁶	<u>C</u>	<u>C</u>	<u>X</u>
<u>Antique shop</u> ⁶	<u>P</u>	<u>C</u>	<u>X</u>
<u>Appliance sales and service</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Automobile repair (garage)</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Automobile sales, new or used</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Automobile service station</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Automobile wrecking</u> ⁶	<u>X</u>	<u>X</u>	<u>X</u>
<u>Bakery (wholesale)</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Bakery (retail)</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Banks, savings and loan</u>	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Barber and beauty shops</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Boat building</u> ⁶	<u>C</u>	<u>C</u>	<u>X</u>
<u>Boat repair and sales</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Book store</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Bowling alley/billiards</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Building, hardware and garden supply store</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Bus station</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>

<u>Zoning Districts</u>	<u>RC</u>	<u>BP</u>	<u>LI/BP</u>
<u>Cabinet and carpentry shop</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Candy; confectionery store</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Cemetery</u> ⁶	<u>C</u>	<u>X</u>	<u>X</u>
<u>Clothing store</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Coffee shop, cafe</u> ⁶ or kiosk	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Convention center</u> ⁶	<u>C</u>	<u>P</u>	<u>P</u>
<u>Day care center</u> ⁶	<u>C</u>	<u>C</u>	<u>P</u> ⁵
<u>Day care, adult</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Day care, family home</u> ⁶	<u>P</u>	<u>X</u>	<u>P</u> ⁵
<u>Day care, mini-center</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Delicatessen (deli)</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Department store</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Electric vehicle battery charging station and rapid</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Equipment rental</u> ⁶	<u>C</u>	<u>P</u>	<u>P</u> ⁵
<u>Event center</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Feed store</u> ⁶	<u>P</u>	<u>C</u>	<u>X</u>
<u>Fitness center/sports club</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Florist shop</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Food cart/food truck/ food delivery business</u> ⁶	<u>P</u>	<u>P</u>	<u>C</u>
<u>Furniture repair; upholstery</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Furniture store</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Funeral home</u> ⁶	<u>P</u>	<u>X</u>	<u>X</u>
<u>Gas/fuel station</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Gas/fuel station with mini market</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Grocery, large scale</u> ⁶	<u>P</u>	<u>C</u> ⁸	<u>X</u>
<u>Grocery, small scale</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Grocery, neighborhood scale</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Hospital, emergency care</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Hotel, motel</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>

<u>Zoning Districts</u>	<u>RC</u>	<u>BP</u>	<u>LI/BP</u>
<u>Household appliance repair</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Industrial supplies store</u> ⁶	<u>C</u>	<u>C</u>	<u>X</u>
<u>Laundry/dry cleaning (industrial)</u>	<u>P</u>	<u>X</u>	<u>X</u>
<u>Laundry/dry cleaning (retail)</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Laundry (self-serve)</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Liquor store</u> ⁶	<u>P</u>	<u>C</u>	<u>X</u>
<u>Machine shop</u> ⁶	<u>C</u>	<u>C</u>	<u>P</u> ⁵
<u>Marijuana processor</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Marijuana producer</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Marijuana retailer</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Medical or dental clinics (outpatient)</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Mini-storage/vehicular storage</u> ⁶	<u>C</u>	<u>P</u>	<u>X</u>
<u>Manufactured home sales lot</u> ⁶	<u>P</u>	<u>X</u>	<u>X</u>
<u>Newspaper printing plant</u> ⁶	<u>C</u>	<u>X</u>	<u>X</u>
<u>Nursery, plant</u> ⁶	<u>C</u>	<u>C</u>	<u>X</u>
<u>Nursing, rest, convalescent, retirement home</u> ⁶	<u>P</u>	<u>X</u>	<u>X</u>
<u>Office supply store</u> ⁶	<u>P</u>	<u>X</u>	<u>P</u> ⁵
<u>Pawnshop</u> ⁶	<u>X</u>	<u>X</u>	<u>X</u>
<u>Parcel freight depots</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Pet shops</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Pharmacy</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Photographic/electronics store</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Plumbing, or mechanical service</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Printing, binding, blue printing</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Professional office(s)</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u>
<u>Public agency</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u>
<u>Real estate office</u> ⁶	<u>P</u>	<u>P</u>	<u>T</u>
<u>Recycling center</u> ⁶	<u>X</u>	<u>X</u>	<u>X</u>
<u>Recycling collection point</u> ⁶	<u>T or C</u>	<u>C</u>	<u>P</u> ⁵

<u>Zoning Districts</u>	<u>RC</u>	<u>BP</u>	<u>LI/BP</u>
<u>Recycling plant</u> ⁶	<u>X</u>	<u>X</u>	<u>X</u>
<u>Research facility</u> ⁶	<u>C</u>	<u>P</u>	<u>P</u>
<u>Restaurant</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Restaurant, fast food</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u> ⁵
<u>Roadside produce stand</u> ⁶	<u>T</u>	<u>X</u>	<u>T</u>
<u>Sand, soil, gravel sales and storage</u> ⁶	<u>X</u>	<u>X</u>	<u>X</u>
<u>Second-hand/consignment store</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Sexually oriented business</u> ^{1,5}	<u>X</u>	<u>X</u>	<u>P</u>
<u>Shoe repair and sales</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Smoke shop/head shop</u> ⁹	<u>P</u>	<u>X</u>	<u>X</u>
<u>Stock broker, brokerage firm</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Specialty goods production (e.g. brew pub)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Taverns</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Theater, except drive-in</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Truck terminals</u> ⁶	<u>C</u>	<u>X</u>	<u>X</u>
<u>Veterinary clinic</u> ⁶	<u>P</u>	<u>P</u>	<u>X</u>
<u>Warehousing, wholesale and trade</u> ⁶	<u>C</u>	<u>P</u>	<u>P</u> ⁵
<u>Warehousing, bulk retail</u> ⁶	<u>C</u>	<u>X</u>	<u>X</u>
<u>Manufacturing and/or processing of the following:</u>			
<u>Cotton, wool, other fibrous material</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Food production or treatment</u>	<u>C</u>	<u>P</u>	<u>X</u>
<u>Foundry</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Furniture manufacturing</u>	<u>X</u>	<u>C</u>	<u>X</u>
<u>Gas, all kinds (natural, liquefied)</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Gravel pits/rock quarries</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Hazardous waste treatment—Off-site</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Hazardous waste treatment—On-site</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Junkyard/wrecking yard</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Metal fabrication and assembly</u>	<u>X</u>	<u>C</u>	<u>X</u>

<u>Zoning Districts</u>	<u>RC</u>	<u>BP</u>	<u>LI/BP</u>
<u>Hazardous waste treatment—On-site</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Paper, pulp or related products</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Signs or other advertising structures</u>	<u>C</u>	<u>C</u>	<u>P</u>
<u>Electronic equipment</u>	<u>X</u>	<u>X</u>	<u>P</u>
<u>Industrial Uses</u>			
<u>High-tech industry</u>	<u>X</u>	<u>P</u>	<u>P²</u>
<u>Manufacturing of miscellaneous goods (e.g. musical</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Optical goods</u>	<u>C</u>	<u>P</u>	<u>P⁵</u>
<u>Packaging of prepared materials</u>	<u>P</u>	<u>C</u>	<u>P⁵</u>
<u>Scientific and precision instruments</u>	<u>X</u>	<u>P</u>	<u>P</u>
<u>Recreational, Religious, Cultural Uses</u>			
<u>Auditorium⁶</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Community club⁶</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Church⁶</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Golf course/driving range⁶</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Library⁶</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Museum⁶</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Recreational vehicle park⁶</u>	<u>C</u>	<u>X</u>	<u>X</u>
<u>Open space⁶</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Park or playground</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Sports fields⁶</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Trails</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Educational Uses</u>			
<u>College/university⁶</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Elementary school⁶</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Junior or senior high school⁶</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Private, public or parochial school⁶</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Trade, technical or business college⁶</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Residential Uses</u>			

<u>Zoning Districts</u>	<u>RC</u>	<u>BP</u>	<u>LI/BP</u>
<u>Adult family home</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Assisted living</u>	<u>X/P</u> ¹⁰	<u>X</u>	<u>X</u>
<u>Bed and breakfast</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Designated manufactured home</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Duplex or two-family dwelling</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Group home</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Home occupation</u>	<u>X/P</u> ¹⁰	<u>X</u>	<u>X</u>
<u>Housing for the disabled</u>	<u>X/P</u> ¹⁰	<u>X</u>	<u>X</u>
<u>Apartment, multifamily development, row houses</u>	<u>X/P</u> ¹⁰	<u>X</u>	<u>X</u>
<u>Residence accessory to and connected with a</u>	<u>X/P</u> ¹⁰	<u>X</u>	<u>X</u>
<u>Single-family dwelling</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Communication, Utilities and Facilities</u>			
<u>Electrical vehicle infrastructure</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Wireless communications facility</u>	<u>Refer to Chapter 18.35</u>		
<u>Facilities, minor public</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Facility, essential</u> ⁶	<u>C</u>	<u>C</u>	<u>P</u>
<u>Railroad tracks and facilities</u> ⁶	<u>C</u>	<u>X</u>	<u>X</u>
<u>Temporary Uses</u>			
<u>Temporary sales office for a development</u> ⁴	<u>T</u>	<u>T</u>	<u>T</u>

Notes:

1. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.

2. Similar uses are permitted in the zone district only at the discretion of the community development director or designee.

3. Reserved.

4. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.

5. See secondary use provisions of LI/BP zone.

6. See CMC Chapter 18.19 "Design Review" for additional regulations. CMC Chapter 18.19 is not applicable to development in the LI/BP zone.

7. Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.

8. If grocery store is less than one hundred thousand square feet then use is outright permitted. If one hundred thousand square feet or over then a conditional use permit is required.

9. A. Must be sited a minimum one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or game arcade to which is not restricted to persons twenty-one years or older as defined in WAC 314-55-010 on June 20, 2015;

B. The business shall post clear signage in a conspicuous location near each public entrance stating no person under the age of twenty-one may enter the premises; and

C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.

10. On tracts ten acres or more, subject to approval by city council of a master plan and development agreement, a mixed use development may be approved provided no less than fifty-percent of the net developable acreage is committed to commercial uses.

11. Conditional use permit is required if facilities for kennels are proposed outdoors.

~~———The Sharp campus has been broken up into smaller parcels. These parcels located along Pacific Rim Blvd are in a good position to implement uses allowed under an RC zone.~~

The former HSA site is classified as already developed under the County's Vacant Buildable Lands Model (VBLM). However, Sigma Design purchased the property with plans to repurpose the existing building and eventually added additional space. The company desires to add a couple more buildings, but the combination of site constraints and LI/BP setbacks significantly limit this opportunity (See Attachment B: Sigma Design). There is a one-acre area adjacent to the east side of the existing building that could be developed. Due to the setbacks within the LI/BP zone and site constraints, not much more than a 25,000 square foot building could be built (and accommodate necessary parking, landscaping, etc.). Redesignating the site as RC will allow Sigma more flexibility in building location (as well as other associated support elements) and add the second building they desire without impacting current operations. It's estimated that the change to RC would assist the company in adding potentially another 150 workers.

The Merit properties are designated vacant-constrained under the VBLM due to the significant topographic constraints (See Attachment A: Environmental Constraints). The County assumes only half of vacant constrained sites will develop. However, no portion of the site can be developed under LI/BP development standards, as the most promising areas fall within the setback areas (See Attachment B: Merit Properties). Approving a change to RC would make it feasible to develop the majority of the site as a small office park. A conceptual site design has been completed to illustrate placement of buildings, parking, and landscaping (See Attachment C: Merit Phase 1 Conceptual Site Plan). The conceptual Phase 1 plan contains three buildings totaling 64,000 square feet of office space. This should produce an estimated 190+ workers. Phase 2 of the site will require further examination to determine types of structures that could be built, which may include additional office or residential (if part of a City Council approved

Master Plan). Therefore, if Phase 2 area were developed, it would produce up to either 100 additional jobs or between 40 and 90 housing units depending on density and net developable area.

All three Daley et al properties are currently deemed vacant-constrained under the VBLM due to both topographic and potential wetland constraints (See Attachment A: Environmental Constraints). Again, The County assumes only half of vacant constrained sites will develop. Furthermore, the City is in the process of buying four acres adjacent to Parker's Village townhomes for a future water reservoir that also include the City building a half street extension of NW 20th Avenue and a half street north/south road (See Attachment B: Daley Et Al Properties). The remaining 23.73 acres would assume to provide up to 110 jobs under current BP zoning. Classifying the properties as RC would give greater flexibility in setbacks and lot coverage that would increase the likelihood of the sites developing either as all commercial or under a City Council Approved Master Plan. Developing as all commercial could provide as much as 240 jobs. Under a City Council approved Master Plan up to 160 jobs and between 30-75 housing units could be developed. Note: further site analysis under a development application would produce more definitive estimates. Under any circumstance, RC should produce a high number of jobs than the current BP zone.

B. A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the ~~proposed~~ change;

The proposed comprehensive plan and zone changes

- will change the character of the ~~BPL~~ and LI/BP zoned areas by allowing smaller developments with more diverse uses. In particular, the Merit parcels are not well served by their current zoning ~~which that~~ requires 100' ~~side/rear~~ and 200' ~~front yard~~ setbacks and are not ~~currently~~ located on a road frontage.
- will remove the 'campus' element from the Merit ~~and Sigma~~ parcels.
- ~~Will allow Sigma Design to expand business operations locally.~~
- ~~will allow extension of RC uses further east along the south side of Pacific Rim Blvd on the Sharp parcel.~~
- will make development easier for the ill-proportioned and constrained Daley ~~(as well as Merit)~~ parcels.

The geographic area affected is the portion of Grass Valley south of Pacific Rim and east of the new high school campus on the Sharp property.

Issues presented by the proposed change include:

- ~~Access needs may be altered if the uses are changed to those requiring more access for the public~~ Establishing a road network that creates north/south traffic circulation from NW ~~w~~18th through the Daley et al and Merit properties, including intersection at NW 18th Ave. The extension of NW 20th Avenue will help distribute traffic in the area.

- All infrastructure demands can be addressed at time of specific development applications. The reuse of the former HSA property from industrial to research and development office has already decreased the current demand for water, sewer, and other utilities.

C. *An explanation of why the current comprehensive plan is deficient or should not continue in effect;*

The current comprehensive plan has large areas of Commercial/RC property north of Pacific Rim Blvd, at the southeast corner of Payne Rd and Pacific Rim Blvd, and to the east and south of the Daley et al properties along Brady Rd and 16th. Currently, it is evident that the large swath of Commercial/RC located between NW 38th Avenue and Pacific Rim Blvd will be taken up by offices and residences, with the remainder being constrained by wetlands. The market continues to demand mixed-use, in particular for professional office. Given the continued expansion of Fisher, relocation of Holland Development Group corporate headquarters, and other employers, major retail developers are beginning to demonstrate interest in West Camas. This is driving market demand for additional Regional Commercial property in an area that has few developable sites remaining. While these uses provide employment and residential opportunities, there is little of this RC area being used for "increasing retail and personal services in support of residential, industrial, and professional business growth."

The current comprehensive plan ~~also provides an Industrial area of LI and an area of LI/BP in the Grass Valley area. The Industrial/Industrial/BP zoned designated areas~~ south of Pacific Rim Blvd ~~now consists of including~~ the new high school campus, ~~the remaining one of the~~ Sharp parcels, and the subject Daley, Merit and Sigma parcels.

~~The remaining Sharp parcel is adjacent to an RC-zoned parcel, and across the street from an RC-zoned parcel. Changing the subject Sharp parcel zone Industrial-designated parcels to Commercial would allow development of a wider range of support services than those allowed in BP, and that~~ could supply support or complementary uses for the growing office, high tech and residential uses to the north and east in the Grass Valley/West Prune Hill area.

The Daley parcels are currently Industrial/BP parcels, adjacent to an RC-zoned parcel and constrained by slopes and wetlands. Allowing them to be rezoned to a Commercial/RC zone would increase the likelihood of their development and produce a significant greater number of jobs than would occur under their current land use classification.

The Merit parcels are currently Industrial/LIBP parcels, and are adjacent to the Daley, ~~Sharp~~ and Sigma parcels. The Merit parcels are the remainder properties after a lot sale to Sigma, and do not have frontage on a road, but do have easements to the east across property owned by

Analog Devices (formerly known as Linear Technology) and to the north on property owned by Sigma Design. It is unlikely that the Merit parcels will develop as an LI/BP campus given their location, restrictive development standards, and topographic constraints. Changing their designation to Commercial would allow them to be developed without the expectations and constraints of a centrally focused large box campus ~~in under an the~~ LI/BP zone.

The Sigma parcel is an Industrial/LIBP parcel and is currently developed. Redesignation to Commercial would allow the owners more flexibility ~~in for the future~~ expansion ~~or redevelopment~~ of their site.

Section 6.4.1 Citywide Economic Development *Citywide Economic Development Goal*

ED-1: Maintain a diverse range of employment opportunities to support all residents and provide a setting and quality of life that attract and retain businesses.

RESPONSE: Redesignation of the identified parcels to Commercial would allow development of more diverse employment and support facilities by increasing the types of businesses allowed uses on the current LI/BP – zoned parcels, and decreasing lot size, lot coverage, and setback requirements on both of the BP and LI/BP – zoned parcels. Changing the designation to RC will allow the properties to overcome their site challenges.

Citywide Economic Development Policies

ED-1.1: Ensure that tools are in place to attract healthcare and high-tech, sustainable, and innovative industries to expand and to provide stable employment.

RESPONSE: Redesignation of the identified parcels to Commercial/RC would allow development of more diverse employment and support facilities. The smaller parcels allowed in RC (versus ½ acre in BP or 10 acres in LIBP) would allow more room for incubator companies and smaller commercial retail and office businesses and offices that could be owned by small businessesproprietors. These opportunities would support and complement the large office, high-tech and residential uses already located in the area, and widen the spectrum of employment opportunities. In terms of Sigma Design, it would allow this high-tech, research & development, innovative company to continue to expand within Camas.

ED-1.2: Encourage apprenticeships, internships, and on-the-job training in all industry sectors.

RESPONSE: Providing more opportunity for diverse employment would also expand opportunities for apprenticeships, internships and on-the-job training.

ED-1.3: Encourage appropriate reuse and redevelopment of older and deteriorating commercial areas and industrial brownfield sites.

RESPONSE: Redesignation to Commercial would allow the subject properties to expand ~~RC~~the types and sizes of commercial uses along the Pacific Rim corridor. This would create a more lively corridor providing jobs, retail and other uses closer to the large employers and ~~large~~-residential neighborhoods of west Camas. Additionally, Sigma Design has adaptively reused the former HSA industrial facility. Redesignating to commercial would allow for continued site redevelopment.

ED-1.4: Foster and expand year-round recreational services, lodging, dining, and retail options that will capture tourism and benefit residents and employers.

RESPONSE: Redesignation to Commercial would allow the subject properties to expand ~~RC~~the types and sizes of commercial uses along the Pacific Rim corridor. These uses could also provide services that could benefit tourists, ~~and would definitely as well as~~ benefit employers and residents in the area. Furthermore, continued employment growth in the area will create additional demand for lodging. Employment growth within West Camas and Columbia Tech Center has led to five new lodging facilities over the last five years. Development fees will generate general fund dollars that could be used toward developing Ash Creek Park, property owned by the City and identified on the City's Park Plan. Over the last two years the ending fund balance has grown by \$2.4 million and is projected to grow by another \$1.8 million in 2018.

ED-1.5: Ensure adequate infrastructure is planned or in place to nurture and incubate new businesses.

RESPONSE: The proposed redesignation would create areas ~~potentially~~ more attractive to incubator businesses by removing large minimum lot size requirements. The applicant has studied the Capital Facilities plans for the City, and with the implementation of a new water reservoir, will have access to adequate infrastructure for development on these parcels. Furthermore, the former HSA facility consumed a significant amount of utilities. That has substantially reduced under Sigma Design ownership.

As noted earlier, the RC designation will allow the properties to develop, offering smaller entrepreneurial spaces.

ED-1.6: Remain active in regional recruitment organizations to ensure the availability

of an adequate supply of commercial and industrial employment land to support the City's economic development goals.

RESPONSE: The Comprehensive Plan Amendment and associated zone change would provide the local economic development association (CWEDA) and regional economic development council (CREDC) an expanded array of potential development sites for prospective businesses. Both agencies work in concert with one another to promote business recruitment, as they have membership and board representation within each organization.

ED-1.7: Support retention, expansion, and recruitment of local businesses with a commitment to the community.

RESPONSE: The smaller parcels allowed in RC (versus ½ acre in BP or 10 acres in LIBP) would allow more room flexibility for incubator or startup companies and smaller offices that could be owned by small businesses who wish to move from lease to ownership within Camas. Also, Camas has a fairly significant worker base that reports to a company companies outside of the community as well as the region. The potential for co-work space would allow these workers to have offices within Camas instead of in other nearby communities.

ED-1.8: Ensure that development standards are balanced in order to promote high-quality building and site design and encourage businesses to operate in an environmentally responsible manner.

RESPONSE: All new development on the subject parcels would be required to meet development standards as well as design review requirements for commercial buildings. Furthermore, the RC development standards will allow placement of buildings in areas that can be developed.

ED-1.9: Encourage businesses to reduce travel times and trips through implementation of a trip reduction program, which includes incentives for carpooling, transit ridership, and other options beyond single-occupancy vehicles.

RESPONSE: Development of Commercial/RC uses on the subject parcels would contribute to a reduction in trips if the uses can be complementary to the main uses traveling that exist in the corridor (large office, high tech and residential). Increasing the diversity and number of uses within the corridor will capture pass-by trips, and incentivize the provision of transit services, and the use of carpooling options and other alternative means of transportation. Furthermore, the potential for co-work space would allow commuter workers to have offices within Camas instead of in other having to travel to nearby communities.

ED-1.10: Encourage complementary businesses throughout the City to support industry clusters and leverage resources.

RESPONSE: Development of Commercial/RC uses on the subject parcels would contribute to an increase in complementary uses in the Pacific Rim corridor, which is currently used mainly to access large office, high-tech and residential uses.

Section 6.4.3 Grass Valley Grass Valley Economic Development Goal

ED 3: Promote a cooperative industrial business park in which businesses and the City share resources efficiently to achieve sustainable development, with the intention of increasing economic gains and improving environmental quality.

RESPONSE: Development of Commercial/RC uses on the subject parcels would contribute to an increase in diversity of uses in the Pacific Rim corridor, and a decrease in traffic trip generation due to capture by complementary uses of pass-by trips. Existing infrastructure would be used more efficiently due to complementary development of properties. Complementary uses would be located more closely to one another, thereby contributing to sustainability by reducing trip generation and reducing the walking-travel distance between complementary uses.

Grass Valley Economic Development Policies

ED-3.1: Promote the development of a subarea plan that will capitalize on the creation and retention of industries that provide family-wage jobs.

RESPONSE: Development of Commercial/RC uses on the subject parcels would contribute to an increase in diversity of uses in the Pacific Rim corridor. Creating a more vibrant and diverse mix of uses close to existing large employers would increase retention of those existing companies. Also, creating incubator space or smaller, more diverse ownership opportunities will help to retain existing businesses, and attract new employers to the area.

ED-3.2: Subarea planning should capitalize on existing facilities and infrastructure and include a mix of uses that are trail- and transit-oriented and designed with high-quality streetscape appeal.

RESPONSE: The Grass Valley area has two recent east-west road connections, and one future north-south improvement (Brady/Parker) that provide enhanced infrastructure for development of a wide range of uses. Increasing the diversity of uses by providing complementary commercial/RC uses on the subject properties will increase the walkability in the area, thus promoting trail orientation. High quality streetscape appeal

will be achieved through design standards implemented through the site plan and design review processes for specific project based application(s).

ED-3.3: Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval.

RESPONSE: The applicant is proposing to convert Industrial land to Commercial land. The applicant is providing an analysis of buildable lands with this application to discuss the preservation of jobs. See attached summary economic analysis.

D. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act;

RESPONSE: The proposed comprehensive plan designation promotes the applicable goals and requirements of the Growth Management Act in the following ways:

- Urban growth: The designation will allow commercial development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- Reduce sprawl: The proposed conversion from Industrial to Commercial ~~isn~~ not an inappropriate conversion and will not result in sprawling, low-density development. In fact, the proposed conversion would retain workers and residents within the community instead of them seeking support services elsewhere.
- Transportation: The proposed designation of Commercial will increase the efficiency of multimodal transportation systems by increasing the availability of employment opportunities and services for nearby businesses and residences.
- Economic development: The proposed designation of Commercial will provide the opportunity for development of smaller employers, retail services, and other services complementary to the existing uses in the area, thereby increasing expansion of new businesses and retention of existing businesses. The commercial designation will ensure the subject properties can develop and assist the City in reaching its job goals.

E. A statement of what changes, if any, would be required in functional plans (i.e., the city's water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted;

RESPONSE: The proposed zone change will change the projected sewer and water flows attributed to the site from Industrial to Commercial rates, which tend to translate into lower consumption. Specific changes would be identified at time of specific project-based application(s).

F. A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city;

RESPONSE: The applicant has studied the following plans:

- Six Year Street Plan 2018-2023- There are no future roads anticipated by the Six Year Street Plan.
- 2014 PROS Plan: there is a trail proposed to run north-south on the subject property.
- Camas School District Capital Facilities Plan 2015-2021: The subject property is located in the Camas School District. There are no school facilities proposed on the subject property in the Camas School District plan.
- 2013 Camas Stormwater Drainage Plan: there is a capital project proposed on Pacific Rim Blvd near the Sharp property to alleviate stormwater flooding. The developer will be expected to contribute toward this capital project at the time of proposed development.
- 2010 General Sewer Plan Amendment: there are no known projects in the Capital Facilities plan for sewer improvements in the site area.
- 2010 Water System Plan: this plan does not show any proposed capital improvements on the property; however recent water plan developments include the potential for location of a water tower on or near the Daley property.
- No additional capital facilities are anticipated beyond what the City is already planning for under their 20 year Comprehensive Plan.

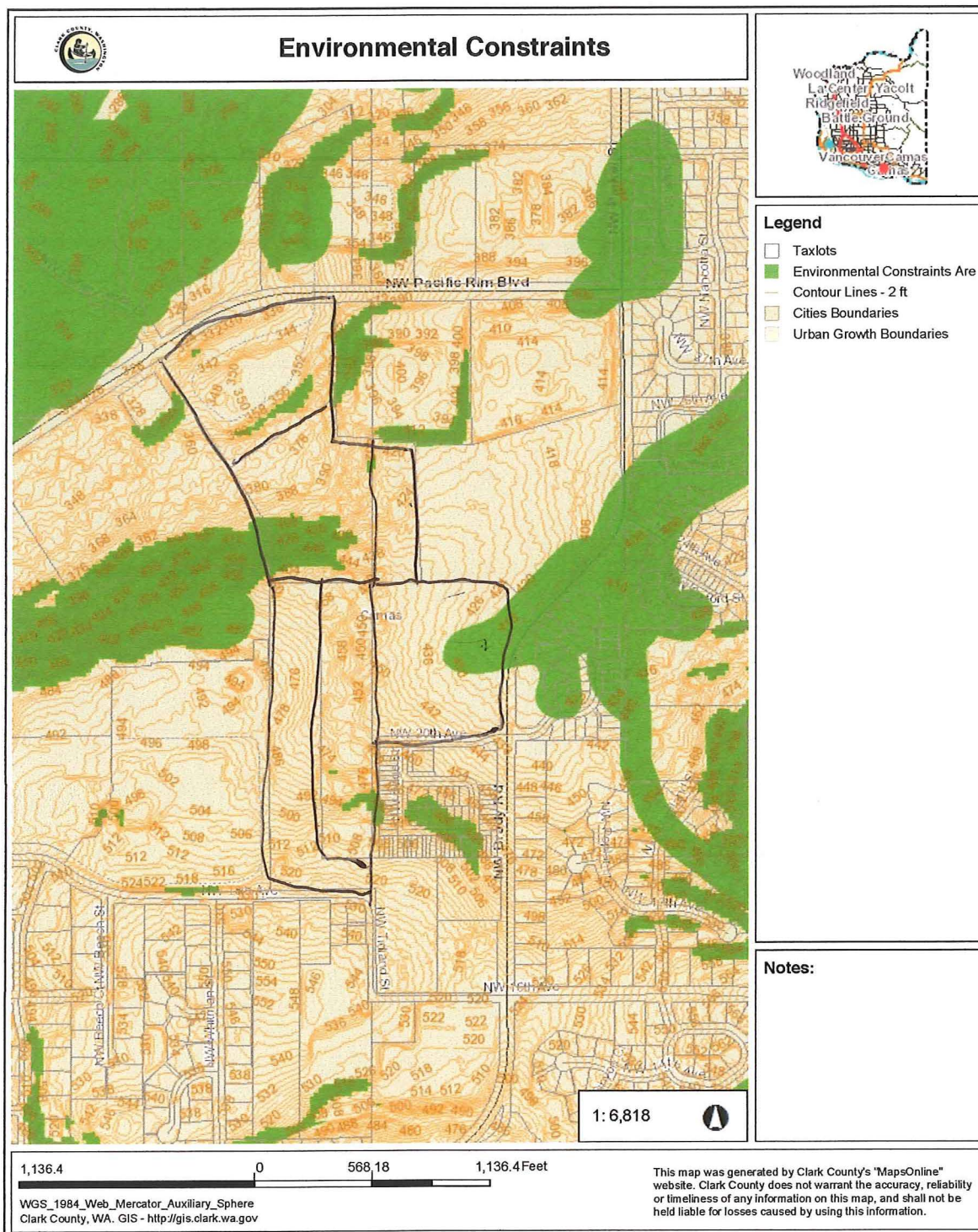
G. A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change; and

RESPONSE: No known changes to city or county codes, plans or regulations will be required as a result of changing the comprehensive plan designation from Industrial to Commercial.

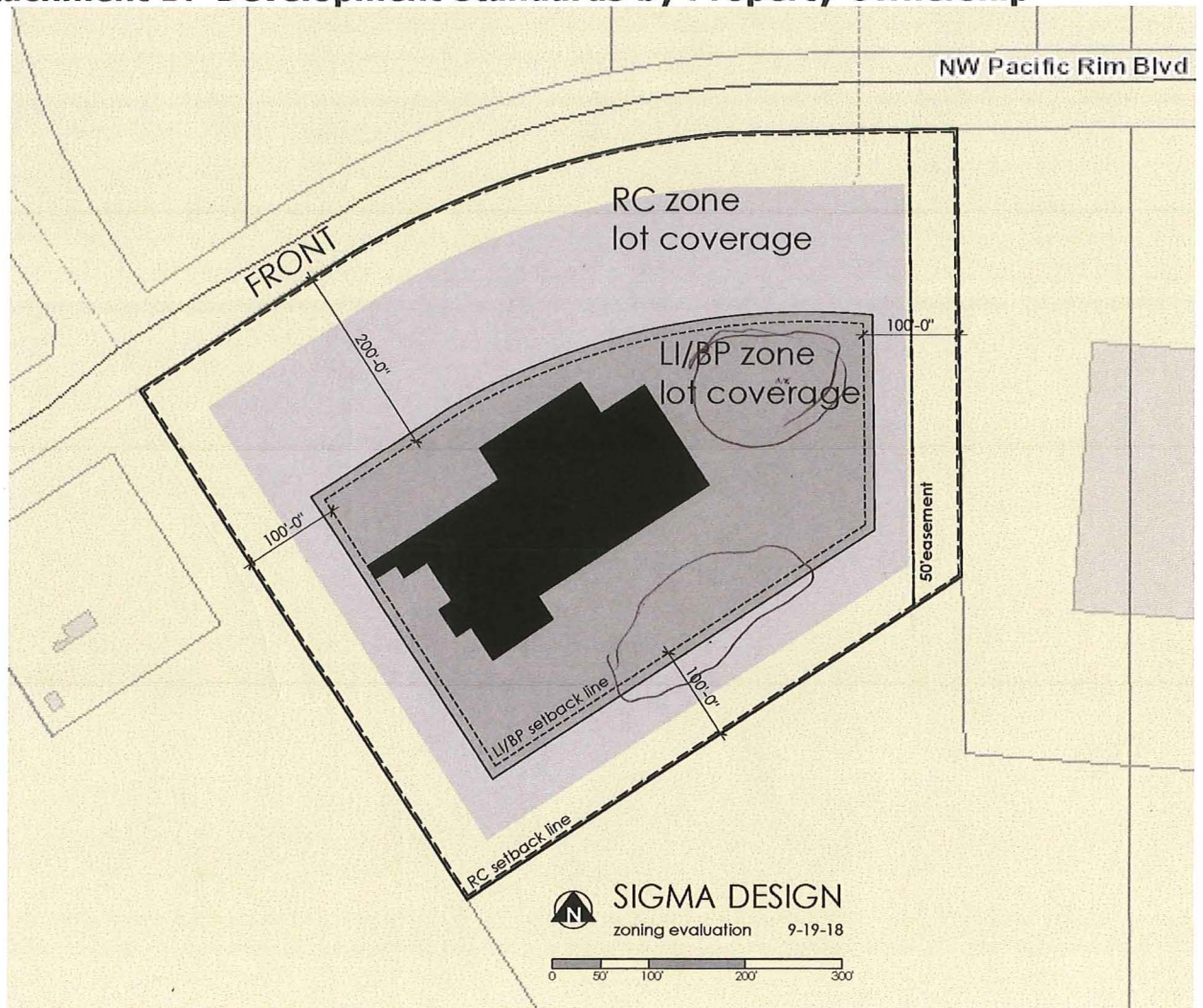
H. The application shall include an environmental checklist in accordance with the State Environment Policy Act (SEPA).

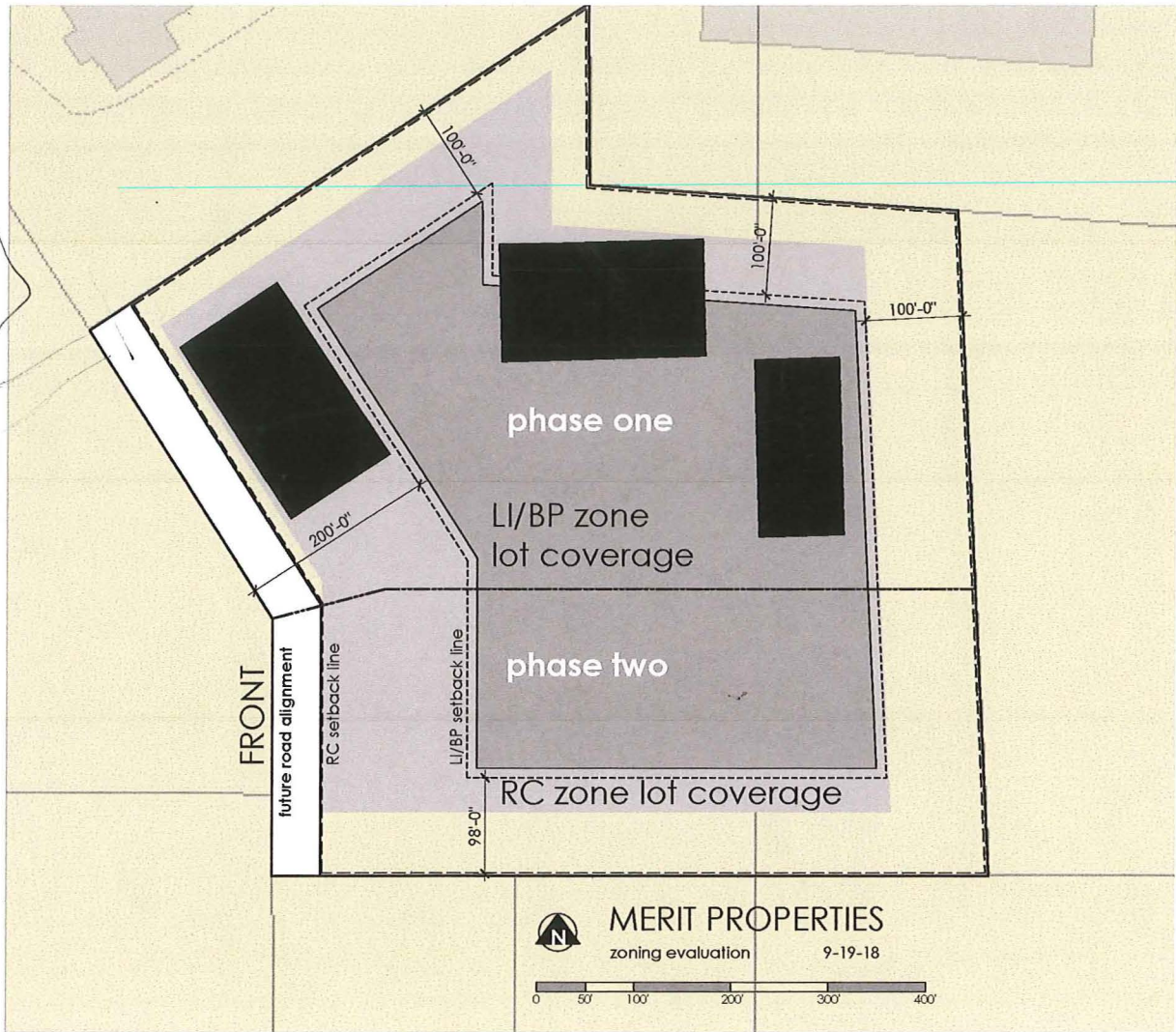
RESPONSE: SEPA Checklist is attached.

Attachment A: Environmental Constraints



Attachment B: Development Standards by Property Ownership





Attachment C: Merit Phase 1 Conceptual Site Plan

PROJECT INFORMATION

zoning information:

ZONE: LI/BP
Light Industrial / Business Park

SITE: 13 acres

MASTER PLAN

- 3 office buildings - 64,000 sf total

PARKING

Office PKG REQ'D:
1/250sf = 256 parking spaces

Office PKG provided = 270 parking spaces

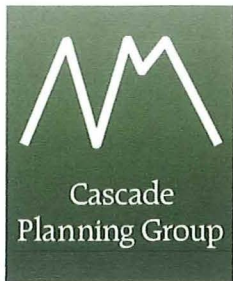


Merit Office Park - site plan

SCALE: 1" = 50'-0"



CONCEPT : I
PROJECT : MER
DATE : 05/31/18



Cascade Planning Group
Land Use • Economics • Development

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Attachment D: Jobs Analysis

MEMORANDUM

To: Grass Valley Rezone
c/o Torvale, LLC

From: Paul Dennis, AICP, President

Subject: Updated Jobs Analysis of Commercial Rezone of Properties South of Pacific Rim Blvd
(Camas, WA)

Date: January 30, 2018 (**Revised 9/17/2018**)

Cascade Planning Group analyzed the job creation opportunities of the ~~seven-six~~ subject properties being considered for reclassification from industrial to commercial. The ~~seven-six~~ properties comprise ~~7050.73~~ acres. This analysis has been updated due to more in-depth site analysis, City engaged in acquiring 4.0 acres along NW 18th Ave, and removal of Sharp property from application.

Figure 1. Subject Properties South of Pacific Rim Blvd

Tax Lot	Owner	Current Zoning	Site Size (acres)
125623000	Daley Dennis W/ ETAL	BP	9.37
125193000	Daley Dennis W/ ETAL	BP	6.76
125185000	Daley Dennis W/ ETAL	BP	11.60
986033959	Sharp Electronics Corporation	BP	20.00
125627000	JR Merit Enterprises LLC	LI/BP	9.26
125207000	JR Merit Enterprises LLC	LI/BP	3.74
125198000	NRP LLC (a.k.a. Sigma Design)	LI/BP	10.00
All Sites			7050.73

Source: Clark County GIS.

Land Use Effect. All but one property is currently vacant; the 10-acre NRP property has the former HSA Building that now houses Sigma Design. Sigma is considering expanding on their Camas site but is significantly limited with their current LI/BP zone designation. Changing the zone designation to RC would provide more flexible development standards that would allow them to recapture at least 20% of their site (or 2 acres). The ~~six-five~~ vacant properties (totaling 40.73 acres) do have environmental challenges that make them difficult to develop as industrial. For example, Parcel 125185000 is believed (although not formally delineated) to be almost entirely significantly consumed impacted by wetlands due to water run-off from neighboring properties. Furthermore, all ~~of the six-five~~ vacant parcels have slopes that make them difficult to develop as industrial. Based upon informal analysis, ~~18.60~~ at least 11.87 acres are believed to be encumbered with critical areas; this does not include additional potential setbacks or buffers that would be required from a particular critical area. About 6.18 acres ~~25%~~ of the

Requirement	RC	BP	LI/BP ¹
Lot Coverage & Building Height:			
Lot coverage (percentage)	None	50%	1 story (30%) 2 stories (40%) 3 stories (45%)
Maximum building height (feet)	None	None	60

Note: 1) The densities and dimensions in the LI/BP zone may be reduced under a planned industrial development. See Chapter 18.21 Light Industrial/Business Park.

2) Residential dwelling units shall satisfy the front setbacks of CMC Section 18.09.040 Table 2.

Source: City of Camas Municipal Code 18.09.030.

Commercial development tends to produce higher employment densities (i.e. jobs per acre) than industrial. Consistent with countywide planning targets, the city of Camas has assumed industrial properties will develop at an average of 9 jobs per acre and commercial at 20 jobs per acre. In macro terms, these subject properties would potentially produce ~~284~~186 jobs under industrial zoning, assuming Merit properties could mass grade and build significant retaining walls to create a buildable area. If the properties developed entirely as commercial the potential added jobs would increase to ~~632~~414. It's worth noting that the area is large enough to develop as mixed-use; however, at least 51% would be required to develop as an employment use. This would produce a potential ~~322~~211 added jobs, assuming Comp Plan targets/assumptions. Under either of these commercial scenarios, rezoning the property to Regional Commercial (RC) would create a greater opportunity for job creation than the existing industrial zone. For additional consideration, CPG has discussed development preferences with each ownership group. These development preferences (in some cases conceptual site plans) could lead to 500 added jobs and between 70 and 160 housing units.

Figure 4. Potential Job Creation Under Current vs. Proposed Zoning

Calculation	Comp Plan Assumptions			Property
	Industrial	Commercial	Mixed-Use	Analysis
Net Vacant Acres <u>Developable Area</u>	31.60 <u>20.68</u>	31.60 <u>20.68</u>	31.60 <u>20.68</u>	<u>20.68</u>
Percent Developed as Jobs	100%	100%	51%	
Jobs per Acre	9	20	20	
Potential Added Jobs	284 <u>186</u>	632 <u>414</u>	322 <u>211</u>	<u>500</u>

Source: Cascade Planning Group utilizing information from Camas' Comprehensive Plan and information presented in earlier sections of this memo.