

**NOTICE OF PUBLIC HEARING
CLARK COUNTY COUNCIL**

NOTICE IS HEREBY GIVEN that the Clark County Council will conduct a public hearing on **September 17, 2019, at 6:00 p.m.**, at the Public Services Center, 1300 Franklin Street, Hearing Room, 6th Floor, Vancouver, Washington to consider the following:

2019 Annual Reviews and Dockets amending the 20-Year Growth Management Comprehensive Plan Text and Map, Zone Map, and Clark County Code (Title 40):

1. **CPZ2019-00002 NE 152nd Ave.** – A proposal to amend the Clark County comprehensive plan and zoning map from Commercial (CC) to Urban Low (R1-6) on one parcel (154246000) with a total of 7.68 acres. The parcel is located southwest of the NE 152nd Ave and NE 93rd St intersection.
2. **CPZ201900003 Riverview Asset** – A proposal to amend the Clark County comprehensive plan and zoning map from Industrial (BP) to Urban Low (R 1-10) on 50 acres and Commercial (CC) on 10 acres. The two parcels (200326000 and 200355000) are located northwest of the NE 152nd Ave and NE 99th St intersection.

Staff Contact: Jose Alvarez, Jose.Alvarez@clark.wa.gov or (564) 397-4898

3. **CPZ2019-00004 Groth** – A proposal to amend the Clark County comprehensive plan and zoning map from Rural 10 (R-10) to Rural 5 (R-5) on one parcel (210776000) with a total of 26.29 acres. The parcel is located north of NW 304th St and east of NW 71st Ave.
4. **CPZ2019-00006 25th Ave Subdivision** – A proposal to amend the Clark County comprehensive plan and zoning map from Urban Low (R1-6) to Urban Medium (R-18) on one parcel (145032000) with a total of 1.99 acres. The parcel is located at 8106 NE 25th Ave.
5. **CPZ2019-00009 Neighborhood Pet Clinic** – A proposal to amend the Clark County comprehensive plan and zoning map from Urban Low (R 1-10) to Commercial (CC) on one parcel (118138224) with a total of 0.29 acres. The parcel is located at 3613 NW 127th St, Vancouver, WA.

Staff Contact: Sharon Lumbantobing, Sharon.Lumbantobing@clark.wa.gov or (564) 397-4909

The staff reports, related materials and hearing agenda will be available 15 days prior to the hearing date on the county's web page at <https://www.clark.wa.gov/community-planning/annual-reviews-and-dockets>. Copies are also available at Clark County Community Planning, 1300 Franklin Street, 3rd Floor, Vancouver, Washington. For other formats, contact the Clark County ADA Office at ADA@clark.wa.gov, voice 564-397-2322, Relay 711 or 800-833-6388, Fax 564-397-6165.

Anyone wishing to give testimony at the hearing in regard to this matter should appear at the time and place stated above. Written testimony can be provided to the Clark County Council by e-mailing the clerk of the commission at Rebecca.Messinger@clark.wa.gov or via US Postal Service to the Clark County Council, c/o Rebecca Messinger, PO Box 5000, Vancouver, WA 98666-5000. Written testimony may also be submitted for the record during the hearing. Please ensure that testimony is received at least two (2) business days before the hearing if you would like staff to forward it to the Council before the hearing.

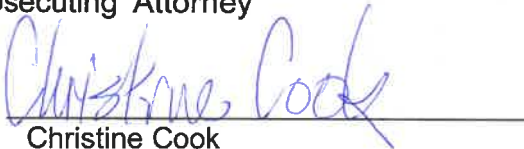
Approved as to Form only:

CLARK COUNTY COUNCIL

Clerk of the Board

Approved as to Form only:
ANTHONY F. GOLIK
Prosecuting Attorney

By:



Christine Cook
Senior Deputy Prosecuting Attorney

PLEASE PUBLISH:

Monday, September 2, 2019

Please Bill:

Clark County Community Planning
Attn: Sonja Wiser, Program Assistant
P. O. Box 9810
Vancouver, WA 98666-9810

Columbian Account 70914

NAME	STREET	CITY	STATE	ZIP
ALEXANDER ROBERT S & ALEXANDER ELIZABETH A	15300 NE 89TH ST	VANCOUVER	WA	98682
AUSBORN SCOTT & AUSBORN LORI	15308 NE 90TH ST	VANCOUVER	WA	98682
BELL STEVEN E & BELL ANITA C TRUSTEES	14900 NE 90TH ST	VANCOUVER	WA	98682
BIERE CURTIS & BIERE JUANITA	9206 NE 150TH AV	VANCOUVER	WA	98682
BINDER CRAIG A & BINDER SUZANNE E	9116 NE 150TH AV	VANCOUVER	WA	98682
BUNCH DOUGLAS & BUNCH DEBRA	9405 NE 152ND AV	VANCOUVER	WA	98682
BUZALSKY BERNARD & BUZALSKY VALERIE	15304 NE 90TH ST	VANCOUVER	WA	98682
CAMBRON SANDRA	PO BOX 984	CAMAS	WA	98607
CLARK COUNTY CLEAN WATER PROGRAM	PO BOX 9810	VANCOUVER	WA	98666
CONNELL DALE D & CONNELL JEANNE	12 CHAPARRAL RD	TROUT LAKE	WA	98650
COSGROVE ROBERT & FOSTER-COSGROVE HEATHER	6405 NE 116TH AV #105	VANCOUVER	WA	98662
DACIO ANTONIO	15200 NE 91ST ST	VANCOUVER	WA	98682
DANILOV ALEXEI & DANILOV ANA	9010 NE 150TH AV	VANCOUVER	WA	98682
EVERGREEN SCHOOL DIST #114 - YORK ELEMENTARY	PO BOX 8910	VANCOUVER	WA	98668
FAIMALIE SAPATI & FAIMALIE PENINA	15301 NE 91ST ST	VANCOUVER	WA	98682
FICK BRIAN K & FICK DEBORAH L	15205 91ST ST	VANCOUVER	WA	98682
FLEMING JAMES & FLEMING DEBRA	14813 NE 90TH ST	VANCOUVER	WA	98682
FOURNIER BRUCE F	15204 NE 91ST ST	VANCOUVER	WA	98682
FROHMADER BETH	PO BOX 116	BRUSH PRAIRIE	WA	98606
GOODS DEE M	15300 NE 91ST ST	VANCOUVER	WA	98682
GRANT RODNEY & GRANT MERRY	14903 NE 91ST ST	VANCOUVER	WA	98682
HAMILTON DOUGLAS W & HAMILTON SUSAN E	9615 NE 144TH CT	VANCOUVER	WA	98682
HEIN TRACY D	15304 NE 89TH ST	VANCOUVER	WA	98682
HOEL EDWAD N & HOEL LAURA M	9108 NE 150TH AV	VANCOUVER	WA	98682
HOLBURA SERGIU & HOLBURA MELANIE	9318 NE 150TH AV	VANCOUVER	WA	98682
HOLCOMB ROBERT J & HOLCOMB KAREN A	15003 NE 94TH ST	VANCOUVER	WA	98682
HUNSINGER TRACI L & HUNSINGER BILL	16606 S REDLAND RD	OREGON CITY	OR	97045
INGERMAN KIMBERLY D	14909 NE 91ST ST	VANCOUVER	WA	98682
IZOITA ANDREY & IZOITA LARISA	15015 NE 94TH ST	VANCOUVER	WA	98682
JOHNSON MARC j & JOHNSON NASANYA M	14908 NE 90TH ST	VANCOUVER	WA	98682
KREITER CHARLES R & KREITER CAROL A	9203 NE 149TH AV	VANCOUVER	WA	98682
LATHAM VICTORIA & LATHAM EDWARD	8900 NE 153RD AV	VANCOUVER	WA	98682
LOPATIN GALINA A & LOPATIN MAKSIM V	3107 NE 166TH PL	VANCOUVER	WA	98682
MAFFIA ANDRE & MAFFIA SHANNYN	8912 NE 153RD AV	VANCOUVER	WA	98682
MALAR SHIRLEY	PO BOX 1050	BRUSH PRAIRIE	WA	98606
MANLEY GEORGE L	8807 NE 142ND AV	VANCOUVER	WA	98682
MARTINSON JACK L & MARTINSON JOYCE L TRUSTEES	PO BOX 1504	BRUSH PRAIRIE	WA	98606
MCGOWAN ANDREW M & MCGOWAN DARCY L	9311 NE 149TH AV	VANCOUVER	WA	98682
MEDIOLA ALVINA PAUL T & MEDNIOLA MARLENE ISABEL S	14919 NE 91ST STREET	VANCOUVER	WA	98682
MILLER DAVID & MILLER LISA	15007 NE 94TH ST	VANCOUVER	WA	98682
MONTGOMERY DARNELL	9113 NE 149TH AV	VANCOUVER	WA	98682
MUNDELL GARY	12115 NE 151ST ST	BRUSH PRAIRIE	WA	98606
NEALEY ERIN KATHLEEN	9002 NE 150TH AV	VANCOUVER	WA	98682
NGUYEN DANG & NGUYEN SHANNON	15309 NE 89TH ST	VANCOUVER	WA	98682
NGUYEN TINH	4027 E F ST	TACOMA	WA	98404
Occupant	14900 NE 90TH ST	VANCOUVER	WA	98682
Occupant	14913 NE 90TH ST	VANCOUVER	WA	98682
Occupant	14914 NE 90TH ST	VANCOUVER	WA	98682
Occupant	14915 NE 91ST ST	VANCOUVER	WA	98682
Occupant	14919 NE 91ST ST	VANCOUVER	WA	98682
Occupant	15006 NE 93RD ST	VANCOUVER	WA	98682
Occupant	15010 NE 93RD ST	VANCOUVER	WA	98682
Occupant	15100 NE 93RD ST	VANCOUVER	WA	98682
Occupant	15104 NE 93RD ST	VANCOUVER	WA	98682
Occupant	15108 NE 93RD ST	VANCOUVER	WA	98682
Occupant	15205 NE 91ST ST	VANCOUVER	WA	98682
Occupant	15208 NE 91ST ST	VANCOUVER	WA	98682
Occupant	8804 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	8904 NE 153RD AVE	VANCOUVER	WA	98682
Occupant	8908 NE 153RD AVE	VANCOUVER	WA	98682
Occupant	9104 NE 150TH AVE	VANCOUVER	WA	98682
Occupant	9107 NE 149TH AVE	VANCOUVER	WA	98682
Occupant	9114 NE 150TH AVE	VANCOUVER	WA	98682
Occupant	9119 NE 149TH AVE	VANCOUVER	WA	98682
Occupant	9214 NE 150TH AVE	VANCOUVER	WA	98682
Occupant	9301 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	9304 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	9405 NE 149TH AVE	VANCOUVER	WA	98682
OLIVER JAY G & OLIVER CATHERINE J	15101 NE 94TH ST	VANCOUVER	WA	98682
PACNORTH INVESTMENT CORP	2407 NE 46TH ST	VANCOUVER	WA	98663

PARK STEPHANIE	14907 NE 90TH ST	VANCOUVER	WA	98682
PAULSEN JOHAN P	9103 NE 149TH AV	VANCOUVER	WA	98682
PEINADO RICARDO O JR & PEINADO MECHELLE L	9006 NE 150TH AV	VANCOUVER	WA	98682
PEMBERTON CHRISTOPHER & PEMBERTON AMANDA M	9308 NE 150TH AV	VANCOUVER	WA	98682
PEREZ MARIA E & PEREZ RICARDO R	14602 SE RIVERCREST DR	VANCOUVER	WA	98683
PERRY ALICIA	8912 NE 150TH AV	VANCOUVER	WA	98682
POUNCEY ROBERT L	15002 NE 93RD ST	VANCOUVER	WA	98682
RICE MATTHEW & RICE ALEXANDRA	15305 NE 90TH ST	VANCOUVER	WA	98682
ROGERS ADAM E & ROGERS PAULA S	13110 NE 280TH CIR	BATTLE GROUND	WA	98604
SCHOELSSER DEREK A & SCHOELSSER JAIME A	15300 NE 90TH ST	VANCOUVER	WA	98682
SCHWENKER MICHAEL & SCHWENKER AMANDA	14911 NE 90TH ST	VANCOUVER	WA	98682
SEAVAR ERIC & SEAVAR AMY	9400 NE 150TH AV	VANCOUVER	WA	98682
SHCHUKIN LYUDMILA G	15305 NE 89TH ST	VANCOUVER	WA	98682
SLJIVAR IFRAIL & SLJIVAR SUVADA	8916 NE 150TH AV	VANCOUVER	WA	98682
SMITH MANUEL L & SMITH JILL D	15301 NE 89TH ST	VANCOUVER	WA	98682
STEARNS JILL	14906 NE 90TH ST	VANCOUVER	WA	98682
SURONEN MATTHEW E & SURONEN MARTHA C	15312 NE 90TH ST	VANCOUVER	WA	98682
TADESSE CHANYALEW T & TAFFESE ZEBENAYE A	9215 NE 149TH AV	VANCOUVER	WA	98682
TELLIGMAN ROBERT K	15301 NE 90TH ST	VANCOUVER	WA	98682
THOMPSON JAMES & THOMPSON MYKIYA	14902 NE 90TH ST	VANCOUVER	WA	98682
TSR INVESTMENTS LLC	PO BOX 1900	BATTLE GROUND	WA	98604
VELAZQUEZ ANTHONY & VELAZQUEZ PAULA	14904 NE 90TH ST	VANCOUVER	WA	98682
VETTER GLENN A & VETTER RENEE C	15201 NE 91ST ST	VANCOUVER	WA	98682
WILSON JEFFREY R & WILSON VALERIE J	14903 NE 90TH ST	VANCOUVER	WA	98682
XANKAR INVESTMENTS LLC	13023 NE HWY 99 STE 7-57	VANCOUVER	WA	98686
XIONG KAYLENE & MOUA CHER	15209 NE 91ST ST	VANCOUVER	WA	98682
YBARRA HENRY & YBARRA MICHELLE	8908 NE 150TH AV	VANCOUVER	WA	98682
MARILEE MCCALL	1300 FRANKLIN ST, 6th floor	VANCOUVER	WA	98666
COMMUNITY PLANNING C/O JOSE ALVAREZ	1300 Franklin St, 3rd floor	VANCOUVER	WA	98666



Clark County Planning Commission

Steve Morasch, Chair
Ron Barca, Vice Chair
Rick Torres
Karl Johnson
Richard Bender
Matt Swindell
Robin Grimwade

CLARK COUNTY PLANNING COMMISSION THURSDAY, June 20, 2019

5:30 P.M. – WORK SESSION

Topic: School District CFP's

Topic: Hinton & Wollam Urban Holding Removal

6:30 P.M. - PUBLIC HEARING

CC HEARING ROOM, 6TH FLOOR
PUBLIC SERVICES BUILDING
1300 FRANKLIN STREET
VANCOUVER, WA

AGENDA

I. CALL TO ORDER

II. ROLL CALL & INTRODUCTION OF GUESTS

III. GENERAL & NEW BUSINESS

- A. Approval of Agenda for June 20, 2019
- B. Approval of Minutes for May 16, 2019
- C. Communications from the Public

IV. PUBLIC HEARING ITEMS:

A. CPZ2019-00002 NE 152nd Ave.

A proposal to amend the comprehensive plan and zoning from Commercial (CC) to Urban Low (R1-6) on 7.68 acres.

B. CPZ2019-00003 Riverview Asset

A proposal to amend the comprehensive plan and zoning, on two parcels totaling 60 acres, from Industrial (BP) to Urban Low (R1-10) on 50 acres and Commercial (CC) on 10 acres.

- C. Clark County Unified Development Code Amendments, CCC 40.370.010 (Sewerage Regulation) and CCC 40.210.010 (Resource and Rural Districts) as follows:

<i>Code Section</i>	<i>Description</i>
40.370.010	<i>Amend Title 40.370.010 (Sewerage Regulations) to allow extension of sewer to a school in the rural area.</i>
40.210.010	<i>Amend Title 40.210.010 (Resource and Rural Districts) to allow new cemeteries as accessory to an existing church in the FR-40 zone.</i>

Staff Contact: Jose.Alvarez@clark.wa.gov or (564) 397-4898

V. NEW BUSINESS

VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

VIII. ADJOURNMENT

STAFF REPORT AND RECOMMENDATIONS:

Staff recommendations to the Planning Commission will be available 14 days prior to the hearing date listed above. Staff reports and other information can be accessed on the following web page at: <https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>

Or, contact Sonja Wiser, Program Assistant at (360) 397-2375, ext. 4558, or e-mail Sonja.wiser@clark.wa.gov

SUBMISSION OF WRITTEN TESTIMONY:

If you bring written testimony to read at the hearing, the Planning Commission would request submission of at least ten copies for the record (seven copies for Planning Commission and three copies for staff).

E-MAIL TESTIMONY:

PLEASE NOTE: *All e-mails need to be received no later than **48 hours prior** to the hearing and need to include full name, address, city, zip code, and phone number to be included as parties of record. Testimony can be e-mailed to the above-listed planners or to Sonja.wiser@clark.wa.gov*

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Relay** (800) 833-6384 or 711; **E-mail** ADA@clark.wa.gov.

HEARING COVERAGE:

Coverage of this evening's hearing may be cable cast live on Clark/Vancouver television channel 23 or 21, on cable television systems. For replay dates and times, please check your local television guide or www.cvtv.org.

Web Page at: <https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>



Staff Report

TO: Clark County Planning Commission
FROM: Oliver Orjiako, Director
PREPARED BY: Jose Alvarez, Planner III
DATE: June 20, 2019
SUBJECT: CPZ2019-00002 NE 152nd Ave ANNUAL REVIEW FOR
COMPREHENSIVE GROWTH MANAGEMENT PLAN AND MAP
AMENDMENT

PROPOSED ACTION

The applicant is requesting to amend the comprehensive plan designation and zoning from Commercial with Community Commercial zoning (CC) to Urban Low Density Residential with Residential (R1-6) zoning on parcel (154246000).

BACKGROUND

The applicant owns parcel (154246000) that is designated Commercial (CC). Parcel (154246000) is 7.56 acres and is located southwest of the NE 152nd Ave. and NE 93rd St. intersection. This proposed comprehensive plan designation and zone change would allow this parcel to develop into low-density single family residential dwellings (R1-6).

The area was brought into the Vancouver Urban Growth Area in 1994 with a Commercial Comprehensive Plan designation and C-3 (now CC) zoning. There has been significant residential development in the Orchards area in the last 10 years. The site is located along NE 152nd Ave between Padden Parkway and NE 99th St. and is just north of the Fly for Fun airport. The airport is privately owned and houses 12 single engine airplanes.

The applicant has Preliminary and Final Site Plan approval for an RV Storage facility that was issued in June of 2018. The approval requires a fully complete building application be submitted within seven years of preliminary approval that was issued in February of 2018.

The site abuts NE 152nd Ave to the east, an existing private airport to the south, NE 150th Avenue to the west, and NE 93rd St to the north. The neighboring parcels to the north and west are zoned single family residential (R1-10 and R1-6, respectively), the abutting parcel to the south is zoned Airport (A), and the neighboring parcels to the east are single family residential (R1-6), and Public Facilities (PF). York Elementary located across NE 152nd Avenue is the singular parcel zoned PF.



GENERAL INFORMATION:

Parcel Numbers: 154246000

Location: NE 152nd Ave south of NE 93rd St

Area: 7.56 acres

Owner(s): TRS Investments, LLC

Existing land use:

Site: Vacant

North: Urban low density residential (R1-10)

South: Airport runway zoned Airport

East: Urban low density residential (R1-6), Elementary
School zoned PF, developed

West: Urban low density residential (R1-6), developed

SUMMARY OF PUBLIC INVOLVEMENT PROCESS

Sixty-day notice notification was sent to the Department of Commerce on April 1, 2019 under RCW 36.70A.106. A Notice of Determination of Non-Significance and SEPA Environmental Checklist was published in the Columbian newspaper on May 22, 2019. A legal notice was published for the Planning Commission hearing on June 5, 2019. A notice of application and hearing was posted on the property on June 5, 2019.

PUBLIC COMMENTS

Patrick Wright, Washington State Department of Transportation, Aviation Division

WSDOT is concerned that the current impacts of residential development in close proximity to the Fly-For-Fun airport have had detrimental effects on the airport and any future development could impede the full functions of the airport and pose a hazard to the public. If the proposal is adopted, WSDOT recommends an aviation easement be placed on the title of the property to inform the buyer of the existence of aviation operations nearby.

APPLICABLE CRITERIA, EVALUATION, AND FINDINGS

CRITERIA FOR ALL MAP CHANGES

- A. The proponent shall demonstrate that the proposed amendment is consistent with the Growth Management Act (GMA) and requirements, the countywide planning policies, the Community Framework Plan, Comprehensive Plan, City Comprehensive Plans, Applicable Capital Facilities Plans, and official population growth forecasts. [CCC 40.560.010(G)(1)].**

Growth Management Act (GMA)

The GMA goals set the general direction for the county in adopting its framework plan and

comprehensive plan policies. The GMA lists thirteen overall goals in RCW 36.70A.020 plus the shoreline goal added in RCW 36.70A.480(1). The goals are not listed in order of priority. The GMA goals that apply to the proposed action are Goals 1, 2, 4, and 5.

Goal 1 Urban Growth. "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner". [RCW 36.70A.020(1) and WAC 365-196-310(2)(i)].

Goal 2 Reduce Sprawl. "Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development." [RCW 36.70A.020(2)].

Goal 3 Transportation. "Encourage multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans."

Goal 4 Housing. "Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock." [RCW 36.70A.020(4)].

Goal 5 Economic Development. "Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and disadvantaged persons and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services and public facilities." [RCW 36.70A.020(5)].

WAC 365-196-410 Housing Element section provides recommendations for meeting the element requirements. Under WAC 365-196-410(2)(a)(iii)(B), "The housing element shows how a county or city will accommodate anticipated growth, provide a variety of housing types at a variety of densities, provide opportunities for affordable housing for all economic segments of the community, and ensure the vitality of established residential neighborhoods...

(iii) Housing goals and policies should address at least the following:

(A) Affordable housing;

(B) Preservation of neighborhood character; and

(C) Provision of a variety of housing types along with a variety of densities." [WAC 365-196-401(2)(a)(iii)(B) and (C)].

RCW 36.70.547 General aviation airports – Siting of incompatible uses

Every county, city, and town in which there is located a general aviation airport that is operated for the benefit of the general public, whether publicly owned or privately owned public use, shall, through its comprehensive plan and development regulations, discourage the siting of incompatible uses adjacent to such general aviation airport. Such plans and regulations may only be adopted or amended after formal consultation with: Airport owners and managers, private airport operators, general aviation pilots, ports, and the aviation division of the department of transportation. All proposed and adopted plans and regulations shall be filed with the aviation division of the department of transportation within a reasonable time after release for public consideration and comment. Each county, city, and town may obtain technical assistance from the aviation division of the department of transportation to develop plans and regulations consistent with this section.

by this section may be adopted during the normal course of land-use proceedings.

This section applies to every county, city, and town, whether operating under chapter 35.63, 35A.63, 36.70, [or] 36.70A RCW, or under a charter.

Finding: The proposed amendment is within the urban growth area and is served by public facilities and services to support the proposed amendment at urban densities. The proposed change from Community Commercial (CC) to Urban Low Density Residential (R1-6) zoning would increase the existing housing stock in the county. The proposed amendment is located in an area of existing urban development surrounded by residentially zoned and developed land. The proposed change from commercial to urban low density residential zoning would allow for short-term employment opportunities in the construction sector by developing an unused piece of property, but would reduce longer-term commercial employment in the area. The increased short-term construction employment and the development of low-density housing stock in an appropriate location, given the County's need for housing, outweigh the expected impact to commercial employment opportunities.

Staff consulted the WSDOT aviation division and the owner of the Fly-For-Fun airport. The owner did not object to the proposed amendment with the condition that 1) Future property owners will not interfere with the operations of the airport; and 2) The county inform future property owners on the subject property that they will be residing next to an active airport and of the potential inconveniences that may be associated with living next to an airport. The existing airport is surrounded by low density residential development that has developed over the last 25 years. The proximity of the airport to the residential is less than ideal, however based on the history of development in the area, it is difficult to conclude that low density residential development is incompatible with the existing airport use.

Therefore, the proposed amendment is consistent with the State GMA Goals 1, 2, 3, and 4, and with WAC 365-196-410(2)(a)(iii)(B) Housing Goals and Policies and RCW 36.70.547.

Community Framework Plan

The Community Framework Plan (Framework Plan) provides guidance to local jurisdictions on regional land use and service issues. The Framework Plan encourages growth in centers, urban and rural, with each center separate and distinct from the others. The centers are oriented and developed around neighborhoods to allow residents to easily move through and to feel comfortable within areas that create a distinct sense of place and community. Community Framework Plan policies applicable to this proposal include the following:

Goal 2.0 states that the Housing Element is to "identify sufficient land for housing to accommodate a range of housing types and prices." [Framework Plan, page 13].

The following housing policies apply to the proposed action:

"2.1.0 Communities, urban and rural, should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries and to ensure an adequate supply of affordable and attainable housing." [Framework Plan, page 13]

"2.1.8 Housing strategies are to be coordinated with availability of public facilities and services, including human services." [Framework Plan, page 14]

Goal 9.0 states that the Economic Development Element is to "ensure that the type of economic development which occurs contributes to maintaining and improving the overall

quality of life in the county.” [Framework Plan, page 21]

The following Economic Development policies apply to the proposed action:

“9.1.0 Encourage a balance of job and housing opportunities in each urban center. Provide sufficient land for business as well as homes. Businesses within the community should provide a range of job types for the community’s residents.” [Framework Plan, page 21]

“9.1.4 Encourage appropriate commercial development in neighborhoods and rural centers that support the surrounding community.” [Framework Plan, page 21]

10.1.4. Establish development standards for higher densities and intensities of development along priority and high capacity transit corridors that encourage pedestrian, bicycle and public transit usage. [Framework Plan, page 22]

Finding: The subject site is within the urban growth area and located in an area of existing urban development surrounded by residentially zoned and developed land. While the Community Framework Plan encourages retention of employment land for commercial development, the Framework Plan also addresses the need for an adequate supply of housing at a range of prices. The one square mile area in the vicinity of the subject parcels is predominantly zoned Low Density Residential targeted at the middle of the housing market as outlined in the applicant’s economic analysis. The proposed amendment is consistent with the housing policies in the Community Framework Plan.

Countywide Planning Policies (CWPP)

The GMA, under RCW 36.70A.210, requires counties and cities to collaboratively develop Countywide Planning Policies (CWPP) to govern the development of comprehensive plans. The WAC 365-196-305(1) defines “the primary purpose of CWPP is to ensure consistency between comprehensive plans of counties and cities sharing a common border or related regional issues. Another purpose of the CWPP is to facilitate the transformation of local governance in the urban growth areas, typically through annexation to or incorporation of a city, so that urban governmental services are primarily provided by cities and rural and regional services are provided by counties.”

Policy 2.1 in the Housing Element states the following:

“2.1.1 The Comprehensive Plan of the county and each municipality shall identify sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing and group homes and foster care facilities. All jurisdictions will cooperate to plan for a “fair share” of the region’s affordable housing needs and housing for special needs population.

2.1.3 Link transportation and housing strategies to assure reasonable access to multi-modal transportation systems and to encourage housing opportunities in locations that will support the development of public transportation.

2.1.5 Link housing strategies with the availability of public facilities and public services.”

2.1.6 Encourage infill housing within cities and towns and urban growth areas.” [CWPP, page 72].

Finding: The proposed plan amendment and rezoning is consistent with policies in the Countywide Planning Policies. The subject sites are within the urban growth area and located in an area of urban development surrounded by residentially zoned and developed land. The proposal would provide more land for low density housing and could permit between five and seven dwelling units per acre.

Comprehensive Growth Management Plan 2015-2035 (2016 Plan)

The 20-Year Comprehensive Growth Management 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:

“Goal: Encourage more compact and efficiently served urban forms and reduce the inappropriate conversion of land to sprawling, low-density development.

1.3.1 Urban densities and uses may occur throughout the urban growth area if it is provided with adequate services. Development and redevelopment in the UGA should be strongly encouraged to occur in greater intensity in major centers, transit routes and other areas characterized by both existing higher density urban development and existing services.” [2016 Plan, page 46].

“Goal: Provide for diversity in the type, density, location, and affordability of housing throughout the county and its cities. Encourage and support equal access to housing for rental and homeowners and protect public health and safety.

2.2.2 Encourage a variety of housing types and densities, including mixed-use centers, services and amenities.” [2016 Plan, page 72].

Finding: The proposed amendment to change the zoning from Community Commercial to Urban Low Density Residential (R1-6) zoning would allow low-density residential use and permit between five and seven dwelling units per acre.

Conclusion: Criterion A has been met.

- B. The proponent shall demonstrate that the designation is in conformance with the appropriate locational criteria identified in the plan and the purpose statement of the zoning district. [CCC 40.560.010(G)(2)].**

Land Use Element (pg. 33)

Urban Low

This designation provides for predominantly single-family residential development with densities of between five and ten units per gross acre. Minimum densities will assure that new development will occur in a manner which maximizes the efficiency of public services. New development shall provide for connection to public sewer and water. Duplex and attached single-family homes through infill provisions or approval of a Planned Unit Development may be permitted. In addition, public facilities, churches, institutions and other special uses may be allowed in this designation if certain conditions are met. The base zones which implement this 20-Year Plan designation are the R1-20, R1-10, R1-7.5, R1-6 and R1-5 zones. The zones may be applied in a manner that provides for densities slightly higher than existing urban development, but the density increase should continue to protect the character of the existing area.

A. Purpose.

1. The R1-20, R1-10 and R1-7.5 districts are intended to:
 - a. Recognize, maintain and protect established low-density residential areas.
 - b. Establish higher densities where a full range of community services and facilities are present or will be present at the time of development.
 - c. Provide for additional related uses such as schools, parks and utility uses necessary to serve immediate residential areas.

Community Commercial (CC).

A commercial center area provides services to several neighborhoods in urban areas of Clark County and is implemented with the Community Commercial zone. New community commercial areas should generally be between 5 and 20 acres in size, spaced two to four miles from similar uses or zones, serve a population of 10,000 to 20,000, locate at minor or major arterial crossroads and serve a primary trade area between 2 to 4 miles. [2016 Plan, page 34].

Finding: The proposed comprehensive plan amendment and rezoning is consistent with surrounding land uses and is served by public sewer and water, and is in proximity to commercial services. Public open space and recreation opportunities are available to the east, northeast, and south at the Elementary school, Otto Brown and Hockinson Meadows Community Park and Tiger Tree park, respectively. The parcel is located along NE 152nd Ave. (a two-lane collector). The proposed amendment is in conformance with both the locational criteria in the comprehensive plan and the purpose of the proposed zoning district. In the vicinity of the proposed change, the surrounding parcels are zoned Urban Low with the exception of the Airport zoned property to the south. There are two commercial locations within a mile of the site, one at NE 137th Ave and Padden Parkway and the other at Ward Road and NE 162nd Ave.

Conclusion: Criterion B is met.

C. The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity. [CCC 40.560.010(G)(3)].

Finding: The proposed map amendment is suitable for the proposed designation. The site is approximately 7.5 acres and is located across the road from an elementary school and surrounded by similarly zoned residential properties. There is a large area within a mile of the site with R1-6 zoning but has very few parcels available for development. The applicant's analysis also indicates a higher concentration of market rate affordable housing. "...nearly 2/3 (65%) of the homes within one mile of the subject site are valued at between \$200,000 -\$400,000. This represents a more concentrated middle price point than is indicated by the 51% of owner occupied homes in the same price range throughout all of Clark County"

Conclusion: The site is suitable for the requested Urban Low Density Residential comprehensive plan designation with R1-6 zoning. Criterion C has been met.

D. The plan map amendment either; (a) responds to a substantial change in conditions applicable to the area within which the subject property lies; (b) better implements applicable comprehensive plan policies than the current map designation; or (c) corrects an obvious mapping error. [CCC 40.560.010(G)(4)].

The proposed land use amendment (b) better implements applicable comprehensive plan policies than the current land use designation. The applicant submitted an economic analysis on national and local commercial market trends, which state that there is a reduced demand for brick-and-mortar retail that is resulting from the rise of e-commerce. According to the applicant, many retail properties, both developed and undeveloped, are suffering from this market trend. The economic analysis also indicates the size and location of the site is not well suited or situated to attract a commercial development. The site is on a collector with relatively low traffic volumes. Within less than a mile, there are two commercial developments with a former Albertsons and other retail establishments on NE 137th Ave. and Padden Parkway and the other at NE 162nd Ave and Ward Road, which the analysis indicates "have remaining space offering the appeal of higher traffic counts and with more urban residential development extending in all directions than the subject property which is more at the edge of the UGA". The analysis also indicates that "residents of the NE 152nd Ave corridor have substantial shopping opportunities available within an approximately 2-4 mile distance with existing or potential new retail development – via more heavily traveled corridors to the south and west."

Rezoning these lands for low density residential development would help address the need for more housing. R1-6 zoning is compatible with other nearby land uses, and is consistent with the way the area is developing with residential uses.

Conclusion: The proposed land use amendment (b) better implements applicable comprehensive plan policies than the current land use designation. The need for residentially zoned land to develop housing would better implement the comprehensive plan policies than maintaining this parcel as Community Commercial. Criterion D has been met.

- E. Where applicable, the proponent shall demonstrate that the full range of urban public facilities and services can be adequately provided in an efficient and timely manner to serve the proposed designation. Such services may include water, sewage, storm drainage, transportation, fire protection and schools. Adequacy of services applies only to the specific change site. [CCC 40.560.010(G)(5).**

Finding: The full range of urban public facilities and services are available to serve residential uses at the site. The site is in the Vancouver Urban Growth area. Water and sewer service in this area is provided by the City of Vancouver. Future development of all lots in the urban area will be required to provide a separate stormwater system at the time of development. The site is in the Evergreen School District. The site is currently in the C-Tran service area and is served by Fire District 5. Public open space and recreation opportunities are available across at York Elementary school, to the southeast at Tiger Tree Park and to the northeast at the Hockinson Meadows Community Park. Otto Brown park to the northeast is also under construction. The Transportation Impact Analysis shows a decrease in trips as a result of this request from 2,462 daily trips in Community Commercial zoning to 538 daily trips in the R1-6 zoning, a decrease of 1,924 trips per day.

The site is located adjacent to the Fly for Fun Airport to the south. See discussion above.

Conclusion: Criterion E has been met.

RECOMMENDATION AND CONCLUSIONS

Based on the information and the findings presented in this report, staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to Clark County Councilors with the condition that a plat note to alert any purchaser of any future lot be added as a condition of approval through the subdivision review process.

The following table lists the applicable criterion and summarizes the findings of the staff report for CPZ2019-00002. 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 All Map Changes		
A. Consistency with GMA & Countywide Policies	YES	
B. Conformance with Location Criteria	YES	
C. Site Suitability and Lack of Appropriately Designated Alternative Sites	YES	
D. Amendment Responds to Substantial Change in Conditions, Better Implements Policy, or Corrects Mapping Error	YES	
E. Adequacy/Timeliness of Public Facilities and Services	YES	
Recommendation:	APPROVAL	

Transportation Impact Analysis

Annual Review Case: CPZ 2019-00002 NE 152nd Avenue

Introduction

This report provides a transportation analysis of the proposed comprehensive plan amendment and zone change. The report identifies the likely localized and general transportation impacts and shows how applicable adopted transportation policies have or have not been met by the applicant's proposal. Subsequent development will need to comply with applicable county development regulations, including standards governing the design of access and those that ensure transportation system concurrency.

Requested Amendment

The applicant is requesting to amend the Comprehensive Plan designation and zoning for the following parcel: 154246-000 (7.56 acres). The applicant proposes a comprehensive plan designation of Urban Low Density Residential (UL) with zoning of Residential (R1-6). The change would be from a comprehensive plan designation and zoning of Commercial and Community Commercial (CC) to Urban Low Density Residential (UL) comprehensive plan designation with Residential (R1-6) zoning. The subject site is 7.56 acres and located south of NE 93rd Street, east of NE 150th Avenue, and west of NE 152nd Avenue. NE 93rd Street & NE 150th Street are two-lane rural local roadways. NE 152nd Avenue is classified as a two-lane collector (C-2).

Summary of Transportation Impact Findings

The proposed Comprehensive Plan map amendment is located in unincorporated area of Clark County. The applicant conducted a traffic impact analysis to evaluate the impacts to the transportation system as a result of the proposed map amendment. The applicant's analysis found that the transportation system will function at or below Clark County standards. However, the analysis concluded that one specific intersection will require a future signal, regardless of this proposal.

NE 152nd Avenue/NE 99th Street is an unsignalized intersection. To evaluate the future need of a signal at the intersection, Clark County Code relies on the Manual on Uniform Traffic Control Devices (MUTCD), which requires a signal warrant analysis. The transportation analysis demonstrates that re-designating and rezoning the property to a comprehensive plan designation of Urban Low Density Residential (UL) is consistent with county transportation policies. The proposed land use change would not significantly impact the transportation system. The transportation impact analysis shows that:

- The accepted Level-of-Service (LOS) for unsignalized intersections of regional significance per Title 40 Concurrency is LOS "E" [CCC 40.350.020.G.1.c].
 - The 20-year projected buildout for NE 99th St. at NE 152nd Ave. is LOS F for both A.M. & P.M. peak periods. [152nd Ave, Annual Review Rezone Traffic Impact Study, page 15].
- Accepted Level-of-Service for individual movements at each signalized intersection of regional significance in the unincorporated county area shall not exceed an average of two (2) cycle lengths or two hundred forty (240) seconds of delay (whichever is less). [CCC 40.350.020.G.1.b]

- The 20-year projected buildout for NE Padden Parkway at NE 152nd Ave. is 40 seconds and LOS D. [NE 152nd Ave. Annual Review Rezone Traffic Impact Study, page 15].
- Preliminary Signal Warrant Analysis
 - Based on the preliminary analysis of the unsignalized intersection of NE 99th St. at NE 152nd Ave., a traffic signal is needed at this intersection by the 2039 planning year with the existing zoning and the proposed zone change. [152nd Ave, Annual Review Rezone Traffic Impact Study, page 14].
- The maximum volume to capacity ratio for each roadway segment shall not exceed nine-tenths (0.9), when measured independently for each direction of travel. [CCC 40.350.020.G.1.a].
 - The 20-year projected roadway segment on NE 152nd Ave. from NE 99th St. to NE Padden Parkway is 1.29 in the A.M. peak, and 1.18 in the P.M. peak. [NE 152nd Ave. Annual Review Rezone Traffic Impact Study, page 16].
 - The existing zoning buildout is expected to generate 19 daily, 1 A.M. peak hour (0 ingress, 1 egress), and 2 P.M. peak hour (1 ingress, 1 egress) net new trips.
 - [152nd Ave, Annual Review Rezone Traffic Impact Study, page 15].
- The existing CC zoning is estimated to generate 2,462 daily, 142 A.M. peak hour (126 ingress, 16 egress), and 248 P.M. peak hour (116 ingress, 132 egress) net new trips. [152nd Ave, Annual Review Rezone Traffic Impact Study, page 8].
- The proposed R1-6 zoning is estimated to generate 538 daily, 64 A.M. peak hour (25 ingress, 39 egress), and 75 P.M. peak hour (42 ingress, 33 egress) net new trips. [152nd Ave, Annual Review Rezone Traffic Impact Study, page 8].
- The proposed comprehensive plan and rezone is expected to generate 1,924 less daily, 78 less A.M. peak hour (minus 101 ingress, 23 egress), and 173 less P.M. peak hour (minus 74 ingress, minus 99 egress) net new trips. [152nd Ave, Annual Review Rezone Traffic Impact Study, page 8].

Estimates of daily, A.M. peak hour, and P.M. peak hour trips generated by the build out of the existing and proposed zonings were developed from rates published in “Trip Generation, 10th Edition” (Institute of Transportation Engineers (ITE), 2017). Existing: Office Park AM peak hour trip rate is 1.44, PM peak hour trip rate is 1.07 (ITE code 750); Shopping Center AM peak hour trip rate is 0.94 (ITE code 820), PM peak trip hour rate is 3.81. Proposed: Single-Family Detached Housing AM peak hour trip rate is 0.74 (ITE code 210), PM peak hour trip rate is 0.99. Day Care Center AM peak hour trip rate is 11.00 (ITE code 565), PM peak hour trip rate is 11.12. [152nd Ave, Annual Review Rezone Traffic Impact Study, Appendix].

Finding: The proposed plan designation and zoning amendment will result in a net decrease in future trip generation potential of the study site. The zone change may be considered a down-zone with regard to traffic intensity of “Existing Zoning Build-Out” and 2039 “Proposed Zoning Build-Out”.

It will have no significant impact on the operation of area streets and intersections since it does not result in an increase in the peak hour or daily trip generation potential of the site. The intersection at NE 152nd Ave. and NE 99th St. will need to be improved to safely accommodate growth in the region. The map amendment and zone change will reduce the demand for a signal at the NE 152nd Ave./NE 99th St. intersection, as residential developments generate less stress on the transportation system than the current commercial zoning.

Compliance with Clark County Transportation Policy

The following Framework Plan transportation policies (from the 20-Year Comprehensive Growth Management Plan 2015-2035) are relevant to this application:

Community Framework Plan

Goal 5.0 Transportation states that “the Transportation Element is to implement and be consistent with the Land Use Element. The *Community Framework Plan* envisions a shift in emphasis of transportation systems from private vehicles to public transit (including high-capacity transit,) and non-polluting alternatives such as walking and bicycling. The following policies are to coordinate the land use planning, transportation system design and funding to achieve this vision.” [Framework Plan, page 17]. The following transportation policy applies to the proposed action:

“5.1.4 To reduce vehicle trips, encourage mixed land use and locate as many other activities as possible to be located within easy walking and bicycling distances from public transit stops.” [Framework Plan, page 17].

“5.1.7 Establish regional level-of-service (LOS) standards for arterials and public transportation that ensure preservation of the region’s (rural and urban) mobility while balancing the financial, social and environmental impacts.” [Framework Plan, page 17].

“5.1.8 Encourage a balanced transportation system and can be maintained at acceptable level-of-service.” [Framework Plan, page 18].

Findings: The applicant’s traffic study demonstrates that the proposed plan amendment will significantly reduce trips and improve the surrounding transportation system. The proposed Comprehensive Plan map amendment is consistent with the Community Framework Plan Goals and Policies.

Countywide Planning Policies (CWPP)

The GMA, under RCW 36.70A.210, requires counties and cities to collaboratively develop Countywide Planning Policies (CWPP) to govern the development of comprehensive plans. The WAC 365-196-305(1) defines “the primary purpose of CWPP is to ensure consistency between comprehensive plans of counties and cities sharing a common border or related regional issues. Another purpose of the CWPP is to facilitate the transformation of local governance in the urban growth areas, typically through annexation to or incorporation of a city, so that urban governmental services are primarily provided by cities and rural and regional services are provided by counties.”

Policy 5.0.4 states “The state, MPO/RTPO, county and the municipalities shall, to the greatest extent possible, establish consistent roadway standards, level-of-service standards and methodologies and functional classification schemes to ensure consistency throughout the region.” [CWPP, page 151].

Policy 5.0.8 states “The state, local municipalities, MPO/RTPO and local municipalities shall work together to establish a regional transportation system which is planned, balanced and compatible with planned land use densities; these agencies and local municipalities will work together to ensure coordinated transportation and land use planning to achieve adequate mobility and movement of goods and people.” [CWPP, page 151].

Findings: The intersection of NE 99th St. at NE 152nd Ave. is projected to operate at LOS F under the 2039 planning horizon during both the morning and evening peak hours, regardless of whether the proposed zone change is implemented. However, with full development under the proposed R1-6 zoning, it is projected that overall intersection delays will decrease during both peak hours than if the property would fully developed under the CC zoning. The proposed Comprehensive Plan amendment and zone change reduces the future trip generation potential, and helps improve the mobility and movement of goods and people. Therefore, the proposed amendment is consistent with the applicable Countywide Planning Policies.

Comprehensive Growth Management Plan 2015-2035 (2016 Plan)

The 20-year Comprehensive Growth Management Plan contains many specific policies between the land use and transportation elements. In addition to the policies adopted by all local jurisdictions, the County has adopted transportation goals policies specific to areas within County jurisdiction.

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

5.1 System Development Policy

5.1.2 County Road Projects and transportation improvements are proposed through development agreements shall be consistent with the current adopted Clark County Road Standards, Arterial Atlas, 2010 Clark County Bicycle and Pedestrian Master Plan, Concurrency Management Systems, RTC’s Regional Transportation Plan and the Washington Transportation Plan. [2016 Plan, page 152].

5.1.3 Performance standards for the regional arterial system and transit routes shall direct growth to urban centers.” [2016 Plan, page 152].

“Goal: Optimize and preserve the investment in the transportation system.

5.3 System Preservation Policies

5.3.1 Development projects shall adhere to minimum driveway access spacing standards along arterial and collector streets to preserve the capacity of the transportation system. The county shall work with Washington State Department of Transportation to ensure that minimum access spacing standards for state highways are maintained [2016 Plan, page 154].

5.3.3 The county shall extend the life of existing roadways through a timely maintenance and preservation program. [2016 Plan, page 154].

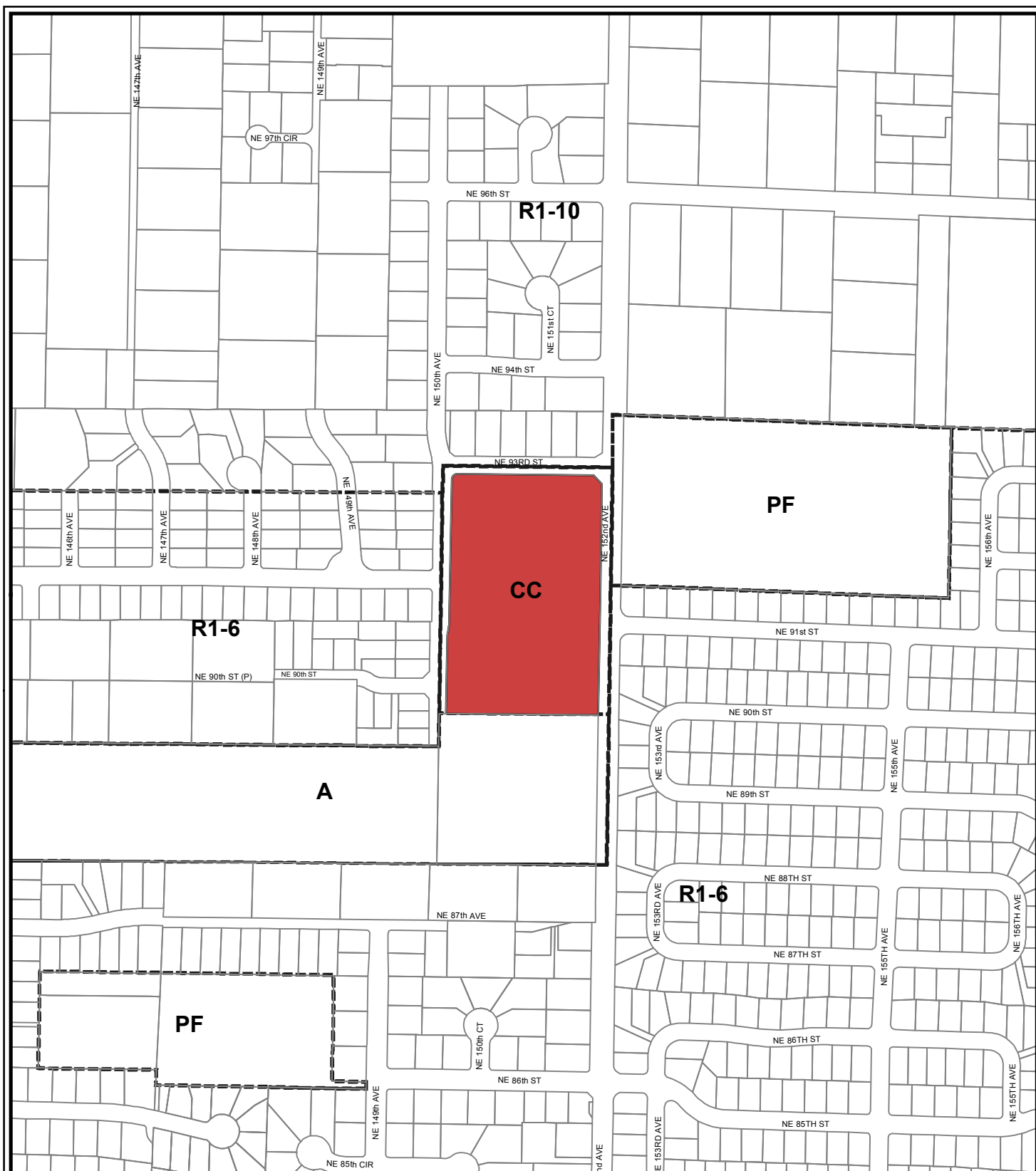
5.3.5 The local street system shall be interconnected to eliminate the need to use collector or arterial street for internal local traffic.” [2016 Plan, page 154].

Finding: The proposed plan designation and zoning amendment applies to urban land uses with the urban transportation system, ensuring consistency with the transportation system development and preservation. The roadway segment of NE 152nd Ave. between NE 99th St. and NE Padden Parkway is projected to operate with a volume to capacity ratio in excess of 0.9 by the 2039 planning horizon with full development under the proposed zoning. Clark County’s 2019 – 2024 Transportation Improvement Program includes a planned project (Project #5) to

improve this segment to a 2-lane collector with bike lanes and sidewalks. This project will improve safety, mobility and traffic circulation. The proposed plan designation and zoning amendment is consistent the applicable Comprehensive Plan Goals and Policies.

RECOMMENDATION AND CONCLUSIONS

The transportation analysis demonstrated that the transportation impacts from this proposed land use change will not negatively degrade the transportation system. The proposed Comprehensive Plan and zoning amendment application CPZ2019-00002 is consistent with all applicable Clark County transportation policies, including the Community Framework Plan, Countywide Planning Policies, and Comprehensive Growth Management Plan. Staff finds that the proposed comprehensive plan amendment and rezone of the subject parcel **meets compliance** with the Clark County Transportation Policy.



File # CPZ2019-00002, SN 154246000
T2N R2E Sec 02
Preliminary Land Division

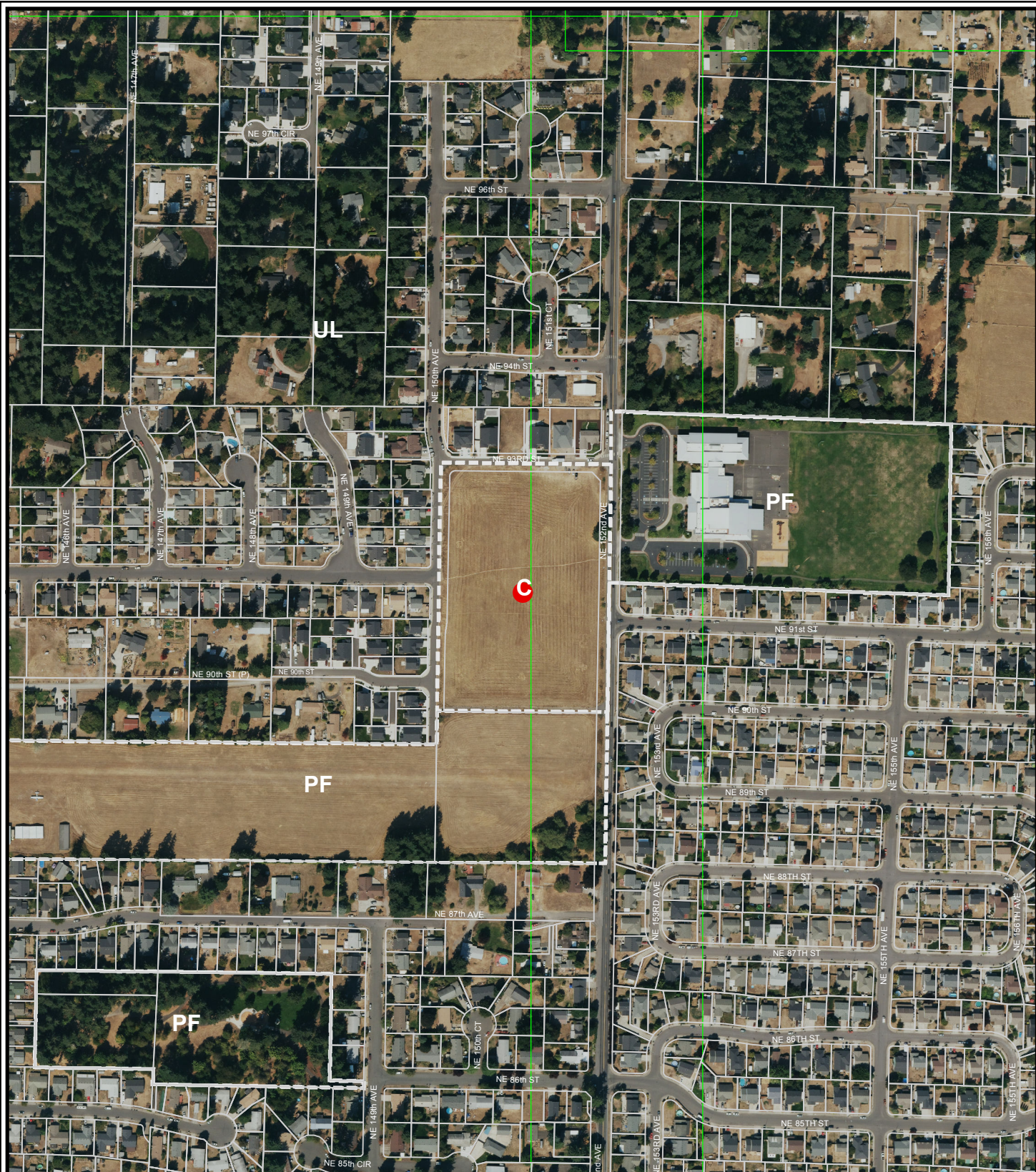
Owner: TSR INVESTMENTS LLC



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Geographic Information System
Printed on: May 23, 2019
Project: e:\usr_proj\xxOrdID226163_257147\AnnRev1.mxd ()

- Subject Property
- Zoning Boundary
- Mining Combining District
- Contingent Zoning
- Urban Holding-10
- Urban Holding-20



File # CPZ2019-00002, SN 154246000
T2N R2E Sec 02
Preliminary Land Division

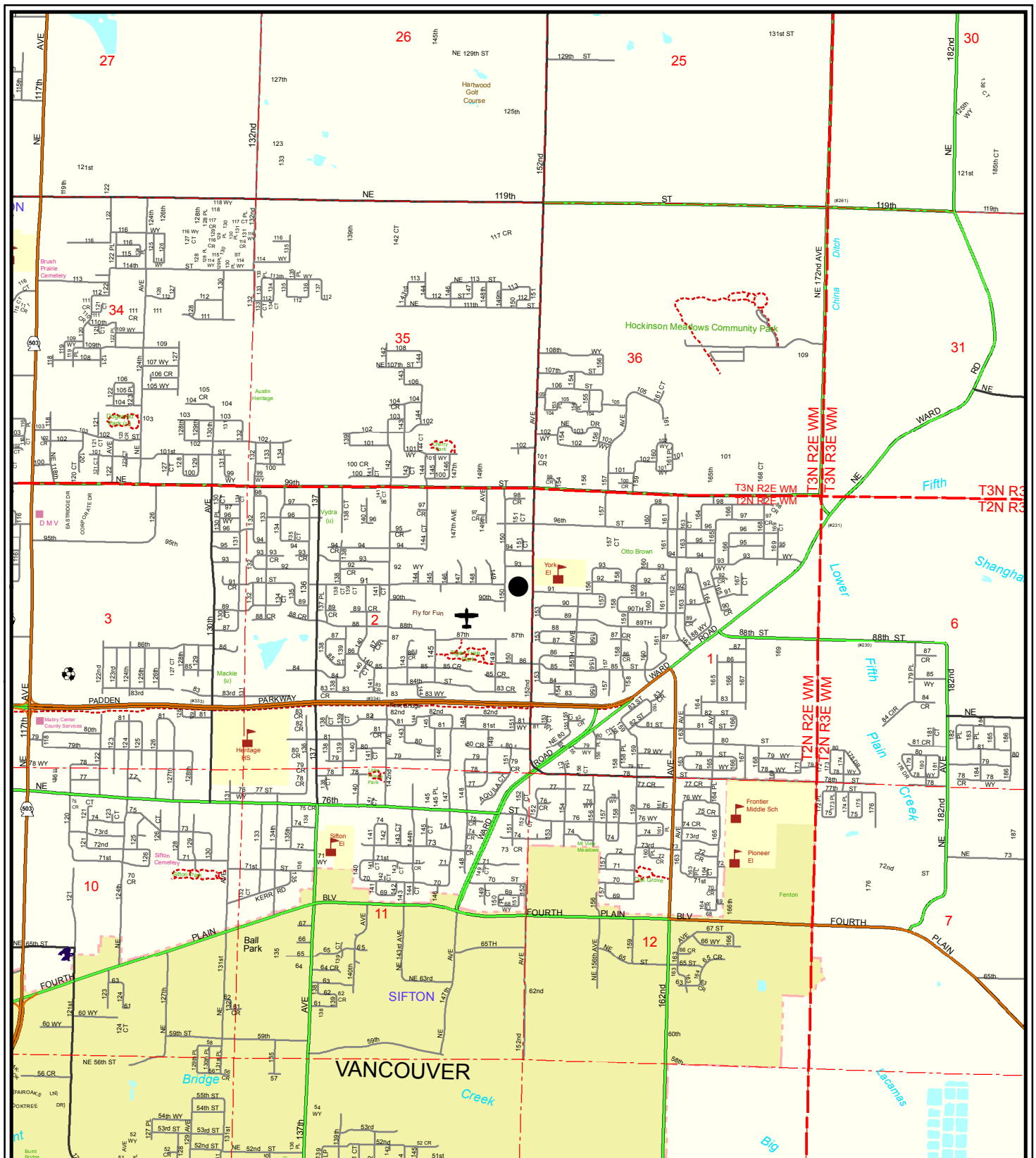
Owner: TSR INVESTMENTS LLC



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Geographic Information System
Printed on: May 23, 2019
Project: e:\usr_proj\xxOrd\ID226163_257147\AnnRev2.mxd ()

- Subject Property Location
- Comp Plan Boundary
- Mining
- Industrial Reserve
- Columbia River Gorge N.S.A.



File # CPZ2019-00002, SN 154246000
 T2N R2E Sec 02
 Preliminary Land Division

Owner: TSR INVESTMENTS LLC

● Subject Property Location



Geographic Information System
 Printed on: May 23, 2019
 Project: e:\usr_proj\xxOrd\226163_257147\AnnRev3.mxd ()

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



**Washington State
Department of Transportation**

Aviation Division
7702 Terminal St SW
Tumwater, WA 98501
360-709-8015 / FAX: 360-709-8009
Toll Free: 1-800-552-0666
TTY: 1-800-833-6388
www.wsdot.wa.gov

May 03, 2019

Jose Alvarez
Clark County Community Planning
1300 Franklin Street
Vancouver WA 98660

Dear Mr. Alvarez,

Thank you for the opportunity to comment on your proposed development and changes to the Clark County Comprehensive Plan to develop the property adjacent to the Fly-For-Fun airport.

The Growth Management Act (GMA) recognizes public use general aviation airports as essential public facilities and requires cities and counties to **discourage** incompatible land uses adjacent to them through their comprehensive plan policies and development regulations (RCW 36.70.547 and RCW 36.70A.200). The encroachment of incompatible land uses upon Washington state airports diminishes their ability to function as essential public facilities and often leads to operational impacts and closures.

WSDOT feels that the current impacts of residential development in close proximity to the Fly-For-Fun airport have had detrimental effects on the airport and any future development could impede the full functions of the airport and pose a hazard to the public. Although the airport owner does not have an issue with the proposed development, it is still within our best interests to protect the public from incompatible land uses. If the proposal is adopted, then it is suggested that an aviation easement is placed on the title for the property to inform the buyer of the existence of aviation operations near the property.

Again, we appreciate the opportunity to offer written comments and am available for any questions or concerns you may have. Please don't hesitate to contact me at 360-709-8019 or wrightp@wsdot.wa.gov.

Sincerely,

Patrick T. O. Wright
WSDOT Aviation Division

From: [Wiser, Sonja](#)
To: ["Bob Cosgrove"](#)
Cc: [Alvarez, Jose](#)
Subject: RE: CPZ2019-00002 NE 152nd Ave rezone
Date: Tuesday, June 4, 2019 3:47:11 PM

Thanks Bob

From: Bob Cosgrove [mailto:bob.cosgrove@countryfinancial.com]
Sent: Tuesday, June 04, 2019 3:47 PM
To: Wiser, Sonja
Subject: CPZ2019-00002 NE 152nd Ave rezone

CAUTION: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Sonja,

I won't be able to make the public meeting so I thought I would comment via this email:

I live on the north edge of this property at 15006 NE 93rd St. I am in favor of the proposed rezoning. Just 15 blocks to the west is a very under utilized commercial area. It is the old Albertsons complex at 137th avenue and Padden Parkway. We also have a Walmart close by, Walgreens, Y-Mart, storage facilities galore, etc. Residential looks like the most sensible use to me as all surrounding properties are residential except the grade school across the street. Of course I would love to see 10,000 foot lots but I assume current land use regulations and the economic realities of development would prevent that.

Thanks for considering my opinion.

Respectfully,

Bob Cosgrove

Bob Cosgrove, LUTCF
Country Financial Representative
6405 NE 116th Ave #105
Vancouver, WA 98662
(360) 256-0532 - Phone
(360) 260-1446 - Fax

COUNTRY Trust Bank®
1705 N Towanda Ave, PO Box 2020
Bloomington, IL 61702-2020
tel (800) 422-8261

Not FDIC Insured * No Bank Guarantee * May Lose Value

Securities Products Offered by
COUNTRY® Capital Management Company
1705 N Towanda Ave, PO Box 2222

Bloomington, IL 61702-2222
tel (866) 551-0060
Member FINRA and SIPC

THIS EMAIL AND ANY FILES TRANSMITTED WITH IT ARE CONFIDENTIAL AND ARE INTENDED SOLELY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHOM THEY ARE ADDRESSED. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Any inadvertent receipt by you of confidential information shall not constitute a waiver of confidentiality. The sender disclaims liability for error or omissions in the content of this message that arise as a result of email transmission. If you have received this email in error, please return immediately to the sender and delete this copy from your system. Thank you for your cooperation..



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341*

June 6, 2019

Jose Alvarez, Planner III
Clark County
Community Development Department
PO Box 9810
Vancouver, WA 98666-9810

Dear Jose Alvarez:

Thank you for the opportunity to comment on the determination of nonsignificance for the Riverview Asset Management & Trust Comprehensive Plan and Zoning Amendments Proposal (CPZ2019-00003) located at 10512 Northeast 152nd Avenue as proposed by Jordan Ram PC for Riverview Asset Management and Trust. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**SHORELANDS & ENVIRONMENTAL ASSISTANCE:
Rebecca Rothwell, Wetlands/Shorelands Specialist (360) 407-7273**

Ecology recommends that wetlands and buffers be placed in a separate tract so that future development will not encroach into critical areas. Alternatively, future subdivision of the parcels should be done so that development will avoid wetlands and buffers.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Chris Montague-Breakwell (360) 407-6364**

The following comments from Ecology's Water Quality Program apply towards any future development on the subject area of this proposal.

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - [Application](#). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(MLD:201902758)

cc: Rebecca Rothwell, SEA
Chris Montague-Breakwell, WQ
Jordan Ramis PC (Proponent)



June 12, 2019

Clark County Planning Commission
PO Box 9810
Vancouver, WA 98660-9810

SUBJECT: City of Vancouver testimony for June 20 Clark County Planning Commission, in opposition to 152nd Avenue TSR and River View Asset rezone proposals located along 152nd Avenue in the Vancouver Urban Growth Area

Chair Morasch, Vice Chair Barca, and Commissioners Grimwade, Johnson, Swindell and Torres:

Thank you very much for the opportunity to comment on these proposals. We face similar conversion requests ourselves, and appreciate the challenges of evaluating current residential demand in today's hot market against longer term commercial and employment potential as our communities are building out.

These two proposals appear to be among the few remaining sites zoned for employment, retail and services within a large and growing portion of the northeast Vancouver UGA that has been developed almost exclusively with single family homes, many in recent years. More homes are likely in the future as vacant and underutilized residential lands in the area are developed. Traffic will increase from these developments, and from growth in Vancouver and Battle Ground, along and adjacent to the 152nd Avenue corridor that connects the two cities. Any future expansions of the Vancouver or Battle Ground UGAs in this general area would further add to long term development (see attached map). The City of Vancouver has no immediate plans for annexation, but current zoning decisions can have significant impacts on areas intended to become part of the City in the future, by enabling development that lasts for decades. Our specific comments are below, which follow similar concerns raised with prior proposals at the sites, and at the pre-application stage for the current applications:

- 1. 152nd Avenue TSR – Community Commercial to Single Family Residential R1-6 on 7.7 acres at NE 152nd Avenue and 93rd Street**

The TSR site appears to be the only commercially zoned property in the VUGA east of 137th Avenue and north of the Padden Parkway and Ward Road, and one of the largest undeveloped single CC or GC parcels anywhere in the VUGA north of Padden Parkway. The proposed TSR rezone would result in a modest loss of long term jobs and revenue, and may permanently force residents in large portions of northeast VUGA into lengthy commercial or employment commutes on roads which will only become more congested over time as development continues. We are not familiar with the interpretive history of County standards, but effectively requiring 2-4 mile minimum trips when other options might exist does not appear intended by the County Comprehensive Plan. County Plan policy 1.4.1 directs interrelated uses to locate near each other, including frequently used commercial activities and employers, and the residential areas they serve. Policy 1.4.7 also calls for higher intensity uses to locate near streets served by transit, which this site is. Page 34 of the County Plan describes the Community Commercial zones as generally spaced 2 to 4 miles apart, but this appears to be a general description applying to that individual zoning district only, not a goal that *all* commercial zones or activities be spaced that far apart in urban areas. The County Plan also contains descriptions of the Neighborhood Commercial, General Commercial and Mixed Use zones and their generally envisioned spacing, but none of these zones are applied anywhere in the VUGA east of 137th Avenue.

To be clear, the site and surrounding area are not likely to develop as a classic urban pedestrian commercial node. However, potentially foreclosing future possibilities for locating employment, shopping, dining, and services near existing residential areas may not be advisable, unless the site is clearly not viable for commercial development. While the site has some current commercial and employment limitations, it also appears to have some strengths over the mid-to long term:

- 152nd Avenue corridor traffic and commercial demand will likely increase with ongoing residential build-out in VUGA, Battle Ground and Vancouver. The fact that the site has not developed thus far is relevant but not determinative, as commercial development often follows existing housing.
- In terms of size the property is the same as the commercial portion requested by a developer of a larger residential site in a rezone approved by Vancouver last year at 15306 Fourth Plain Blvd.
- The site is buffered from nearby residences by roads on three sides and an airport on the fourth, lessening potential incompatibilities.
- The site is also served by the C-Tran #72 bus with 30-minute peak hour intervals, increasing workforce accessibility.
- Even without further growth, there are approximately 14,000 persons living within a mile of the site today, according to the applicant's market study, which is roughly the population of the City of Washougal. In addition, local households are considerably younger, wealthier, and better educated than countywide averages, with an estimated total annual buying power of \$250 million. See pages 10 and 6. In the VUGA north of the site's one mile radius are additional persons and potential shoppers.

As with other commercial properties, the rise of e-commerce poses challenges and brick and mortar stores will not return to the position they were in 20 years ago. However, commercial

zoning allows a range of dining, commercial services and other uses, and within the retail sector the magnitude of longer term change is uncertain.

We understand there is a possibility the applicant may choose to develop the site for RV storage if the current commercial zoning is maintained. If so there would be limited benefit to the surrounding area, but unlike a single family subdivision, RV storage could be readily redeveloped in the future as conditions change, and would likely not foreclose long term options.

If the property is converted to residential zoning, we would suggest considering devoting part of it to multi-family housing, which appears to entirely absent near the site, and anywhere in the VUGA east of 137th Avenue. As with the issue of commercial spacing, housing in the VUGA should not be expected to look just like the City of Vancouver, but some balance should be provided to meet the needs of the local population.

2. Riverview Asset Management – Business Park to R-10 with a strip of CC on 60 acres at 152nd Avenue north of 102nd Street.

The 60-acre site is one of the larger potential employment sites in the County, and the current BP zone allows a range of office, industrial, and supporting commercial uses. The 60-acre site is mostly bordered by roads, undeveloped properties also zoned BP, or large lot rural homesites, so potential incompatibilities between future employment or commercial development and surrounding uses would be limited.

The City of Vancouver supported the County's 2017 denial of the applicant's previous conversion proposal on this site, as well as the comment letter from the Columbia River Economic Development Council (CREDC), which was appropriately described during the 2017 County Council discussion as cautionary. The revised application includes a 6-7 acre commercial strip within the 60- acre site, but arguments that the larger site is unviable for long term employment do not seem to be supported by the evidence in our view:

- Lack of adequate transportation access is cited in the applicant's study on page 2 as an obstacle, but no studies or examples are provided to better understand this assertion, and there is no response to counterfactual examples cited by County staff in 2017 during the previous review of employment developments in Camas that have no better access.
- The study also provides no response to concerns raised by the Council as well as staff in 2017 that conversion of the proposal site would make it more difficult to develop the 20-acre property to the north also zoned Business Park.
- Lack of nearby commercial uses to support employment is also cited, despite the 6-7 acres of new commercial land now proposed on the site itself, or the fact that the current BP zone would allow supporting commercial uses even without the rezone.

We support the current County staff recommendation to deny the revised application. If the property is substantially converted to residential zoning, we would suggest it include some multi-family, which appears completely absent near this site as well as anywhere in the VUGA east of

137th Avenue. It could also include smaller lot single family housing as proposed by the applicant previously. In the R-10 zone now proposed, the median value of a newly developed homesite in the unincorporated VUGA last year was \$505,000, according to a review of assessor data. These prices are likely well beyond the reach of most County residents, and are \$150,000 more than the median values in the R1-5 zone in the VUGA.

Thank you again for the opportunity to comment on these proposals. Again, given the shortage of available land for employment, services and retail in the northeast portion of the VUGA, and the County-wide shortage of large lot employment sites, we would not suggest changing direction as proposed while the overall area is still developing. We appreciate that a strategy of patience places some demand on the property owners. In this case County GIS records indicate the properties have changed hands in recent years, long after the zoning was established, suggesting property owners were aware of the zoning designations involved.

Unfortunately none of our staff involved in this review are available on June 20th, so we will not be able to testify in person at the Planning Commission hearing. We do plan to testify before the County Council however. Don't hesitate to contact us if there are questions in advance of the Commission hearing. Primary staff is Bryan Snodgrass, bryan.snodgrass@cityofvancouver.us, 360-487-7946.

Sincerely,

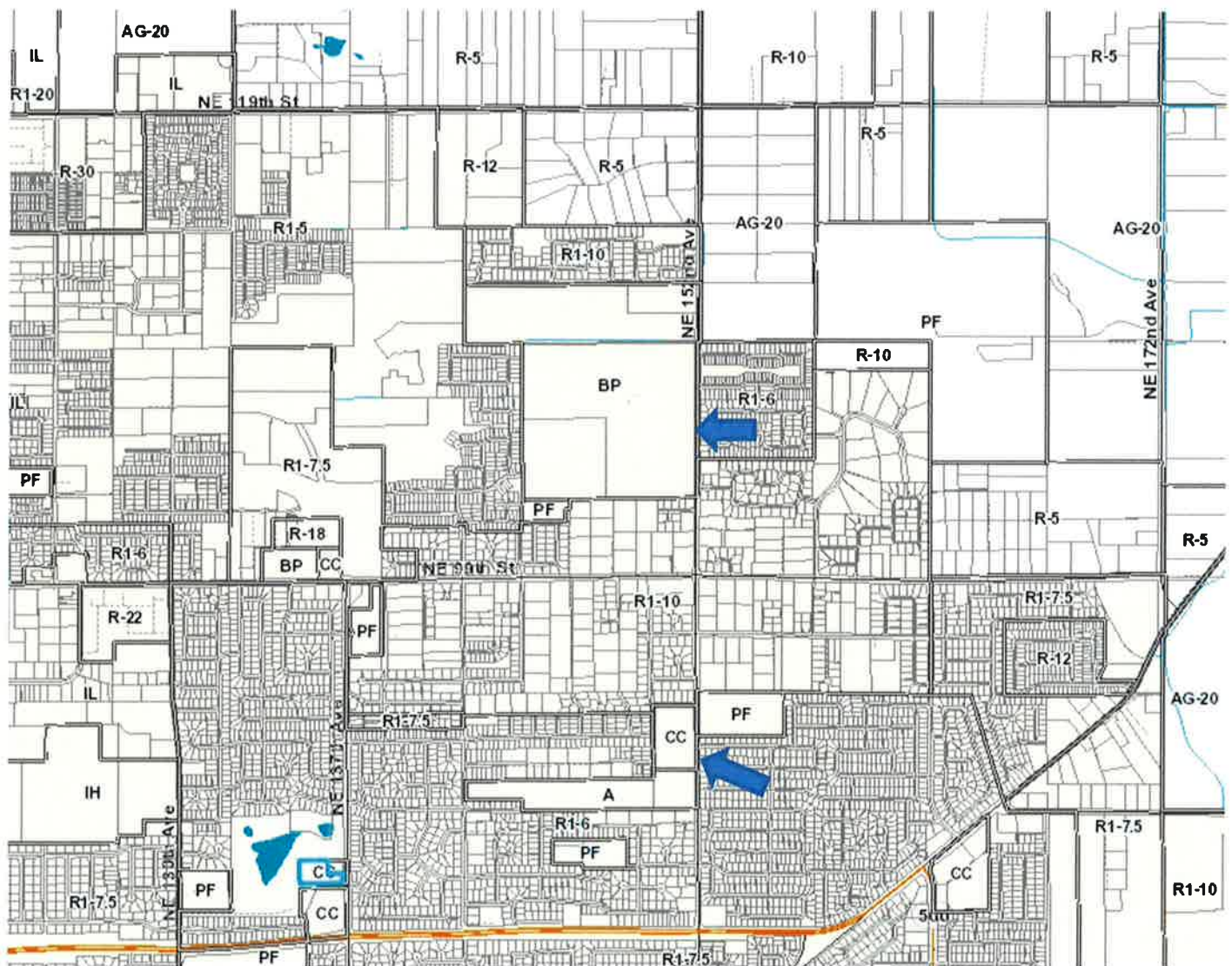
A handwritten signature in black ink, appearing to read "Chad Eiken", written in a cursive style.

Chad Eiken, AICP, Director

Community and Economic Development Department

chad.eiken@cityofvancouver.us

Northeast Vancouver Urban Growth Area Zoning





DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: CPZ2019-00002 NE 152nd Ave. Amend the comprehensive plan and zoning from Commercial (CC) to Urban Low (R1-6)

Proponent: TSR Investments, LLC

Location of proposal, including street address, if any: 9000 NE 152nd Ave,
Vancouver, WA

Lead Agency: Clark County, Washington

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Comments must be submitted by: June 6, 2019

Responsible Official: Oliver Orjiako

Position/title: Director

Address: **RE: SEPA Comments**

Clark County Community Planning
1300 Franklin Street; 3rd Floor
P.O. Box 9810
Vancouver, WA 98666-9810

Date: 5-7-19

Signature: Oliver Orjiako

The staff contact person and telephone number for any questions on this review is Jose Alvarez, Planner III, (564) 397-4898.

For other formats, contact the Clark County ADA Office at ADA@clark.wa.gov.

6. State Environmental Review (SEPA)

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

NE 152nd Avenue TSR Property

2. Name of applicant:

TSR Investments LLC.

3. Address and phone number of applicant and contact person:

Applicant:

TSR Investments LLC.

PO Box 1900

Battle Ground, WA 98604

Gary Rademacher

garyr@tapani.com

360-687-1148

Contact:

AKS Engineering & Forestry, LLC.

9600 NE 126th Ave, Suite 2520

Vancouver, WA 98682

Seth Halling

sethh@aks-eng.com

360-882-0419

4. Date checklist prepared:

January 21, 2018

5. Agency requesting checklist:

Clark County

6. Proposed timing or schedule (including phasing, if applicable):

The applicant intends to have the annual review and zone change review process completed to allow the comprehensive plan map change and zone change to be enacted in January of 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes, the applicant plans to develop a single-family subdivision after the completion of the annual review and zone change.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A geotechnical investigation and report, Level 1 Site Evaluation, and Archaeological Predetermination were completed in 2017 with a previous land use application for the site. No additional environmental information will be prepared for this application.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Yes. The site as Final Site Plan and Final Engineering approval for a self-storage facility through Clark County (DEV2017-00125).

10. List any government approvals or permits that will be needed for your proposal, if known.

Annual Review for Comprehensive Plan Map Change and Zone Change Application.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The subject site has a gross area of approximately 7.68 acres. The applicant proposes to change the existing Comprehensive Plan Map designation of Commercial to Urban Low Density Residential, which would include a land use zone change from Community Commercial to R1-6 Residential.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Address: 9000 NE 152nd Avenue, Vancouver, WA 98682

Abbreviated Legal: NE 1/4, Sec 02, T2N, R2E, WM.

Clark County parcel ID#'s: 154246-000

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): **Flat** rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The site is generally flat with an area of slopes up to 10% along the west edge of the site.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the USDA NRCS web soil survey, soils on site consist of Lauren Gravelly loam (0 to 8 percent slopes) (LgB-100%).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No surface indications or history of unstable soils on site or in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This application is for an Annual Review and Zone Change. No grading is proposed with this application.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No erosion will occur with this application. Future construction activities that will occur under other applications that can result from this application could

have erosion in the form of silt transfer and dust blow-off. Erosion potential will be minimized by utilizing best management practices for erosion control.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

None.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

No construction is proposed with this application; therefore, no measures are proposed.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None with this application. Once the zone change has been completed, it is anticipated that a subdivision will be built. During site development and building construction, there will be exhaust emissions from construction equipment. Once construction is completed, air emission will be limited to automobile exhaust from vehicles entering and leaving the site.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

No impacts are proposed with this application; therefore, no measures are proposed. With any future construction the applicant will comply with applicable code and best management practices.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. ... ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Existing runoff is infiltrated and dispersed within the vegetation on site. No new runoff will be created as a result of this application. Any future construction project will determine how to best manage on-site stormwater.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials are proposed to enter ground or surface waters as part of this application.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Existing runoff is infiltrated and dispersed within the vegetation on site. No new runoff or changes to existing drainage patterns will occur as a result of this application. Any future construction project will determine how to best manage on-site stormwater and maintain no impact to drainage patterns in the vicinity.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

No impacts are proposed with this application; therefore, no measures are proposed.

4. Plants

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☐ shrubs
☒ grass
☐ pasture
☒ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed as a result of this application. Any future construction will remove all vegetation from the site.

c. List threatened and endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No landscaping is proposed with this application. Any future project will install landscaping meeting the requirements of Clark County Code and using some native plan material.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan Blackberry.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: rodents, rabbits
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

Yes, Pacific Flyway for waterfowl.

d. Proposed measures to preserve or enhance wildlife, if any:

None with this application. Landscape installed with future project will meet the requirements of Clark County Code and use some native plant material. New landscape will provide greater diversity for wildlife than the existing vegetation on site.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

No energy needs will result from this application; however, electricity will be available for the energy needs of future development.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No environmental hazards will be associated with this application. Any future application that leads to construction will have environmental health hazards limited to standard risks associated with construction and occupancy of the development.

1) Describe any known or possible contamination at the site from present or past uses.

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None as part of this application. Any future application that leads to construction will have typical construction materials such as: gas, diesel, oil, etc.

4) Describe special emergency services that might be required.

No special emergency service needs will be created with this application.

5) Proposed measures to reduce or control environmental health hazards, if any:

No impacts will be created with this application; therefore, no measures are proposed.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None known.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

No noise will occur as a result of this application. Any future application that involves construction will have short-term construction noise that will occur during daylight hours, with typical neighborhood vehicular noise occurring in the long term.

3) Proposed measures to reduce or control noise impacts, if any:

No impacts are proposed with this application; therefore, no measures are proposed. Any future application that involves construction will require equipment to have muffled exhaust and construction hours will be restricted to those approved by Clark County.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently used for farming hay. Adjacent uses are residential to the north, southeast, and west, a public school to the northeast and an airport to the south. The proposed project is not anticipated to affect adjacent land uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No, the site is not currently in a farmland tax status.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

There are no on-site structures.

d. Will any structures be demolished? If so, what?

N/A

e. What is the current zoning classification of the site?

CC

f. What is the current comprehensive plan designation of the site?

C

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

No project is proposed, no people will reside or work on site as a result of this application. Since this application is to change from a commercial zone to a residential zone (R1-6) it is assumed that between 82 and 119 people will reside in a completed project depending on final density.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

No displacements are proposed with this application; therefore, no measures are proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Proposed measures include approval through the Clark County Annual Review and Zone Change application process. Any future development will also be approved through Clark County, following the appropriate review process for a proposed project.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Proposed measures include approval through the Clark County Annual Review and Zone Change application process. Any future development will also be approved through Clark County, following the appropriate review process for a proposed project.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No units will be provided with this application. A subdivision that could result from an approved zone change could conceivably provide between 31 and 45 new middle-income housing units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

No impacts are proposed with this application, or will occur with a future application; therefore, no measures are proposed.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed with this application. There is no maximum allowed building height for the community commercial zone and maximum building height in the R1-6 zone is 35 feet.

b. What views in the immediate vicinity would be altered or obstructed?

No known views will be obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:

No aesthetic impacts are proposed with this application; therefore, no measures are proposed.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No lighting is proposed with the application.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

c. What existing off-site sources of light or glare may affect your proposal?

None known.

d. Proposed measures to reduce or control light and glare impacts, if any:

No lighting impacts are proposed with this application; therefore, no measures are proposed.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Tiger Tree neighborhood park is located approximately 0.20 miles southwest of the subject site. There is a private airport located on the parcel to the south of the site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No impacts on recreation are proposed with this application; therefore, no measures are proposed. Park impact fees will be paid with a future residential development resulting from the approval of this application.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

A predetermination survey was conducted on the subject site in 2017 and was submitted to DAHP for review. No artifacts were discovered by the applicant's archaeologist.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A predetermination survey was conducted on the subject site in 2017 and was submitted to DAHP for review.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No impact or loss are proposed or anticipated with this application. The applicant will follow the recommendations of the predetermination report and DAHP.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is bordered by NE 152nd Avenue to the east, NE 93rd Street to the north, and NE 150th Avenue to the west. No project is proposed with this application; therefore, no access is proposed.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There is a C-Tran bus stop for route 72 along the site's frontage on NE 152nd Avenue.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No improvements will be required with this application. A residential development that would result from approval of this application will provide half width improvements for NE 152nd Avenue, NE 93rd Street, and NE 150th Avenue. A

subdivision will also have construction of internal streets to serve all proposed lots.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not use air transportation, however, there is an airport located on the parcel to the south of the subject site.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

No use is proposed with this application; therefore, no trips will be generated as a result. Any future development will be required to submit a traffic study as part of the subdivision application requirements.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

No transportation impacts are proposed with this application; therefore, no measures are proposed. Any future development will be required to pay transportation impact fees.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No, there is no project proposed with this application. Any future development would require an incremental increase in the need for public services directly related to the total number of lots proposed in the development.

b. Proposed measures to reduce or control direct impacts on public services, if any.

No public services impacts are proposed so no measures are proposed. Any future development will pay the appropriate impact fees.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electrical: Clark Public Utilities

Refuse: Waste Connections

Telephone: Century Link

Sanitary Sewer: Vancouver

Public Water: Vancouver

Natural Gas: NW Natural

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision

Signature: 

Name of signee: Seth Halling

Position and Agency/Organization: Project Manager / AKS Engineering

Date Submitted: 1/23/2019

D. Supplemental sheet for nonproject actions

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal to change from Commercial zoning to Urban Low Density Residential is unlikely to greatly increase discharge to water or emissions to the air. The existing commercial zone would allow a project with similar amounts of impervious surface and traffic trips as an allowed project under the proposed residential zone. It is likely that the noise level for a residential development would be less than that of a commercial development. It is not anticipated there will be any increase to storage or release of toxic or hazardous substances. Any proposed development, commercial or residential, will need to go through the County's site plan or subdivision application respectively, thus meeting state and local code.

Proposed measures to avoid or reduce such increases are:

As no increases are anticipated from the zone change, no specific measures are proposed. Future development will collect and treat any runoff from the developed site, and discharge at rates approved by Clark County Code.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The existing land is used for hay field with one large evergreen tree on site. Any future development will remove all existing vegetation. Minimal animal habitat will be removed. There are no fish or marine life on or near the site.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Landscaping will be proposed with any future site development. Any landscape proposed will increase the available habitat in the form of trees and shrubs.

3. How would the proposal be likely to deplete energy or natural resources?

Any future development of the site will require additional energy use. A change from commercial to residential zoning is not likely to greatly increase the energy needs of a completed project. It is not likely that a residential project would deplete natural resources.

Proposed measures to protect or conserve energy and natural resources are:

No measures are proposed or required at this time. Possible measure could include the use of energy efficient building materials and local sourcing of materials as much as is practicable during future development of the site. The use of solar panels is another option that could be considered.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Tiger Tree park is located approximately 0.2 miles south of the site. It is likely that a change from Commercial zoning to Residential zoning will increase the use of the park facility. If the site is rezoned residential, park impact fees will be paid when future homes are constructed. Tiger Tree Park is a neighborhood park designed to serve the surrounding community. There is also an airport immediately south of the site. The future construction of buildings on the property could have an impact on the airport. Any future development, commercial or residential, will need to submit notice of structure height to the Federal Aviation Administration. No other environmentally sensitive areas or areas designated for governmental protection will be affected.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Any future development will be required to pay park impact fees. Any building or structure will need to be approved by the FAA to ensure no impacts to the adjacent airport.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal will change the allowed land uses from commercial to residential. This would allow land uses that are consistent with the surrounding existing residential and airport uses. There are no shorelines associated with the property.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Land use impacts will be reduced by requiring all future projects to go through applicable land use review processes with Clark County.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

A traffic memo was completed by Lancaster Engineering on January 17, 2019. The memo states that the zone change from community commercial to residential will decrease the peak hour and average weekday trip potential for the site, therefore decreasing demand on the transportation system.

Any future development installed under the current or proposed zones will increase the demand on public services and utilities. The zone change to residential will likely increase the potential demand on public services over the existing potential with the commercial zone. It is unknown at this time what that increase would be.

Proposed measures to reduce or respond to such demand(s) are:

Any future development will install all public utilities required within the development, as well as pay all applicable impact fees for the utilities and public services.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal will not conflict with any laws or requirements for protection of the environment.

From: [Wiser, Sonja](#)
Bcc: "Roger Entreklin"; "Jerry Winters"; "Gene Eckhardt"; "Chris Chandler"; "Development Review"; "Randy Kline"; "Robert Hubenthal"; "SEPA Notifications"; "Bruce Williams"; "Jason Lyon"; "Barbara Meisenheimer"; "Justin Keeler"; "Denny Kiggins"; "City Parks and Recreation"; "Dunaway, Jon"; "Eiken, Chad"; "Erin Erdman"; "Sandra Bennett"; "Jennifer Halleck"; "Lisa Cartwright"; "Christie BrownSilva"; "E.Elaine Placido"; "Berg, Jo Anne"; "Nick Redinger"; "Lisa Renan"; "Carol Levanen"; "Sean McGill"; "Christie BrownSilva"; "Patty Boyden"; "James Howsley"; "Jeff Barsness"; "Neil Chambers"; "Roger Entreklin"; "Richard Till"; "Ken Burgstahler"; "Steve Stuart"; "Redline, Tina"; "Judy Bumbarger-Enright"; "Wuanita Herron"; "County Reporters"; "Ike Nwankwo"; "Kevin Jolma"; "Pam Mason"; "Paul Scarpelli"; "David, Lynda"; "Eric Eisemann"; "Mark R. Feichtinger"; "Brent Grening"; "Ken Hadley"; "James Howsley"; "John Karpinski"; "Joe Arndt"; "Vicki Fitzsimmons"; "David Taylor"; "Cook, Christine"; "Marc Krsul"; "Jeff Carothers"; "Bridget Schwarz"; "Snodgrass, Bryan"; "Ron Onslow"; "Port of Vancouver"; "Randall Printz"; "Randall Printz"; "Jennifer Keene"; "Milada Allen"; "Cnty Health CPH LandUse"; "Albrecht, Gary"; "Messinger, Rebecca"; "Public Library City of Camas"; "Bobby Burns"; "Christy Finnie"; "Terry Smith"; "Barb Cabe"; "Ila Stanek"; "CCAR"; "SWCA"; "Nick Swinhart"; "Cgrustue BrownSilva"; "Bill Bjerke"; "Larry Knight"; "Hansen, Steve (Public Works)"; "John Peterson"; "Suzanne Grover"; "J Eldridge"; "Carlson, Linda"; "Susan Steinbrenner"; "Eldred, Chris"; "John Nohr"; "Carnes, Mike"; "s wall"; "Latasha Miller"; "Russell Knutson"; "Mike Bomar"; "David Gilroy"; "Patti Lundgren"; "Lua Stanek"; "Ricky Frasier"; "Andrew lundgren"; "Leroy Ward"; "Houston Aho"; "Amber Carter"; "Mark Ross"; "Sorenson, Scott"; "Guy Moura"; "Jon Meyer"; "Dan Penn"; "Kate Valdez"; "Johnson Meninick"; "David Powell"; "Jordan Mercier"; "Teara Farrow"; "Carey Miller"; "Bambi Rodriguez"; "Dave Burlingame"; "Nathan Reynolds"; "Cecile Hansen"; "David Brownell"; "Kevin Lyons"; "Bill White"; "Laura Murphy"; "Aaron Miles"; "Keith Pat Baird"; "Jackie Wall"; "Annette Bullchild"; "George Swanaset Jr."; "Stormy Purser"; "Brandon Reynon"; "Jeffrey Thomas"; "Doug Woodruff"; "Justine James"; "Jackie Ferry"; "Norma Joseph"; "Ben Joseph"; "Earl Davis"; "Kris Miller"; "Steve Mullen"; "adam Osbekoff"; "Earngy Sanstrom"; "Randy Anrahamson"; "Rhonda Foster"; "Danny K Marshall"; "Shawn Yanity"; "Kerry Lyste"; "Dennis Lewarch"; "Joseph Jefferson"; "Larry Campbell"; "Theresa Trebon"; "Richard Young"; "Rex Buck"; "Scott Schuyler"; "Vicki Fitzsimmons"; "Stephan Abramson"; "Don Hardy"; "Lynn Valenter"; "Roy Johnson"; "Barbara Murray"; "Vial, Dave"; "Green, Jerry External"; "Mike Means"; "Robin Shoal"; "Robert Whittam"; "Ken Handley"; "Ken Berg"; "Larry Jennings"; "Charlene Nelson"; "Judith Perez"; "Mitch Kneipp"; "Phil Bourquin"; "Ryan Mackinster"; "Todd Horenstein"; "Eric Temple"; "Joe Steinbrenner"; "Kathy Neary"; "Nathan McCann"; "Mary Templeton"; "Jennifer Halleck"; "Dave Holmes"; "Denny Waters"; "Heidi Rosenberg"; "Sue Steinbrenner"; "Tyson Vogeler"; "Joe Steinbrenner"; "Sandra Yager"; "Tim Brewer"; "Jode Goudy"; "Woodland School District #404"; "Steven T. Webb"; "Steven Manlow"; "Nisqually Indian Tribe"; "Chehalis Tribal Council"; "KPDx Fox 49"; "Columbia River Inter-Tribal Fish Commission"; "Chinook Nation/Indian Country"; "Guardino, Corrie"; "Teresa Torres"; "Jackson, Mike"; "Mark Collier"; "Confederated Tribes of Warm Springs"; "Confederated Tribes of Grand Ronde"; "Cowlitz Indian Tribe"; "Dave Socolofsky"; "SEPA REVIEW"; "Ransom, Matt"; "Robert Maul"; "Brooks, Gordon"; "Marnie Allen"; "Stacey Shields"; "Dennis R. Dykes"; "Eric Fuller"; "David Ripp"; "Klug, Rob"; "McCall, Marilee"; "Kent C. Landerholm"
Subject: DNS - CPZ2019-00002 N.E. 152nd Avenue
Date: Thursday, May 16, 2019 8:12:13 AM
Attachments: [DNS - CPZ2019-00002 NE 152nd Avenue.pdf](#)

CPZ2019-00002 NE 152nd Ave. - A proposal to amend the comprehensive plan and zoning from Commercial (CC) to Urban Low (R1-6) on 7.68 acres.
Comments are due by Thursday, June 6, 2019
More Information can be viewed on the following link:
<https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>



Sonja Wiser
Program Assistant
COMMUNITY PLANNING

360.397.2280 ext 4558





February 11, 2019

Gary Rademacher
TRS Investments
PO Box 1900
Battle Ground, WA 98604

RE: **CPZ2019-00002 NE 152nd Ave**

Dear Mr. Rademacher,

Annual Review applications receive two levels of review to ensure that they are fully complete before County staff begins its review of the specific proposals. The first is the "Counter Complete" review, which is done at the time of submittal and ensures that the application includes all the major items required in the Clark County Code (e.g. Application Form, Developer's GIS Packet, etc.). The second review is the "Fully Complete" review, which checks that the required major items and sub-components are addressed in the submitted materials. Submittal of any additional information required to be submitted, as noted within the Pre-Application Conference Summary Report, is also confirmed at this time.

County staff has completed the "Fully Complete" review for **CPZ2019-00002 NE 152nd Ave** for parcel number(s) 154246000. Your application has been deemed **Fully Complete**.

Upon receipt of this letter, please submit an electronic copy (CD, flash drive) of the fully complete submittal to the 1st Floor Permitting Services Counter, 1300 Franklin Street, Vancouver, WA 98668. This electronic copy of your complete application must be delivered to Community Planning **within seven (7) calendar days from the date on this letter.**

Once the electronic copy has been received, the formal comment and review process will begin. In order to allow for agency review and preparation of materials for public hearings scheduled in the spring, it is important that you submit the electronic copy to the county by the above date. It should be noted that staff has not reviewed the application submittal for compliance with the relevant comprehensive plan policies and code criteria, and that additional items may arise during the application review that may require further clarification.

If you have questions regarding submittal requirements, please contact me at (564) 397-4898 or via e-mail at Jose.Alvarez@clark.wa.gov.

Sincerely,

Jose Alvarez, Planner III
Community Planning



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

04/03/2019

Mr. Jose Alvarez
Planner II
Clark County
1300 Franklins Street
Post Office Box 9810
Vancouver, WA 98666-9810

Sent Via Electronic Mail

Re: Clark County--2019-S-20--60-day Notice of Intent to Adopt Amendment

Dear Mr. Alvarez:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed amendment to the comprehensive plan and zoning map on 7.68 acres from Commercial with Community Commercial zoning to Urban Low with R1-6 zoning.

We received your submittal on 04/01/2019 and processed with the Submittal ID 2019-S-20. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 05/31/2019.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Ike Nwankwo, (360) 725-2950.

Sincerely,

Review Team
Growth Management Services



THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2019-S-20

Submittal Date Time: 04/01/2019

Submittal Information

Jurisdiction Clark County
Submittal Type 60-day Notice of Intent to Adopt Amendment
Amendment Type Comprehensive Plan Amendment

Amendment Information

Brief Description

Proposed amendment to the comprehensive plan and zoning map on 7.68 acres from Commercial with Community Commercial zoning to Urban Low with R1-6 zoning.

☐ Yes, this is a part of the 8-year periodic update schedule, required under RCW 36.70A.130.

Planning Commissions Date 06/20/2019

Board of County Commissioners Date 12/17/2019

Anticipated/Proposed Date of Adoption 02/20/2020

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	Maps for Commerce.pdf	04/03/2019 10:56 AM
Correspondence	CPZ2019-00002 NE 152nd Ave.msg	04/03/2019 10:56 AM
Supporting Documentation or Analysis	gms-review-60day-notice.doc	04/03/2019 10:56 AM

Contact Information

Prefix Mr.
First Name Jose
Last Name Alvarez
Title Planner II
Work (360) 397-2280 Ext 4898
Cell
Email Jose.Alvarez@clark.wa.gov

☐ Yes, I would like to be contacted for Technical Assistance.

Certification

Entered by Linda Weyl on 4/3/2019 10:54:22 AM

Intake Received Date	04/01/2019
Full Name	Jose Alvarez
Email	Jose.Alvarez@clark.wa.gov

From: [Lebowsky, Laurie](#)
To: ["george2880@comcast.net"](mailto:george2880@comcast.net)
Cc: [Albrecht, Gary](#); [Alvarez, Jose](#); [Lebowsky, Laurie](#)
Subject: Fly for Fun
Date: Friday, March 8, 2019 2:07:36 PM
Attachments: [2016 Aerial Map.pdf](#)

Hi George,

You and I spoke on the phone on Wednesday March 6th regarding the proposed land use change near Fly for Fun.

The owner wants to change the land use designation from Community Commercial to Residential on approximately 6,000 square foot lots.

I have attached an aerial map and the property where the land use change is proposed is outlined in white.

We have a state requirement to consult the owner and operators of an airport if the county has a proposal to change the land use designation nearby.

I talked to you about scheduling a meeting with yourself, the users or operators of your airport, aviation staff from the Washington Department of Transportation, and Clark County staff regarding the proposed land use change.

I am confirming that you said that it would be difficult to organize that meeting because not many operators are left and some of those operators do not live in the area.

You said the best thing to do is a phone call.

Do you want to have a conference call? Can you email me some dates in the last few weeks of March that would be good? Would you prefer a phone call during the day or in the evening?

Thank you.



Laurie Lebowsky
Planner III
COMMUNITY PLANNING

360.397.2280 ext 4544





Department of Commerce

Notice of Intent to Adopt Amendment 60 Days Prior to Adoption

Indicate one (or both, if applicable):

- ☒ **Comprehensive Plan Amendment**
☐ **Development Regulation Amendment**

Pursuant to RCW 36.70A.106, the following jurisdiction provides notice of intent to adopt a proposed comprehensive plan amendment and/or development regulation amendment under the Growth Management Act.

Jurisdiction:	Clark County
Mailing Address:	1300 Franklin St
Date:	April 1, 2019
Contact Name:	Jose Alvarez
Title/Position:	Planner III
Phone Number:	564.397.4898
E-mail Address:	Jose.Alvarez@clark.wa.gov
Brief Description of the Proposed/Draft Amendment: <i>If this draft amendment is provided to supplement an existing 60-day notice already submitted, then please provide the date the original notice was submitted and the Commerce Material ID number located in your Commerce acknowledgement letter.</i>	<i>Proposal to amend the comprehensive plan and zoning map on 7.68 acres from Commercial with Community Commercial zoning to Urban Low with R1-6 zoning.</i>
Is this action part of the scheduled review and update? <i>GMA requires review every 8 years under RCW 36.70A.130(4)-(6).</i>	Yes: ____ No: <u> X </u>
Public Hearing Date:	Planning Commission: June 20, 2019 County Council: December 17, 2019
Proposed Adoption Date:	February 12, 2020

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). **We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce.** If you experience difficulty, please contact reviewteam@commerce.wa.gov

NAME	STREET	CITY	STATE	ZIP
ALEXANDER ROBERT S & ALEXANDER ELIZABETH A	15300 NE 89TH ST	VANCOUVER	WA	98682
AUSBORN SCOTT & AUSBORN LORI	15308 NE 90TH ST	VANCOUVER	WA	98682
BELL STEVEN E & BELL ANITA C TRUSTEES	14900 NE 90TH ST	VANCOUVER	WA	98682
BIERE CURTIS & BIERE JUANITA	9206 NE 150TH AV	VANCOUVER	WA	98682
BINDER CRAIG A & BINDER SUZANNE E	9116 NE 150TH AV	VANCOUVER	WA	98682
BUNCH DOUGLAS & BUNCH DEBRA	9405 NE 152ND AV	VANCOUVER	WA	98682
BUZALSKY BERNARD & BUZALSKY VALERIE	15304 NE 90TH ST	VANCOUVER	WA	98682
CAMBRON SANDRA	PO BOX 984	CAMAS	WA	98607
CLARK COUNTY CLEAN WATER PROGRAM	PO BOX 9810	VANCOUVER	WA	98666
CONNELL DALE D & CONNELL JEANNE	12 CHAPARRAL RD	TROUT LAKE	WA	98650
COSGROVE ROBERT & FOSTER-COSGROVE HEATHER	6405 NE 116TH AV #105	VANCOUVER	WA	98662
DACIO ANTONIO	15200 NE 91ST ST	VANCOUVER	WA	98682
DANILOV ALEXEI & DANILOV ANA	9010 NE 150TH AV	VANCOUVER	WA	98682
EVERGREEN SCHOOL DIST #114 - YORK ELEMENTARY	PO BOX 8910	VANCOUVER	WA	98668
FAIMALIE SAPATI & FAIMALIE PENINA	15301 NE 91ST ST	VANCOUVER	WA	98682
FICK BRIAN K & FICK DEBORAH L	15205 91ST ST	VANCOUVER	WA	98682
FLEMING JAMES & FLEMING DEBRA	14813 NE 90TH ST	VANCOUVER	WA	98682
FOURNIER BRUCE F	15204 NE 91ST ST	VANCOUVER	WA	98682
FROHMADER BETH	PO BOX 116	BRUSH PRAIRIE	WA	98606
GOODS DEE M	15300 NE 91ST ST	VANCOUVER	WA	98682
GRANT RODNEY & GRANT MERRY	14903 NE 91ST ST	VANCOUVER	WA	98682
HAMILTON DOUGLAS W & HAMILTON SUSAN E	9615 NE 144TH CT	VANCOUVER	WA	98682
HEIN TRACY D	15304 NE 89TH ST	VANCOUVER	WA	98682
HOEL EDWAD N & HOEL LAURA M	9108 NE 150TH AV	VANCOUVER	WA	98682
HOLBURA SERGIU & HOLBURA MELANIE	9318 NE 150TH AV	VANCOUVER	WA	98682
HOLCOMB ROBERT J & HOLCOMB KAREN A	15003 NE 94TH ST	VANCOUVER	WA	98682
HUNSINGER TRACI L & HUNSINGER BILL	16606 S REDLAND RD	OREGON CITY	OR	97045
INGERMAN KIMBERLY D	14909 NE 91ST ST	VANCOUVER	WA	98682
IZOITA ANDREY & IZOITA LARISA	15015 NE 94TH ST	VANCOUVER	WA	98682
JOHNSON MARC j & JOHNSON NASANYA M	14908 NE 90TH ST	VANCOUVER	WA	98682
KREITER CHARLES R & KREITER CAROL A	9203 NE 149TH AV	VANCOUVER	WA	98682
LATHAM VICTORIA & LATHAM EDWARD	8900 NE 153RD AV	VANCOUVER	WA	98682
LOPATIN GALINA A & LOPATIN MAKSIM V	3107 NE 166TH PL	VANCOUVER	WA	98682
MAFFIA ANDRE & MAFFIA SHANNYN	8912 NE 153RD AV	VANCOUVER	WA	98682
MALAR SHIRLEY	PO BOX 1050	BRUSH PRAIRIE	WA	98606
MANLEY GEORGE L	8807 NE 142ND AV	VANCOUVER	WA	98682
MARTINSON JACK L & MARTINSON JOYCE L TRUSTEES	PO BOX 1504	BRUSH PRAIRIE	WA	98606
MCGOWAN ANDREW M & MCGOWAN DARCY L	9311 NE 149TH AV	VANCOUVER	WA	98682
MEDIOLA ALVINA PAUL T & MEDNIOLA MARLENE ISABEL S	14919 NE 91ST STREET	VANCOUVER	WA	98682
MILLER DAVID & MILLER LISA	15007 NE 94TH ST	VANCOUVER	WA	98682
MONTGOMERY DARNELL	9113 NE 149TH AV	VANCOUVER	WA	98682
MUNDELL GARY	12115 NE 151ST ST	BRUSH PRAIRIE	WA	98606
NEALEY ERIN KATHLEEN	9002 NE 150TH AV	VANCOUVER	WA	98682
NGUYEN DANG & NGUYEN SHANNON	15309 NE 89TH ST	VANCOUVER	WA	98682
NGUYEN TINH	4027 E F ST	TACOMA	WA	98404
Occupant	14900 NE 90TH ST	VANCOUVER	WA	98682
Occupant	14913 NE 90TH ST	VANCOUVER	WA	98682
Occupant	14914 NE 90TH ST	VANCOUVER	WA	98682
Occupant	14915 NE 91ST ST	VANCOUVER	WA	98682
Occupant	14919 NE 91ST ST	VANCOUVER	WA	98682
Occupant	15006 NE 93RD ST	VANCOUVER	WA	98682
Occupant	15010 NE 93RD ST	VANCOUVER	WA	98682
Occupant	15100 NE 93RD ST	VANCOUVER	WA	98682
Occupant	15104 NE 93RD ST	VANCOUVER	WA	98682
Occupant	15108 NE 93RD ST	VANCOUVER	WA	98682
Occupant	15205 NE 91ST ST	VANCOUVER	WA	98682
Occupant	15208 NE 91ST ST	VANCOUVER	WA	98682
Occupant	8804 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	8904 NE 153RD AVE	VANCOUVER	WA	98682
Occupant	8908 NE 153RD AVE	VANCOUVER	WA	98682
Occupant	9104 NE 150TH AVE	VANCOUVER	WA	98682
Occupant	9107 NE 149TH AVE	VANCOUVER	WA	98682
Occupant	9114 NE 150TH AVE	VANCOUVER	WA	98682
Occupant	9119 NE 149TH AVE	VANCOUVER	WA	98682
Occupant	9214 NE 150TH AVE	VANCOUVER	WA	98682
Occupant	9301 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	9304 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	9405 NE 149TH AVE	VANCOUVER	WA	98682
OLIVER JAY G & OLIVER CATHERINE J	15101 NE 94TH ST	VANCOUVER	WA	98682
PACNORTH INVESTMENT CORP	2407 NE 46TH ST	VANCOUVER	WA	98663

PARK STEPHANIE	14907 NE 90TH ST	VANCOUVER	WA	98682
PAULSEN JOHAN P	9103 NE 149TH AV	VANCOUVER	WA	98682
PEINADO RICARDO O JR & PEINADO MECHELLE L	9006 NE 150TH AV	VANCOUVER	WA	98682
PEMBERTON CHRISTOPHER & PEMBERTON AMANDA M	9308 NE 150TH AV	VANCOUVER	WA	98682
PEREZ MARIA E & PEREZ RICARDO R	14602 SE RIVERCREST DR	VANCOUVER	WA	98683
PERRY ALICIA	8912 NE 150TH AV	VANCOUVER	WA	98682
POUNCEY ROBERT L	15002 NE 93RD ST	VANCOUVER	WA	98682
RICE MATTHEW & RICE ALEXANDRA	15305 NE 90TH ST	VANCOUVER	WA	98682
ROGERS ADAM E & ROGERS PAULA S	13110 NE 280TH CIR	BATTLE GROUND	WA	98604
SCHOELSSER DEREK A & SCHOELSSER JAIME A	15300 NE 90TH ST	VANCOUVER	WA	98682
SCHWENKER MICHAEL & SCHWENKER AMANDA	14911 NE 90TH ST	VANCOUVER	WA	98682
SEAVER ERIC & SEAVER AMY	9400 NE 150TH AV	VANCOUVER	WA	98682
SHCHUKIN LYUDMILA G	15305 NE 89TH ST	VANCOUVER	WA	98682
SLJIVAR IFRAIL & SLJIVAR SUVADA	8916 NE 150TH AV	VANCOUVER	WA	98682
SMITH MANUEL L & SMITH JILL D	15301 NE 89TH ST	VANCOUVER	WA	98682
STEARNS JILL	14906 NE 90TH ST	VANCOUVER	WA	98682
SURONEN MATTHEW E & SURONEN MARTHA C	15312 NE 90TH ST	VANCOUVER	WA	98682
TADESSE CHANYALEW T & TAFFESE ZEBENAYE A	9215 NE 149TH AV	VANCOUVER	WA	98682
TELLIGMAN ROBERT K	15301 NE 90TH ST	VANCOUVER	WA	98682
THOMPSON JAMES & THOMPSON MYKIYA	14902 NE 90TH ST	VANCOUVER	WA	98682
TSR INVESTMENTS LLC	PO BOX 1900	BATTLE GROUND	WA	98604
VELAZQUEZ ANTHONY & VELAZQUEZ PAULA	14904 NE 90TH ST	VANCOUVER	WA	98682
VETTER GLENN A & VETTER RENEE C	15201 NE 91ST ST	VANCOUVER	WA	98682
WILSON JEFFREY R & WILSON VALERIE J	14903 NE 90TH ST	VANCOUVER	WA	98682
XANKAR INVESTMENTS LLC	13023 NE HWY 99 STE 7-57	VANCOUVER	WA	98686
XIONG KAYLENE & MOUA CHER	15209 NE 91ST ST	VANCOUVER	WA	98682
YBARRA HENRY & YBARRA MICHELLE	8908 NE 150TH AV	VANCOUVER	WA	98682
MARILEE MCCALL	1300 FRANKLIN ST, 6th floor	VANCOUVER	WA	98666
COMMUNITY PLANNING C/O JOSE ALVAREZ	1300 Franklin St, 3rd floor	VANCOUVER	WA	98666

**NOTICE OF PUBLIC HEARING
CLARK COUNTY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Clark County Planning Commission will conduct a public hearing on **Thursday June 20, 2019, at 6:30 p.m.**, at the Public Services Center, 1300 Franklin Street, Hearing Room, 6th Floor, Vancouver, Washington to consider the following:

A. CPZ2019-00002 NE 152nd Ave.

A proposal to amend the comprehensive plan and zoning from Commercial (CC) to Urban Low (R1-6) on 7.68 acres.

B. CPZ2019-00003 Riverview Asset

A proposal to amend the comprehensive plan and zoning, on two parcels totaling 60 acres, from Industrial (BP) to Urban Low (R1-10) on 50 acres and Commercial (CC) on 10 acres.

C. Clark County Unified Development Code Amendments, CCC 40.370.010 (Sewerage Regulation) and CCC 40.210.010 (Resource and Rural Districts) as follows:

<i>Code Section</i>	<i>Description</i>
<i>40.370.010</i>	<i>Amend Title 40.370.010 (Sewerage Regulations) to allow extension of sewer to a school in the rural area.</i>
<i>40.210.010</i>	<i>Amend Title 40.210.010 (Resource and Rural Districts) to allow new cemeteries as accessory to an existing church in the FR-40 zone.</i>

Staff Contact: Jose.Alvarez@clark.wa.gov or (564) 397-4898

The staff report, related materials, and hearing agenda will be available 15 days prior to the hearing date on the county's web page at <https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>

Copies are also available at Clark County Community Planning, 1300 Franklin Street, 3rd Floor, Vancouver, Washington. For other formats, contact the Clark County ADA Office at ADA@clark.wa.gov, voice 564-397-2322, Relay 711 or 800-833-6388, Fax 564-397-6165.

Anyone wishing to give testimony at the hearing in regard to this matter should appear at the time and place stated above. Written testimony can be provided to the Clark County Planning Commission by e-mailing the clerk of the commission at Sonja.Wiser@clark.wa.gov or via US Postal Service to the Clark County Planning Commission, c/o Sonja Wiser, PO Box 9810, Vancouver, WA 98666-9810. Written testimony may also be submitted for the record during the hearing. Please ensure that testimony is received at least two (2) business days before the hearing if you would like staff to forward it to the Planning Commission before the hearing.



CLARK COUNTY WASHINGTON

COMMUNITY PLANNING

PO Box 9810 • Vancouver, WA 98666-9810

PRESORTED
STANDARD
US POSTAGE PAID
VANCOUVER, WA
PERMIT NO 130

Notice of public hearing

For other formats, contact the Clark County ADA Office

Voice 564.397.2322 / **Relay** 711 or 800.833.6388

Fax 360.397.6165 / **Email** ADA@clark.wa.gov



LAND USE AMENDMENT

NOTICE OF PUBLIC HEARING



CPZ2019-00002 NE 152nd Ave

LAND USE AMENDMENT

Notice of public hearing to consider the following



Clark County Planning Commission

PUBLIC HEARING

JUNE 20 2019 / 6:30 PM

Public Service Center

6th floor Hearing Room
1300 Franklin Street
Vancouver, WA



This hearing is part of the Annual Reviews and Dockets process under CCC chapter 40.560 to amend the 20-Year Growth Management Comprehensive Plan and Clark County Code (Title 40).

CPZ2019-00002 NE 152nd Ave.

An application has been submitted to amend the comprehensive plan and zoning maps from Commercial with Community Commercial zoning (CC) to Urban Low Density Residential with Residential (R1-6) zoning on parcel 154246000. This change would allow this parcel to develop into residential dwellings on 6,000 sq. ft. lots.

Map shows area of proposed change in blue.

PROPOSAL MATERIALS

Staff reports, related materials and hearing agenda can be accessed, online or in person, 15 days prior to the hearing date:

ONLINE

www.clark.wa.gov/planning-commission

IN PERSON

Public Service Center / Community Planning
1300 Franklin Street, 3rd Floor

STAFF CONTACT

Jose Alvarez, Planner III
jose.alvarez@clark.wa.gov
564.397.4898



AFFIDAVIT OF POSTING PUBLIC NOTICE

Project Name: NE 152nd Ave
Case Number: CPZ2019-00002
Hearing Date: September 17, 2019

POSTING

This is to certify that I, Jose Alvarez conspicuously posted signs in two places on August 30, 2019 that indicated the date, time and places of the hearing. These signs also included the case number(s), the nature and location of the proposal, and instructions for obtaining further information. The applicant's phone number was also included (if provided). These signs were posted at the following locations:

(Identify the nearest street, intersection, or address of adjacent property where the sign was posted.)

1. Southwest corner of ne 152nd Ave and NE 93rd

2. East side of intersection of NE 150th Ave and NE 91st
St.

3.

4.

5.

Signature

Date:

9/3/19

Return to Community Planning

Page 1 **of** 1