

**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](tel:564-397-2322), [Relay 711 or 800-833-6388](tel:800-833-6388), [Fax 564-397-6165](tel: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.

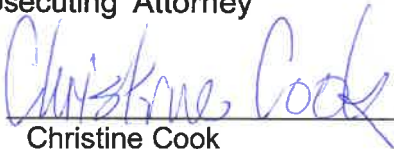
Approved as to Form only:

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
ADAMS BRIAN E & ADAMS LAURA L TRUSTEES	14320 NE 106TH ST	VANCOUVER	WA	98682
ALIYEV RAMEN & CHAKHALIDZE NAZIRA	10703 NE 144TH AV	VANCOUVER	WA	98682
ALLAN TERRANCE G TRUSTEE	10406 NE 153RD PL	VANCOUVER	WA	98682
ALLEN DEVIN R & ALLEN NATALIE	15300 NE 106TH ST	VANCOUVER	WA	98682
ANDERSON RAYMOND M & ANDERSON LISA M	10218 NE 154TH AV	VANCOUVER	WA	98682
ATKINSON ANDREW W & ATKINSON CRYSTAL T	10500 NE 153RD AV	VANCOUVER	WA	98682
AYERS JOHN M III & AYERS NATALIE	15100 NE 102ND ST	VANCOUVER	WA	98682
BAIAS ALEXANDRU & BAIAS ELENA	10201 NE 147TH AV	VANCOUVER	WA	98682
BARRY-PEBBLES TAMARA K	14310 NE 104TH ST	VANCOUVER	WA	98682
BATTLE GROUND SCHOOL DISTRICT #119	PO BOX 200	BATTLE GROUND	WA	98604
BENNETT MATT & BENNETT STEFANIE	10410 NE 153RD PL	VANCOUVER	WA	98682
BOYADJIAN JOHN O & BOYADJIAN SONIA TRUSTEES	10400 NE 153RD PL	VANCOUVER	WA	98682
BRACKEEN JOHN T & BRACKEEN SARAH E	10412 NE 153RD AV	VANCOUVER	WA	98682
BRUNER KARSTON M & BRUNER CLAIR E	15215 NE 108TH WAY	VANCOUVER	WA	98682
BURKS JAMES & BURKS SUZANNE	14323 NE 107TH ST	VANCOUVER	WA	98682
CABAC ALIONA & CABAC ARCADIE	15206 NE 102ND WAY	VANCOUVER	WA	98682
CALHOON BRUCE E & CALHOON DEANNA D	10408 NE 153RD PL	VANCOUVER	WA	98682
CLARK COUNTY CLEAN WATER PROGRAM	PO BOX 9810	VANCOUVER	WA	98666
CLARK REGIONAL WASTEWATER DISTRICT	PO BOX 8979	VANCOUVER	WA	98668
CROWDER DALE A & CROWDER THERESA M	15209 NE 107TH ST	VANCOUVER	WA	98682
DAVIS ROBERT L	10918 NE 152ND AV	VANCOUVER	WA	98682
DOBREAN ADRIAN & BOGDAN NAOMI	15205 NE 108TH WAY	VANCOUVER	WA	98682
DOYLE MICHAEL F	20007 NE 192ND ST	BRUSH PRAIRIE	WA	98606
DUNLAVY GLENN DYLANNE	15213 NE 107TH ST	VANCOUVER	WA	98682
FALCONS NEST HOME OWNERS ASSOCIATION	11235 SE 6TH ST STE 200	BELLEVUE	WA	98004
FARLESS DEAN & FARLESS MONIKA	PO BOX 63	TUNKHANNOCK	PA	18657
FRISBIE RICHARD D & FRISBIE ADRIANNE L	10711 NE 144TH AV	VANCOUVER	WA	98682
FROHLICH JAMES & FROHLICH MARY	15214 NE 107TH ST	VANCOUVER	WA	98682
GALSTYAN HAMLET & STEPHANYAN YERANUHI	10216 NE 154TH AV	VANCOUVER	WA	98682
GRIMES JOHN M & GRIMES REBECCA M	15206 NE 108TH WAY	VANCOUVER	WA	98682
GROPP DARREN J & GROPP RHONDA C	14312 NE 106TH ST	VANCOUVER	WA	98682
GUNDERSON-YEISLEY JOANNA L & YEISLEY DAVID E	10723 NE 144TH AV	VANCOUVER	WA	98682
GUSTAFSON INVESTMENTS I LLC	18108 NE 84TH CIRCLE	VANCOUVER	WA	98682
HART JONATHAN R & HART STEPHANIE A	10405 NE 153RD AV	VANCOUVER	WA	98682
HITTLE AARON	14306 NE 104TH ST	VANCOUVER	WA	98682
HUNTER WHITNEY D & HUNTER KAREN L TRUSTEES	10501 NE 153RD AV	VANCOUVER	WA	98682
INSAURRALDE MITCHELL	15204 NE 107TH STREET	VANCOUVER	WA	98682
JUDD LANCE W TRUSTEE	15003 NE 102ND ST	VANCOUVER	WA	98682
KHALILOV KEMRAN & TURKADZE ISLAM	14311 NE 107TH ST	VANCOUVER	WA	98682
KRUEGER BRANDON S & KRUEGER JENNI R	10405 NE 144TH AV	VANCOUVER	WA	98682
LE ANDREW T & DUONG THUY T	15006 NE 102ND ST	VANCOUVER	WA	98682
LETINICH DAVID J	15305 NE 104TH ST	VANCOUVER	WA	98682
LOVETT JONNY & LOVETT CONSTANCE	14308 NE 106TH ST	VANCOUVER	WA	98682
LY HOA T & LY CHI L TRUSTEES	15201 NE 102ND WAY	VANCOUVER	WA	98682
LY TIEN & NGO MAIHAN ET AL	15010 NE 102ND ST	VANCOUVER	WA	98682
MAINS SHANNON T & MAINS KEVIN M	15205 NE 102ND WAY	VANCOUVER	WA	98682
MAKOYED VLADIMIR & YAKIMCHUK ZHANNA	14310 NE 107TH ST	VANCOUVER	WA	98682
MCCLINTON BRADLEY W & MCCLINTON FRANCINE CO-TRUSTEES	14315 NE 107TH ST	VANCOUVER	WA	98682
MCGINLEY DENNIS J & MCGINLEY CAROL A	10714 NE 144TH AV	VANCOUVER	WA	98665
MCGINNIS ROBERT & MCGINNIS BRENDA	15001 NE 102ND ST	VANCOUVER	WA	98682
MCKEE SAMUEL T & MCKEE MYRONIE T	14319 NE 107TH ST	VANCOUVER	WA	98682
MILETICH DAVID M & MILETICH JANE M	10413 NE 153RD AV	VANCOUVER	WA	98682
MILLER JEFFREY M & MILLER ANGELA R	10408 NE 153RD PL	VANCOUVER	WA	98682
NEHLER MARION & NEHLER BETH TRUSTEE	10117 NE 152ND AV	VANCOUVER	WA	98682
NEWCOMB DONALD J & WILSON BRENDA	10504 NE 153RD AV	VANCOUVER	WA	98682
NGUYEN THANH C	15305 NE 106TH ST	VANCOUVER	WA	98685
Occupant	10011 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	10021 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	10108 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	10403 NE 144TH AVE	VANCOUVER	WA	98682
Occupant	10404 NE 144TH AVE	VANCOUVER	WA	98682
Occupant	10406 NE 153RD PL	VANCOUVER	WA	98682
Occupant	10408 NE 153RD AVE	VANCOUVER	WA	98682
Occupant	10501 NE 153RD AVE	VANCOUVER	WA	98682
Occupant	10509 NE 144TH AVE	VANCOUVER	WA	98682
Occupant	10512 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	10724 NE 156TH AVE	VANCOUVER	WA	98682
Occupant	10735 NE 156TH AVE	VANCOUVER	WA	98682
Occupant	10902 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	10908 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	10910 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	10920 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	14308 NE 104TH ST	VANCOUVER	WA	98682
Occupant	14309 NE 108TH ST	VANCOUVER	WA	98682
Occupant	14315 NE 107TH ST	VANCOUVER	WA	98682
Occupant	14320 NE 108TH ST	VANCOUVER	WA	98682
Occupant	15003 NE 102ND ST	VANCOUVER	WA	98682
Occupant	15005 NE 102ND ST	VANCOUVER	WA	98682
Occupant	15201 NE 102ND WAY	VANCOUVER	WA	98682
Occupant	15202 NE 102ND WAY	VANCOUVER	WA	98682
Occupant	15204 NE 107TH ST	VANCOUVER	WA	98682
Occupant	15206 NE 107TH ST	VANCOUVER	WA	98682
Occupant	15209 NE 102ND WAY	VANCOUVER	WA	98682

Occupant	15212 NE 107TH ST	VANCOUVER	WA	98682
Occupant	15301 NE 104TH ST	VANCOUVER	WA	98682
Occupant	15301 NE 108TH WAY	VANCOUVER	WA	98682
Occupant	15303 NE 104TH ST	VANCOUVER	WA	98682
Occupant	15328 NE 107TH ST	VANCOUVER	WA	98682
Occupant	15328 NE 107TH ST IRR	VANCOUVER	WA	98682
OLSON JEFFREY & OLSON REBECCA	15216 NE 107TH ST	VANCOUVER	WA	98682
OTT JOHN MICHAEL & OTT SUN CHO	10517 NE 144TH AV	VANCOUVER	WA	98682
OWOLABI OLALEKE	15217 NE 108TH WAY	VANCOUVER	WA	98682
PACHECO LYNN MARIE	15307 NE 104TH ST	VANCOUVER	WA	98682
PACHL JOHN	9000 NE 114TH ST	VANCOUVER	WA	98662
PALMER CODY	14327 NE 107TH ST	VANCOUVER	WA	98682
PASQUALETTO STEVEN & PASQUALETTO CINDY	14313 NE 106TH ST	VANCOUVER	WA	98682
PAULSON KATIE	15209 NE 108TH WAY	VANCOUVER	WA	98682
PAVENKO MIKHAIL & PAVENKO INNA	15308 NE 106TH ST	VANCOUVER	WA	98682
PEBBLES JERRY & BARRY-PEBBLES TAMARA	PO BOX 1212	BATTLE GROUND	WA	98604
PETERSON HENRY & PETERSON LEANN	10315 NE 152ND AV	VANCOUVER	WA	98682
PETTINGER DADE ANDREW & PETTINGER TARA ANN	10508 NE 144TH AV	VANCOUVER	WA	98682
PHILLIPS LEWIS M	15211 NE 108TH WAY	VANCOUVER	WA	98682
PHOMMASENE MOBY HONGCHANH & SISOMPHOU KEOTA MICHELLE	14316 NE 106TH ST	VANCOUVER	WA	98682
PORTER ALFORD K	15207 NE 108TH WAY	VANCOUVER	WA	98682
QIU ZHUJUN & CHEN JIAN	10114 NE 149TH AV	VANCOUVER	WA	98682
REDEVANOV TULANBAY	10707 NE 144TH AV	VANCOUVER	WA	98682
RENNER THOMAS E JR & RENNER KARALEE	10400 NE 153RD AV	VANCOUVER	WA	98682
RICHARD DEBORAH	14308 NE 108TH ST	VANCOUVER	WA	98682
ROBISON RANDLE L	15005 NE 102ND STREET	VANCOUVER	WA	98682
ROCK TIMOTHY D & ROCK JACQUELINE	10706 NE 144TH AV	VANCOUVER	WA	98682
ROWE-BIRCHER ALEXANDRIA ROSE & MILHOUS DELANO GARRETT DAVID	15206 NE 107TH STREET	VANCOUVER	WA	98682
ROWLAND ERICA	14324 NE 106TH ST	VANCOUVER	WA	98682
RYAN JASON M & RYAN ELIZABETH J	15309 NE 106TH ST	VANCOUVER	WA	98682
RYAN RICHARD F & RYAN ELIZABETH J	15304 NE 106TH ST	VANCOUVER	WA	98682
SALES PATRICIA	10101 NE 147TH AV	VANCOUVER	WA	98682
SARKELA 11 LLC	2433 QUANTUM BLVD	BOYNTON BEACH	FL	33426
SCHMIDT KAREN	10715 NE 144TH AV	VANCOUVER	WA	98682
SCHOORL BARBARA	15208 NE 107TH ST	VANCOUVER	WA	98682
SCHUCK DAVID A & SCHUCK JODI M	10710 NE 144TH AV	VANCOUVER	WA	98682
SCOTT SEAN D & SCOTT BONNI B	14312 NE 108TH ST	VANCOUVER	WA	98682
SEARS LARRY K & SEARS MARILEE ETAL	10401 NE 153RD AV	VANCOUVER	WA	98682
SEARS SHAWN CASEY & SEARS ALLISON R	10404 NE 153RD AV	VANCOUVER	WA	98682
SEAVER DEBRA LYNN & SEAVER RALPH ANDREW	15210 NE 108TH WAY	VANCOUVER	WA	98682
SHAMANADZE ABBAS & ABDIYEVA GULBAKHOR	10513 NE 144TH AV	VANCOUVER	WA	98682
SHAMANADZE ASLAN ETAL	10313 NE 144TH AV	VANCOUVER	WA	98682
SHEARS MICHAEL KEITH & SHEARS ELAINE PATRICIA	22802 NE 185TH CIRCL	BRUSH PRAIRIE	WA	98606
SHROYER JEREMY J & SHROYER TRINITY A	10317 NE 144TH AV	VANCOUVER	WA	98682
SIEVERS TIMOTHY G & SIEVERS JULIANNE	15301 NE 108TH WY	VANCOUVER	WA	98682
SIGLER GAREN L & SIGLER BARBARA E	10020 NE 149TH AV	VANCOUVER	WA	98682
SPRECHER KRISTIN S & SPRECHER NICHOLAS S ETAL	15002 NE 102ND ST	VANCOUVER	WA	98682
STEELE ALVIN & STEELE CAROL	15202 NE 108TH WAY	VANCOUVER	WA	98682
STEEPROW JASON & STEEPROW CRYSTAL	14309 NE 106TH ST	VANCOUVER	WA	98682
STONE ERIK	14320 NE 108th Street	Vancouver	WA	98682
STROBEL RONALD L & STROBEL TERESA K	14324 NE 108TH ST	VANCOUVER	WA	98682
STRUYS FELIX W & STRUYS BECKY A	10115 NE 149TH AV	VANCOUVER	WA	98682
SUNDIN SUE C	10212 NE 154TH AV	VANCOUVER	WA	98682
SURMI BENJAMIN & SURMI BONNIE	14309 NE 108th Street	Vancouver	WA	98682
TANJO NEDO & TANJO ALMA	15007 NE 102ND ST	VANCOUVER	WA	98682
TAYLOR MARLENE A	15214 NE 108TH WAY	VANCOUVER	WA	98682
TENER JASON R & TENER KIMBERLY B	10718 NE 144TH AV	VANCOUVER	WA	98682
TERNUS ROB T & TERNUS ANGELA L	15009 NE 102ND ST	VANCOUVER	WA	98682
THOMPSON STEPHEN SAMUEL & DOAN HOANG TRAM	15205 NE 107TH ST	VANCOUVER	WA	98682
THORPE THOMAS J & THORPE SUZANNE M	15104 NE 102ND ST	VANCOUVER	WA	98682
TIMMONS JERRY & TIMMONS PATRICIA	10101 NE 149TH AV	VANCOUVER	WA	98682
TURNER MICHAEL F	15217 NE 107TH ST	VANCOUVER	WA	98682
URBAN OAKS LLC	1004 W 13TH ST STE 240	VANCOUVER	WA	98660
VOLKER MATTHEW R	15303 NE 104TH STREET	VANCOUVER	WA	98682
WASSON SUE	10719 NE 144TH AV	VANCOUVER	WA	98682
WEBSTER ROSETTA	14316 NE 108TH ST	VANCOUVER	WA	98682
WELLER MARY ELIZABETH & WELLER BRADLEY SCOTT	10409 NE 153RD AV	VANCOUVER	WA	98682
WELLS MARY ELLEN & DEMPSEY DIANNE M	12502 NE 359TH ST	LACENTER	WA	98629
WEST NANCY & WEST ANNEMARIE	15201 NE 107TH ST	VANCOUVER	WA	98682
WHEATLEY MICHAEL T & BRUNDEGE CYNTHIA F	15210 NE 107TH ST	VANCOUVER	WA	98682
WHITCOMB JOHN C & WHITCOMB BARBARA J	10315 NE 144TH AV	VANCOUVER	WA	98682
WIESE ROGER & WIESE DENISE	10702 NE 144TH AV	VANCOUVER	WA	98682
WILLIAMS TIMOTHY D & WILLIAMS TRISTA M	10508 NE 153RD AV	VANCOUVER	WA	98682
WINDOM HEATHER L	15213 NE 108TH WAY	VANCOUVER	WA	98682
WITHAM CHARLES E	13504 NE 84TH ST UNIT 103-312	VANCOUVER	WA	98682
YANG MINGYONG & PAN YUZHEN	14317 NE 106TH ST	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



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

06/03/2019

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-241--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, on two parcels totaling 60 acres, from Industrial (BP) to Urban Low (R1-10) ~50 acres and Commercial (CC) ~10 acres.

We received your submittal on 05/31/2019 and processed with the Submittal ID 2019-S-241. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 08/02/2019.

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



April 10, 2019

Armand Resto-Spotts
Jordan Ramis
1499 SE Tech Center Place, Ste. 380
Vancouver, WA 98683

RE: **CPZ2019-00003 Riverview Asset**

Dear Mr. Resto-Spotts,

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 **CPZ2019-00003 Riverview Asset Annual Review Application** for parcel number(s) 200326000 and 200355000. 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

- c. Oliver Orjiako, Community Planning
Sonja Wisner, Community Planning
File *REV. 5/2018 - ar_fully_complete_letter.docx*



March 20, 2019

Jamie Howsley
1499 SE Tech Center Place
Vancouver, WA

RE: **CPZ2019-00003 Riverview Asset**

Dear Mr. Howsley,

County staff has reviewed **CPZ2019-00003 Riverview Asset Annual Review Application** for parcel number(s) 200326000 and 200355000 as submitted and has determined that the application is **"Incomplete"**.

This application was originally submitted on January 30, 2018 with an approved extension request to February 28, to submit a traffic analysis and market analysis. The traffic analysis and market analysis were submitted on March 14 and March 15, respectively. The market analysis was submitted with the understanding that modifications would be forthcoming to more accurately reflect the requested amendment and those would be available by March 29.

Please submit one (1) hard copy and (1) electronic version of the information listed below to the 1st Floor Permitting Services Counter, 1300 Franklin Street, Vancouver, WA 98668 **within fourteen (14) calendar days from the date on this letter or by April 3, 2019.**

1. A signed application that lists all of the properties that are part of the 2019 requested proposal.
2. Authorization from the Battle Ground School District for the 2019 requested proposal
3. A plan map that shows the location and acreage of the zoning and comprehensive plan map designations requested.
4. Any modifications or amendments to the market analysis, including items 2 and 3 above.

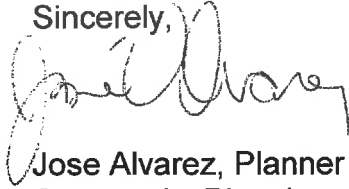
Once this additional information is submitted, staff will review the additional materials to determine if the application is "Fully Complete". If complete, you will be contacted by county staff with verification that your application is "Fully Complete." **If you are not able to submit the materials above by the date specified, staff will not be able to consider this request as part of the 2019 annual review cycle.**

Once the application has been deemed complete, the formal comment and review process will begin. 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,

A handwritten signature in black ink, appearing to read "Jose Alvarez", written over the word "Sincerely,".

Jose Alvarez, Planner III
Community Planning

- c. Oliver Orjiako, Community Planning
Sonja Wisler, Community Planning
File *REV. 5/2018 - ar_not_complete_letter.docx*

April 3, 2019

VIA HAND DELIVERY AND U.S. MAIL
JOSE.ALVAREZ@CLARK.WA.GOV

Jose Alvarez
Planner III
Community Planning
Clark County
1300 Franklin St.
PO Box 9810
Vancouver, WA 98666-9810

Re: **CPZ2019-00003 Riverview Asset - Supplemental Materials**

Dear Jose Alvarez:

This letter provides a response to your March 20, 2019 letter regarding the CPZ2019-00003 Riverview Asset Annual Review Application and Incompleteness. You requested certain information before April 3, 2019, specifically a signed application listing all properties that are part of the 2019 requested proposal, an authorization from the Battle Ground School District for the proposal, a plan map showing the location and acreage of the proposed zoning and comprehensive plan designations requested, and a list of any modifications or amendments to the market analysis.

Applicant's general application form, signed and submitted on January 30, 2019 with the Applicant's application materials, identifies the only properties associated with CPZ2019-00003 request: Parcel Nos. 200326000 and 200355000. The Applicant's application narrative indicated that it may add in the Battle Ground School District parcel at a later point in time to facilitate compatible residential development. However, the Battle Ground School District parcel is not formally part of this proposal. Accordingly, Applicant will not be providing an authorization from the school district for the proposal.

Applicant originally provided a GIS packet including the Battle Ground School District parcel for the County's ease of reference and review. For clarity, however, Applicant provides a new GIS packet and set of legal descriptions that are strictly limited to the parcels under this proposal. The GIS packet and legal descriptions are attached as **Exhibit A – Revised Legal Descriptions and GIS Packet**.

A plan map identifying the general location and acreage of the proposed zoning and comprehensive plan designations requested is attached as **Exhibit B – Proposed Plan Map**. As discussed in its application narrative, the Applicant has proposed a commercial strip along NE 152nd Avenue in direct response to County Councilor comments during the 2017 review of the Applicant's comprehensive plan amendment request. Applicant's proposed commercial strip is approximately 7 acres, but Applicant is open to discussing modifications to that design as may be desired by staff, Planning Commission, and Council direction, and best implements the commercial capacity of the site.

Jose Alvarez
April 3, 2019
Page 2

Applicant provides its Market Analysis Report, which includes a Market Analysis Supplement to the original Report provided to the County, attached as **Exhibit C – Market Analysis Report**. The Applicant's Market Analysis Report provides an analysis for a rezone scenario that would fully replace the employment numbers in the existing business park zone with commercial zone, and the supplement, based on the same methodology and assumptions, provides employment numbers based on the more realistic, practical proposal of 7-10 acres of commercial zone along NE 152nd Avenue.

Please do not hesitate to contact us with questions.

Very truly yours,

JORDAN RAMIS PC


Armand Resto-Spotts

Attachments

Exhibit A

Revised Legal Descriptions and GIS Packet

EXHIBIT "A"

Legal Descriptions
APN 200326000 and 200355000

The North 1,760 feet of the East 1,980 feet of the Southeast Quarter of Section 35, Township 3 North, Range 2 East.

TOGETHER WITH AND SUBJECT TO covenants, restrictions, easements, conditions, and reservations of record.

EXCEPT

A PARCEL OF PROPERTY IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, IN CLARK COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER;

THENCE NORTH 01°50'04" EAST ALONG THE EAST LINE OF SAID QUARTER 880.00 FEET TO THE NORTHEAST CORNER OF THE WESTERLY PORTION OF THE PLAT OF MISTY MEADOWS ESTATES RECORDED IN PLAT BOOK 311, PAGE 412, RECORDS OF CLARK COUNTY;

THENCE NORTH 89°34'59" WEST ALONG THE NORTH LINE OF SAID PLAT AND THE WESTERLY PROJECTION OF SAID NORTH LINE 1977.96 FEET TO THE NORTHWEST CORNER OF THE PLAT OF CHERRY PARK RECORDED IN PLAT BOOK 310, PAGE 833, RECORDS OF CLARK COUNTY AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°34'59" EAST ALONG THE NORTH LINE OF SAID PLAT 947.94 FEET;

THENCE NORTH 01°50'04" EAST 914.22 FEET;

THENCE NORTH 89°34'59" WEST 964.55 FEET TO THE NORTHEAST CORNER OF THE PLAT OF FALCON'S NEST RECORDED IN PLAT BOOK 311, PAGE 614, RECORDS OF CLARK COUNTY;

THENCE SOUTH 01°55'01" WEST ALONG THE EAST LINE OF SAID PLAT 499.00 FEET TO AN ANGLE POINT IN SAID EAST LINE;

THENCE SOUTH 88°04'55" EAST ALONG SAID EAST LINE 21.17 FEET TO AN ANGLE POINT;

THENCE SOUTH 00°12'00" WEST ALONG SAID EAST LINE 80.25 FEET TO AN ANGLE POINT;

THENCE SOUTH 03°04'00" WEST ALONG SAID EAST LINE 260.70 FEET TO AN ANGLE POINT;

THENCE SOUTH 02°14'00" WEST ALONG SAID EAST LINE 73.92 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH that certain Easement as contained in that certain Bargain and Sale Deed With Easement Reserved dated September 14, 2016, and recorded under Clark County Auditor's File No. 5325415.

SUBJECT TO that certain Road Easement Agreement dated September 14, 2016, and recorded under Clark County Auditor's File No. 5325416.

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

Jordan Ramis, PC

Subject Property Account Number(s):

200355000

200326000

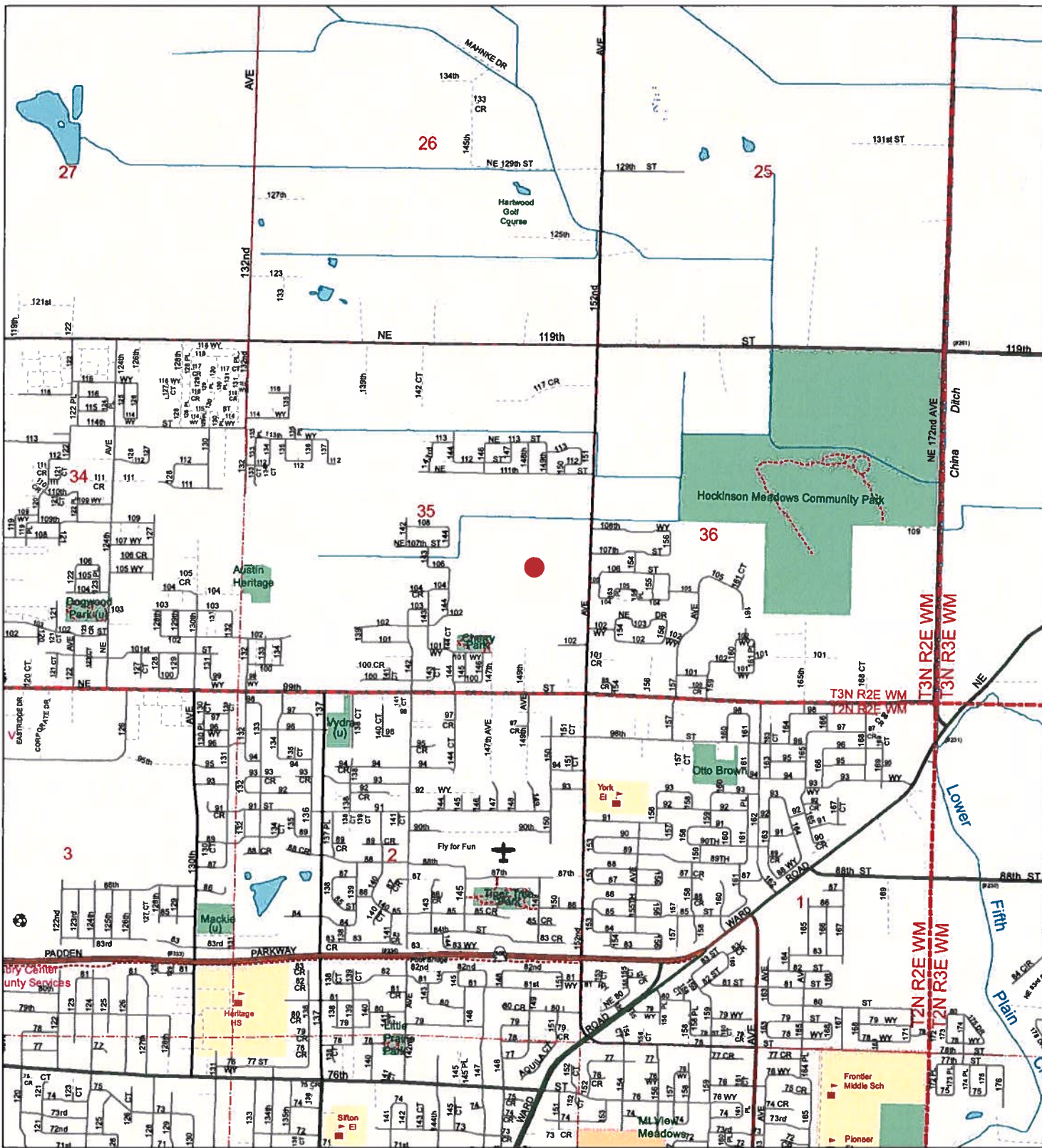
PDF # 220816

Printed: March 21, 2019

Expires: March 20, 2020

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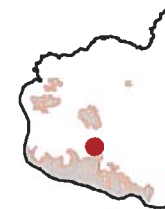


General Location

Printed on: March 21, 2019

Account: 200355000, 200326000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

● Location of Subject Property(s)



Geographic Information System

0 1,000 2,000 Feet

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

Property Information Fact Sheet

Mailing Information:

Account No.: 200355000, 200326000
Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
Address: 12502 NE 359TH ST
C/S/Z: LACENTER, WA 98629

Assessed Parcel Size: 60.13 Ac

Property Type: Multiple Property Types

PARCEL LOCATION FINDINGS:

Quarter Section(s): SE 1/4,S35,T3N,R2E

Municipal Jurisdiction: Clark County

Urban Growth Area: Vancouver

Zoning: BP

Zoning Overlay: No Mapping Indicators

Comprehensive Plan Designation: I

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: Orchards: Current,

North Orchards: End Date Dec. 31, 2016

Park Impact Fee District: 5

Neighborhood Association: Greater Brush Prairie

School District: Battle Ground

Elementary School: Maple Grove K-4

Junior High School: Laurin

Senior High School: Prairie

Fire District: FD 5

Sewer District: ClarkRegional

Water District: Vancouver

Wildland: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): DoB, 12.5% of parcel

LeB, 60.0%

LgB, 0.2%

MIA, 27.4%

Hydric Soils: Hydric, 27.4% of parcel

Non-Hydric, 72.6%

Flood Zone Designation: Outside Flood Area

CARA: Category 2 Recharge Areas

Forest Moratorium Area: No Mapping Indicators

Liquefaction Susceptibility: Very Low

NEHRP: C

Slope: 0 - 5 percent, 99.2% of parcel

5 - 10 percent, 0.8%

Landslide Hazards: No Mapping Indicators

Slope Stability: No Mapping Indicators

Habitat and Species Resources:

Habitat and Species Impacts: No Mapping Indicators

Cultural Resources:

Archeological Predictive: High, 12.4% of parcel

Moderate-High, 87.6%

Archeological Site Buffers: No Mapping Indicators

Historic Sites: No Mapping Indicators



2016 Aerial Photography

Account: 200355000, 200326000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

Printed on: March 21, 2019



Geographic Information System

0 200 400 Feet

 Subject Property(s)

32127	32126	32125
32134	32135	32136
22103	22102	22101

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





2016 Aerial Photography with Elevation Contours

Printed on: March 21, 2019

Account: 200355000, 200326000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

32127	32126	32125
32134	32135	32130
22103	22102	22101

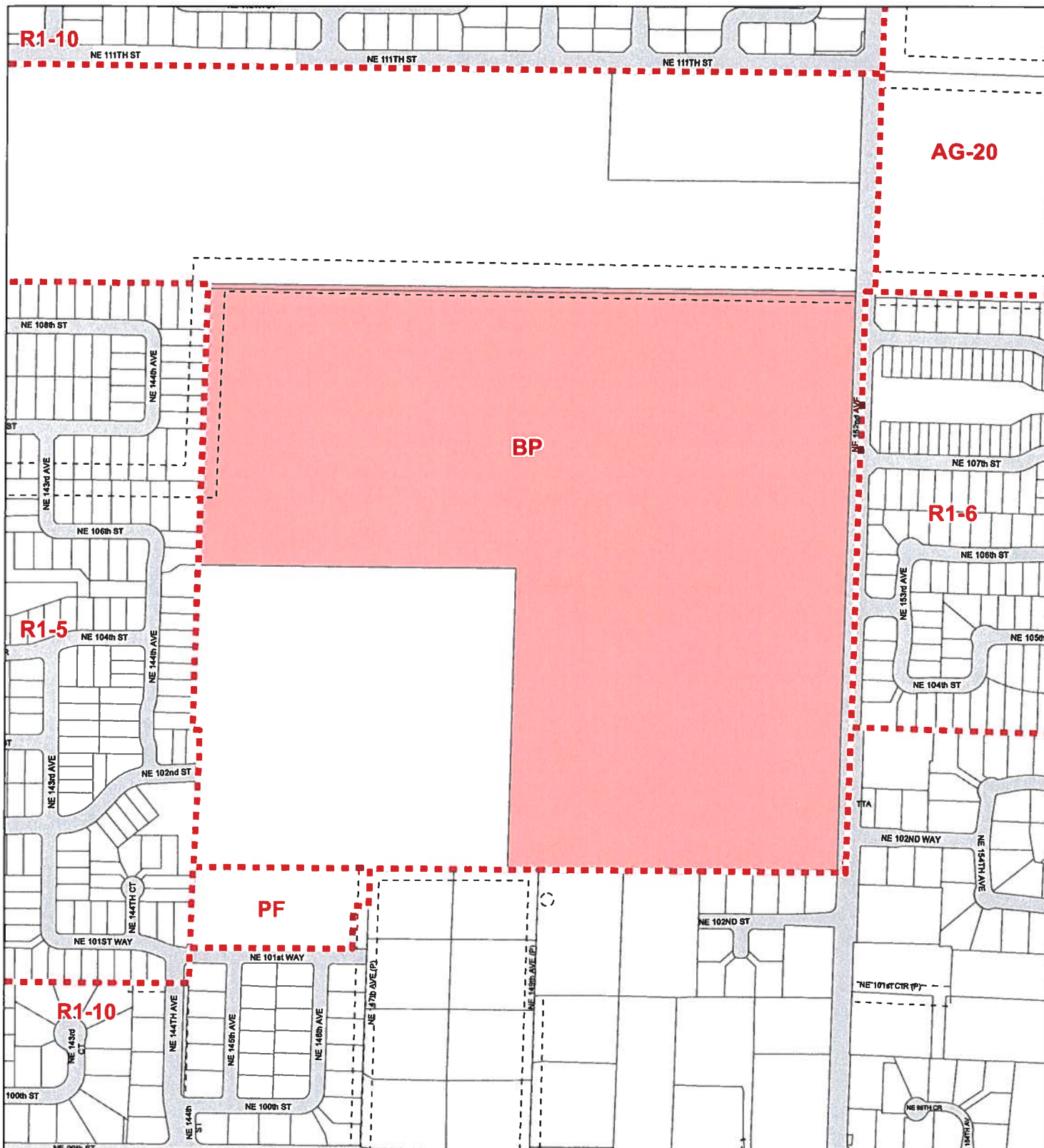
 Subject Property(s)
 2' Elevation Contours



Geographic Information System

0 100 200 Feet

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CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

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

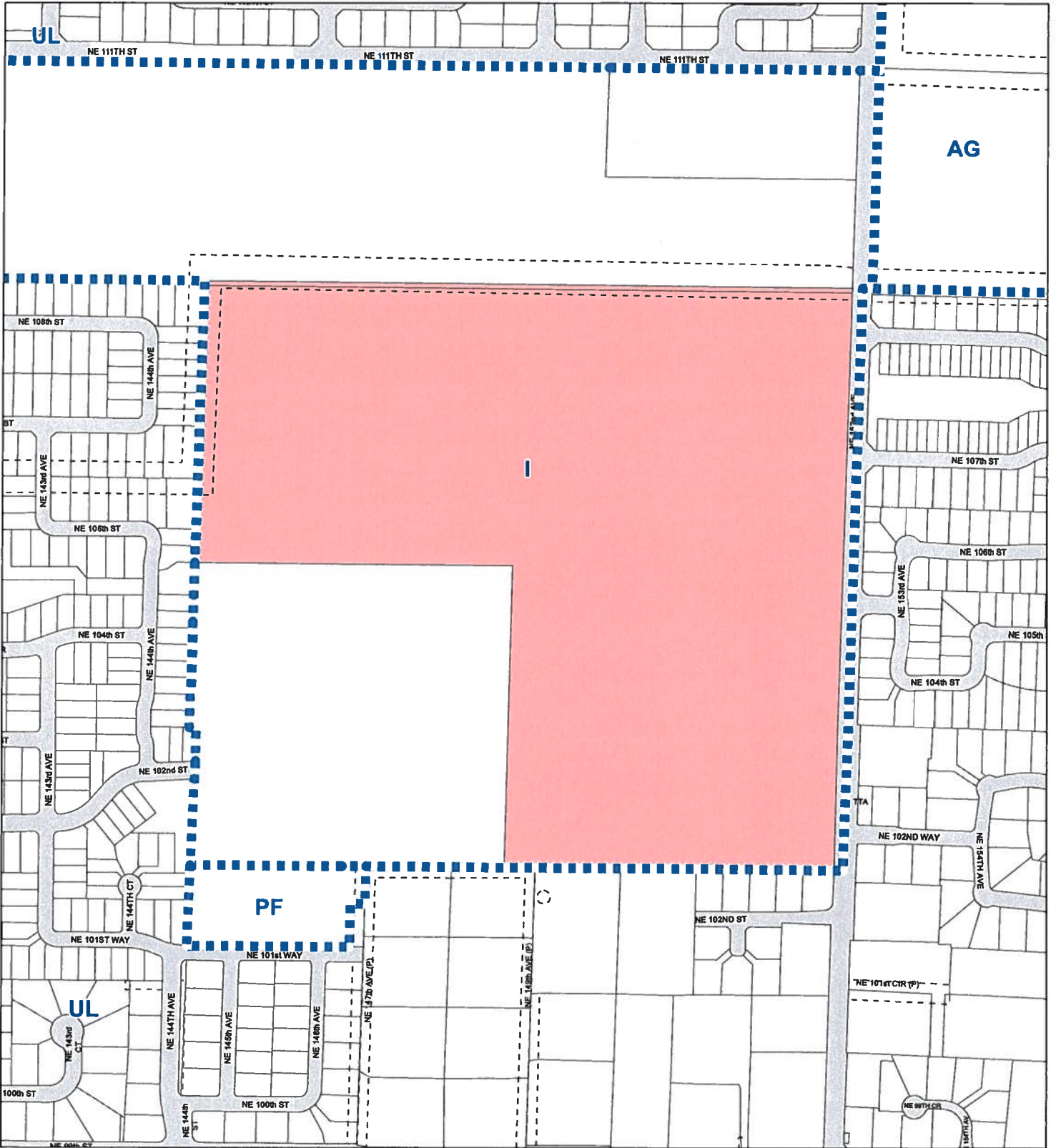
Zoning Designations

Account: 200355000, 200326000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

Printed on: March 21, 2019

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

32127	32128	32125
32134	32135	32136
22103	22102	22101



CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

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

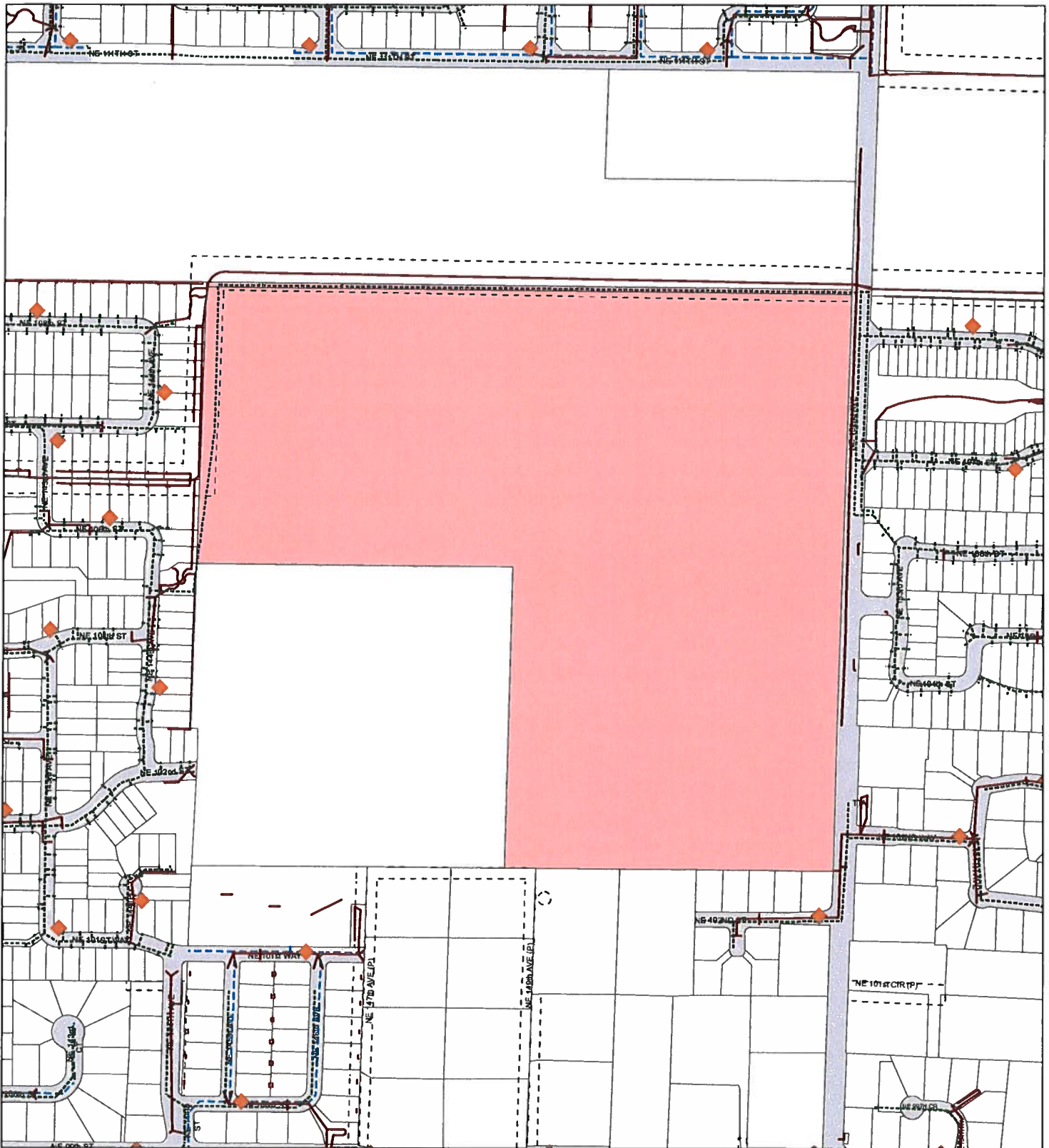
Comprehensive Plan Designations

Account: 200355000, 200326000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

Printed on: March 21, 2019

- Subject Property(s)
- Comprehensive Plan Boundary
- Urban Reserve
- Public Road
- Transportation or Major Utility Easement
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

32127	32128	32125
32134	32135	32136
22103	22102	22101



CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

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

Water, Sewer, and Storm Systems

Account: 200355000, 200326000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Water Lines
- Sewer Lines
- Storm Water Lines
- 1-year Wellhead ZOC
- 5-year Wellhead ZOC
- 10-year Wellhead ZOC
- Hydrants

Printed on: March 21, 2019

32127	32128	32125
32134	32135	32136
22103	22102	22101

Hydrant Fire Flow Details

Account No.: 200355000, 200326000

Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M

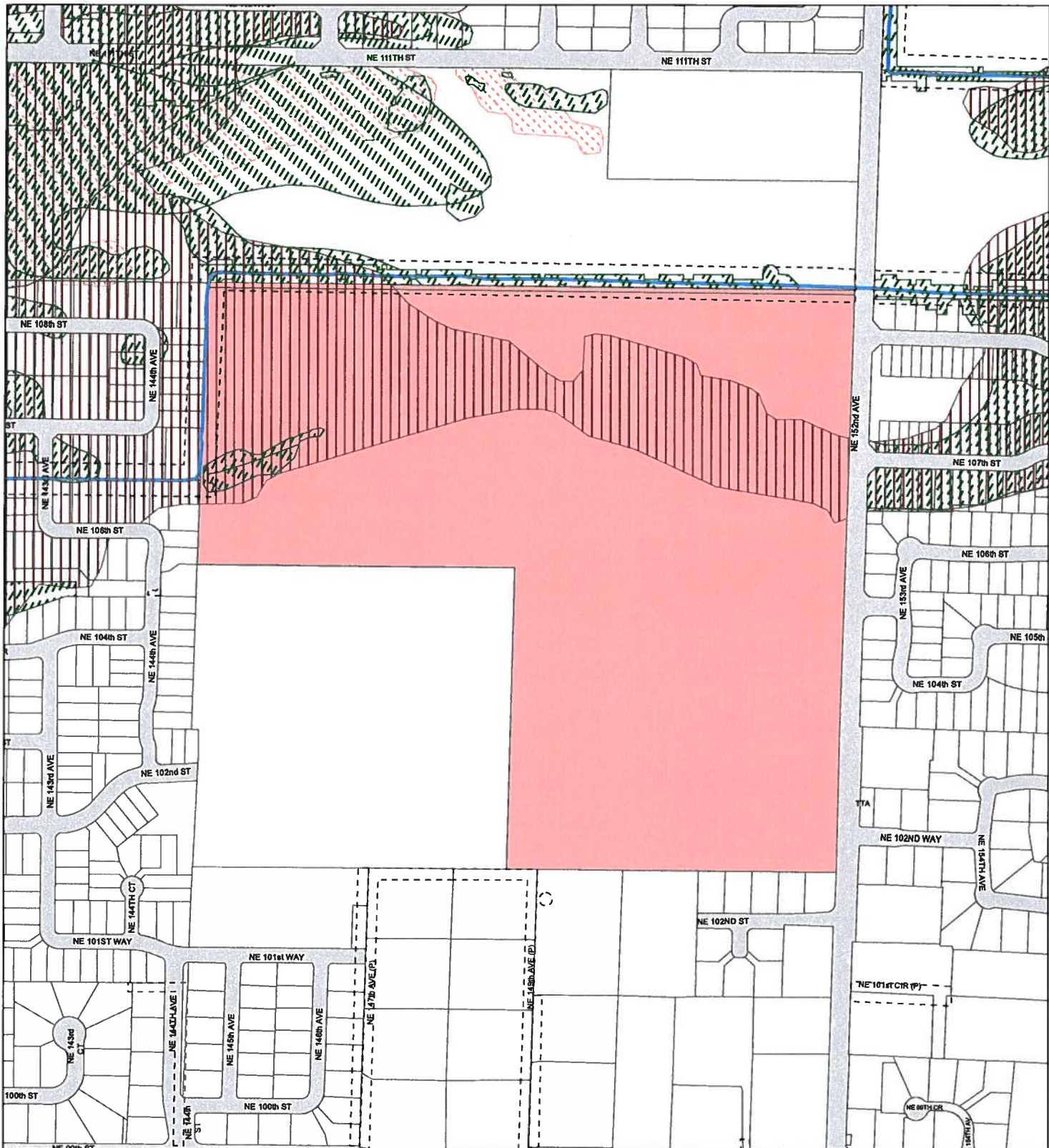
Address: 12502 NE 359TH ST

C/S/Z: LACENTER, WA 98629

Water District(s)	Hydrant Data Update	Project Site Provider
Vancouver	January 1, 2017	Service Provider
Clark Public Utilities	January 1, 2017	Adjacent District

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
H75737	Vancouver	0.0"	No Data	None	114 ft
H63027	Vancouver	0.0"	No Data	None	135 ft
H75734	Vancouver	0.0"	No Data	None	267 ft
H77338	Vancouver	0.0"	No Data	None	374 ft
H63026	Vancouver	0.0"	No Data	None	386 ft
H69129	Vancouver	0.0"	2061 GPM	November 17, 2016	391 ft
H75738	Vancouver	0.0"	No Data	None	434 ft
H69126	Vancouver	0.0"	No Data	None	487 ft



Environmental Constraints I

Account: 200355000, 200326000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

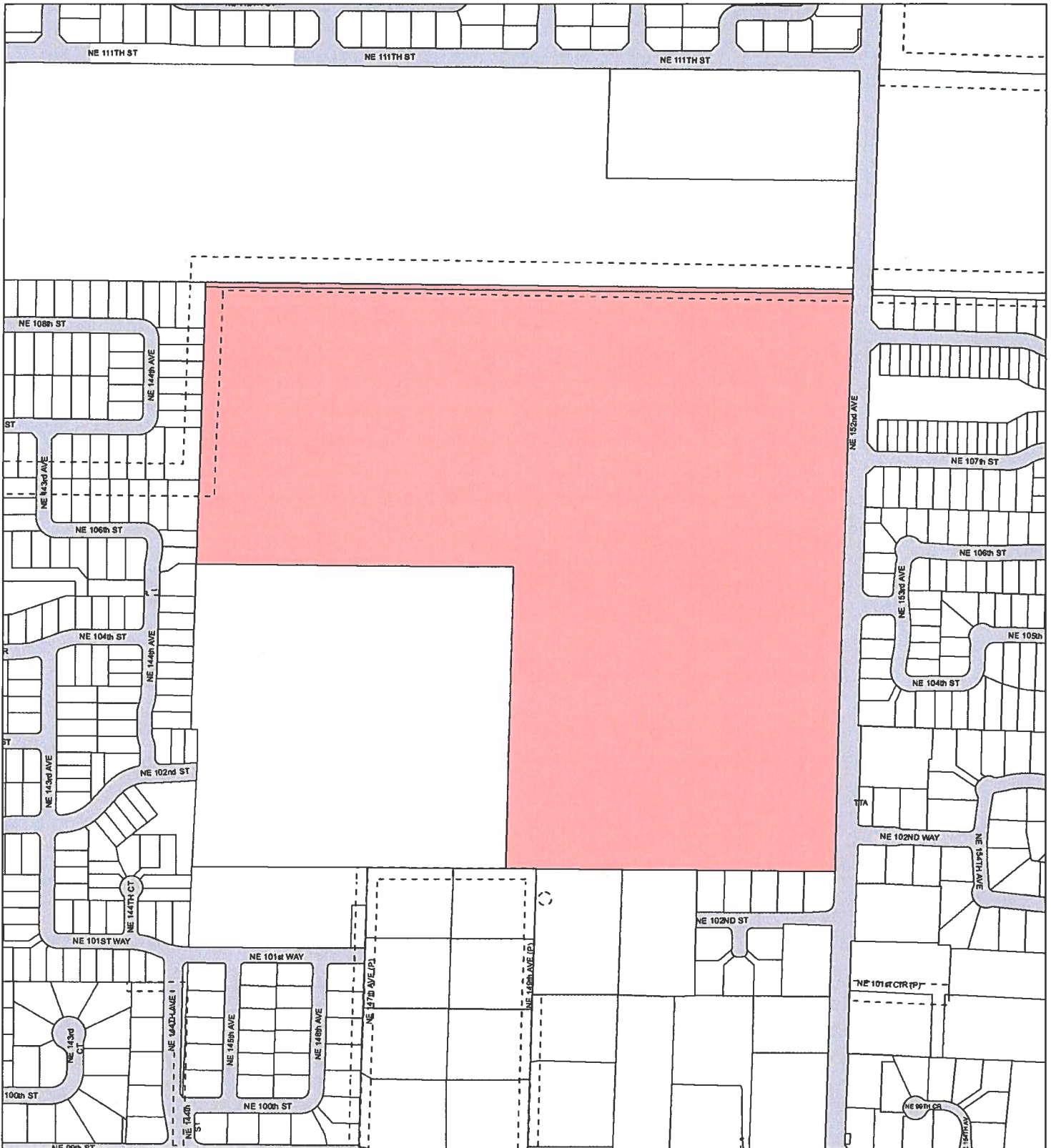
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Clark County, Washington
 Geographic Information System
 0 200 400 Feet

- Subject Property(s)
- Riparian Habitat or Species Area
- Non-Riparian Habitat or Species Area
- 100 year Floodplains
- Wetland Inventory
- Floodway
- Shorelines
- Stream
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- CARA Category 1

32127	32128	32125
32134	32135	32136
22103	22102	22101

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CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

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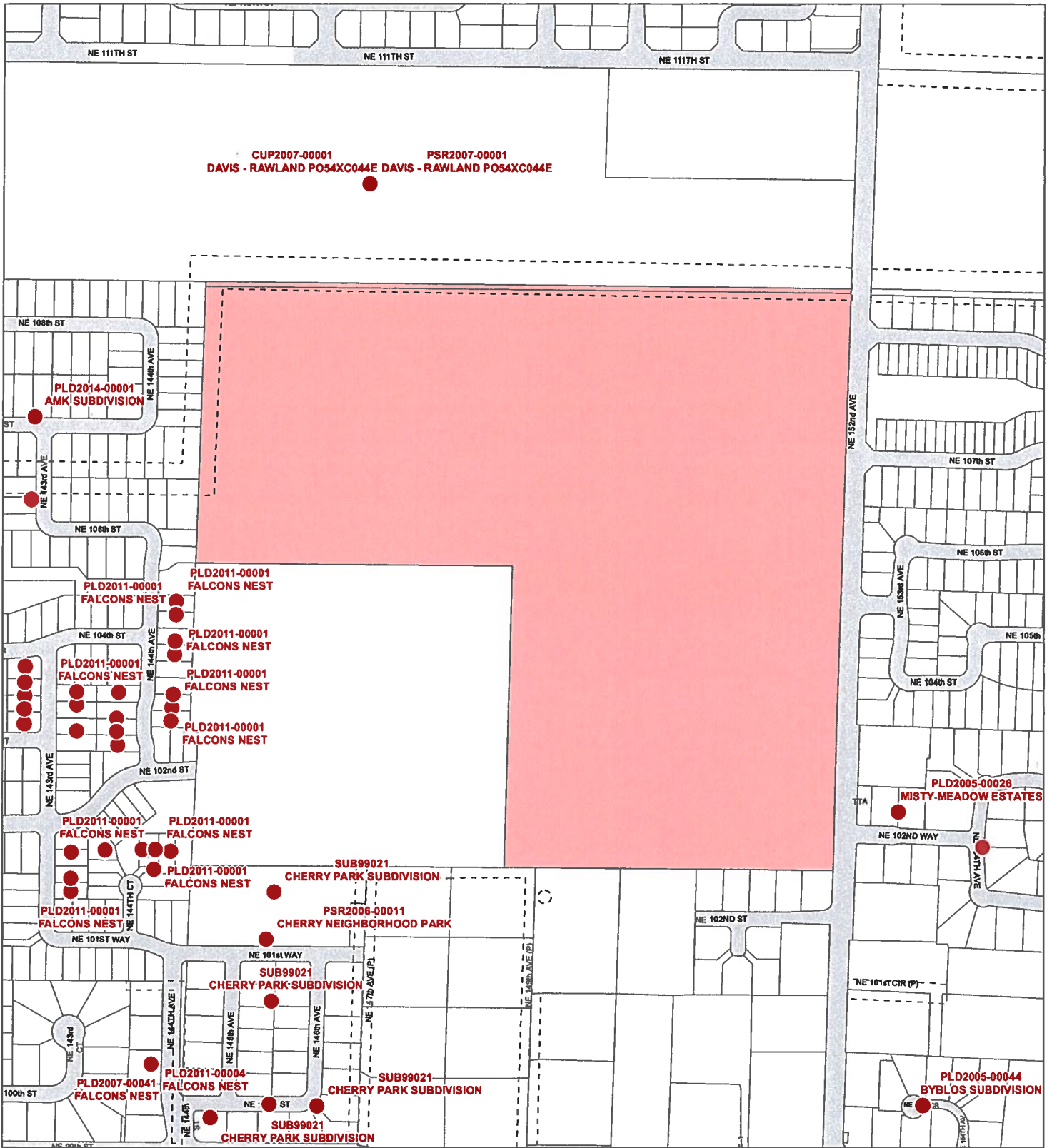
Environmental Constraints II

Account: 200355000, 200326000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

- Subject Property(s)
- Severe Erosion Hazard Area
- Public Road
- Forest Moratorium Area
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- CCHR Historic Site
- NRHP Historic Site
- Historic or Active Landslide
- INV Historic Site

Printed on: March 21, 2019

32127	32128	32125
32134	32135	32136
22103	22102	22101



Adjacent Development

Account: 200355000, 200326000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

Printed on: March 21, 2019

Geographic Information System

0 200 400 Feet

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

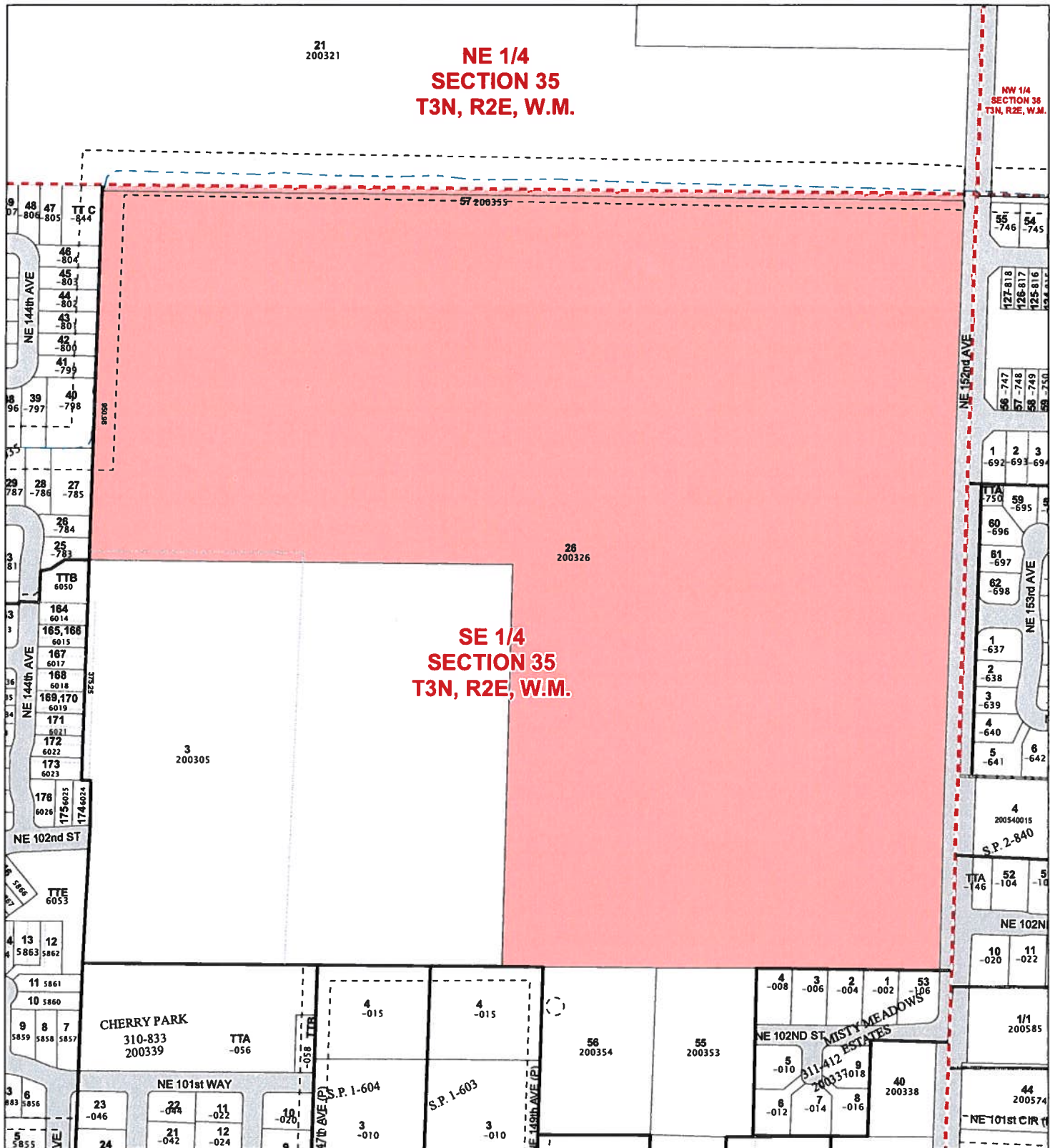
32127	32126	32125
32134	32135	32136
22103	22102	22101

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

21
200321

**NE 1/4
SECTION 35
T3N, R2E, W.M.**

NW 1/4
SECTION 35
T3N, R2E, W.M.



**SE 1/4
SECTION 35
T3N, R2E, W.M.**

Quarter Section Parcels

Account: 200355000, 200326000
Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
Address: 12502 NE 359TH ST
C/S/Z: LACENTER, WA 98629

Printed on: March 21, 2019

Geographic Information System

0 150 300 Feet

- Subdivision Lines
- Donation Land Claim
- Section Quarters
- City Boundaries
- Subject Property(s)
- Road Right of Way - Actual Road May not Exist
- Transportation or Major Utility Easement

32127	32128	32125
32134	32135	32138
22103	22102	22101

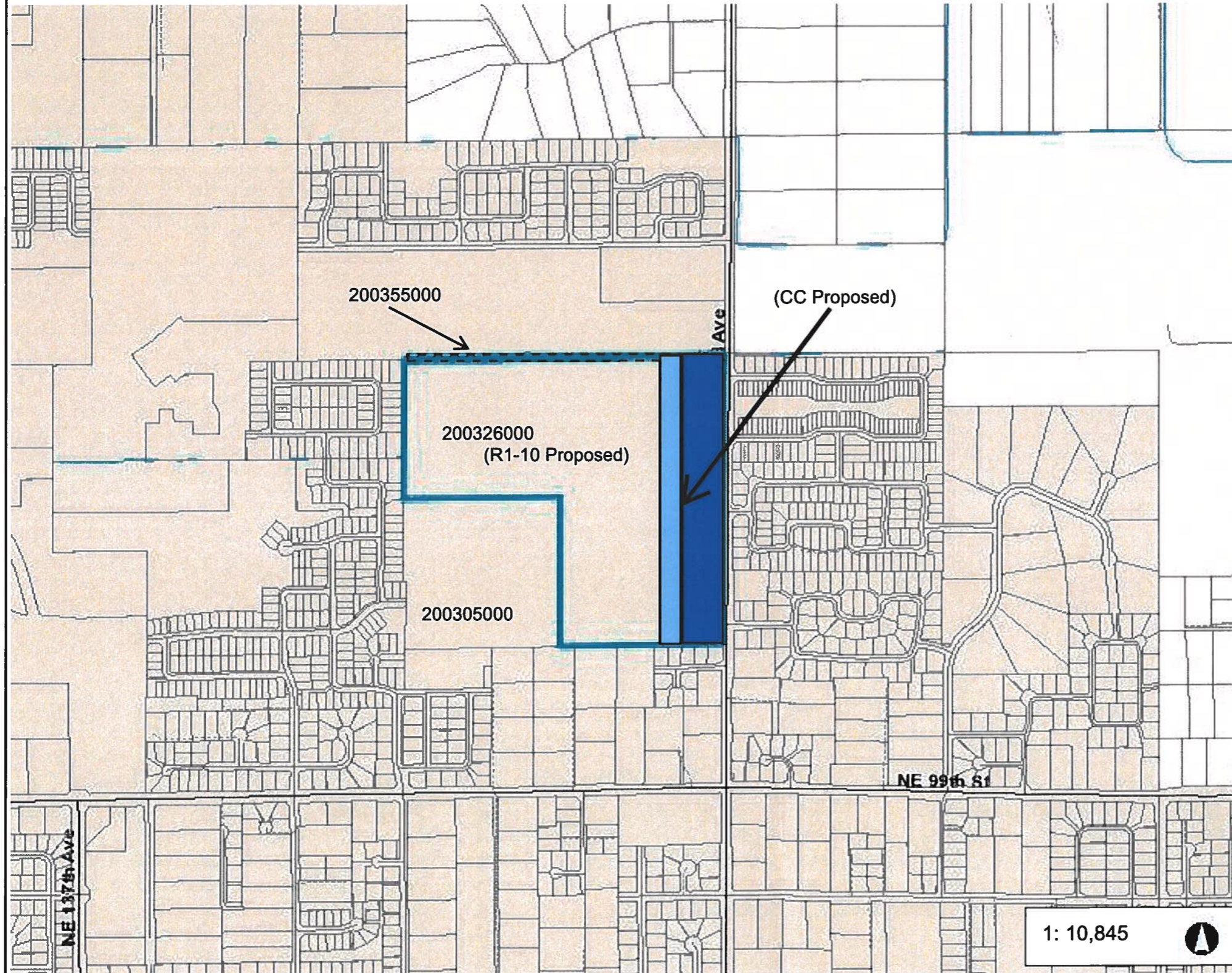
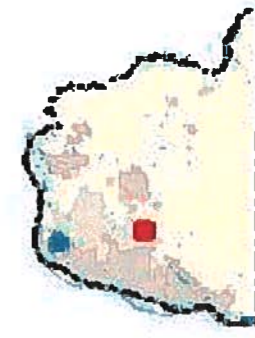
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Exhibit B

Proposed Plan Map



Proposed Plan Map



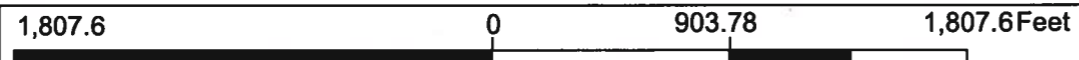
Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

- Approx. 7 acres
- Approx. 3 acres

Notes:

1: 10,845



WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Exhibit C

Market Analysis Report



MEMORANDUM

DATE: February 25, 2019
TO: JORDAN RAMIS PC
FROM: JOHNSON ECONOMICS, LLC
SUBJECT: Market Analysis of Current and Prospective Zoning in Clark County, WA

JOHNSON ECONOMICS was hired to conduct an independent assessment of the market feasibility and projected fiscal impacts of employment vs. residential uses on a site in Clark County, Washington. The subject site is under consideration for a change of Comp Plan and zoning designations from commercial use to residential uses.

The subject parcel consists of two taxlots totaling 80 acres, located in unincorporated Clark County, but within the Urban Growth Area (UGA) of the City of Vancouver. The taxlots are currently covered by the Business Park (BP) zone, which is considered an “employment district” and is covered by the Industrial Comprehensive Plan designation.

This analysis considers a proposed change of the Comprehensive Plan designation from Industrial to a mixture of commercial and residential designations. Specifically the new zones would be the Community Commercial (CC) zone and the R1-10 zone (low-density residential).

This analysis considers the suitability of the subject site as a location for business park use vs. commercial/residential use from a market perspective. It also discusses the projected supply and demand for industrial land in the County. The analysis also presents projections of the estimated property valuation and therefore potential tax revenue under both scenarios.

This memo presents the independent methodology and analysis of JOHNSON ECONOMICS and represents best estimates of potential future activity.

- A. Summary of Key Findings 2**
- B. The Subject Site 3**
- C. Development Program Assumptions 5**
- D. Suitability of Site and Location for Candidate Uses..... 8**
- E. Capacity of Employment Land in Vancouver UGA 10**
- F. Property Valuation & Tax Revenue – Scenario 1 vs. Scenario 2 12**
- G. Summary of Estimated Fiscal Impacts 20**

A. SUMMARY OF KEY FINDINGS

As outlined in this memo, our analysis made the following key findings.

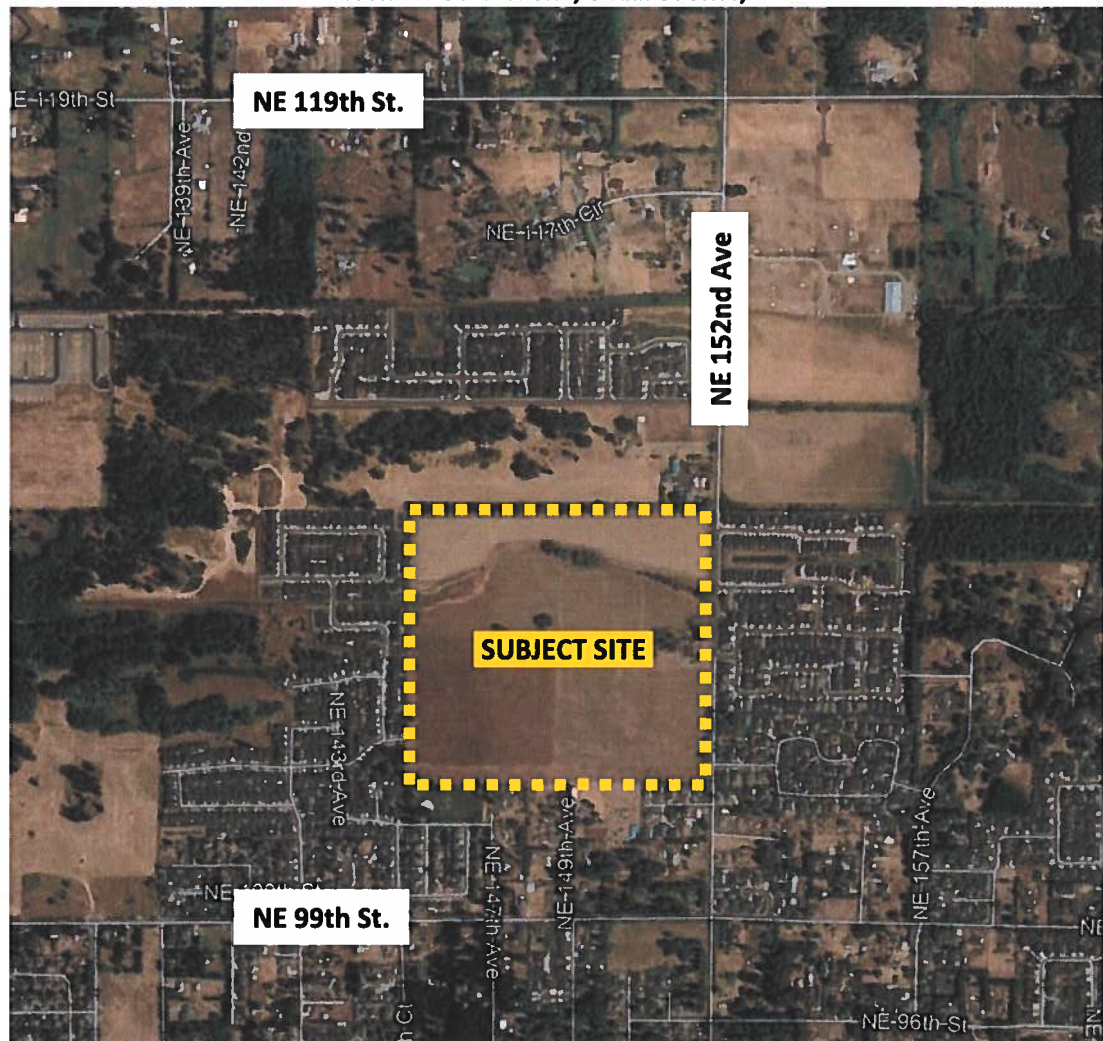
- The site is generally physically compatible with either of the development scenarios discussed in this analysis. However, based on market considerations, it seems better suited to a combination of commercial and residential uses given the existing residential nature of the area, the outlying location, and the evident viability of home building in the immediate area. The most feasible complimentary use for residential growth in this area is retail and commercial services to serve the local households.
- In contrast, there is less compelling reason that a large cluster of employment uses must or should be located here. The area does not have ready access to the wider transportation grid for employee commuting and shipping, nor easy access or visibility for deliveries, customers or other visitors. Furthermore, the outlying location will make it difficult for employers there to integrate with a network of other businesses, their suppliers and business services.
- There are not currently complimentary commercial uses such as restaurants and retailers in the immediate area for hundreds of employees to frequent. This would ensure that employees at this site would utilize commercial services 1.5 miles to the west along the highway corridor. This is one reason that office and retail commercial areas are often located adjacent to, or intermingled with each other.
- It seems likely that the development of such a business campus would require significant upgrades and added capacity to NE 152nd, the intersections with 99th and 119th Streets, and perhaps other nearby routes. The cost of these improvements is likely to be a formidable disincentive to speculative business park development of this parcel.
- Given the lack of compelling reason to locate a large employment center in this area, the location is likely to compete poorly with more central employment areas that do not face these challenges.
- These findings indicate that the Vancouver UGA may have a mismatch between the amount of commercial vs. industrial lands that are available, and where future jobs may actually locate. While most remaining land is industrial, employment that tends to use industrial land makes up a much smaller share of the total employment.
- Estimates of potential taxable assessed value (TAV) under the two development scenarios indicate that the total value may be fairly similar, however likely pace of development means that the commercial/residential scenario is projected to grow local tax revenue faster than the business park scenario.

- An important consideration in assessing these land uses at the subject site is also likelihood of development. As discussed in Part D of this report, the market viability of the candidate land uses will vary due to location, visibility, and competition in the area. Therefore, there is also an opportunity cost to preserving this land until a hypothetical business park developer can be identified, if at all. In the meantime, the area generates very modest tax revenue from its current TAV.

B. THE SUBJECT SITE

The subject site is a 79.75-acre parcel located in the northeast corner of the Vancouver UGA. It is located off of NE 152nd Avenue, north of NE 99th Street. The area is mostly characterized by single-family residential housing on three sides, along with legacy rural uses. The parcel directly to the north is also zoned BP.

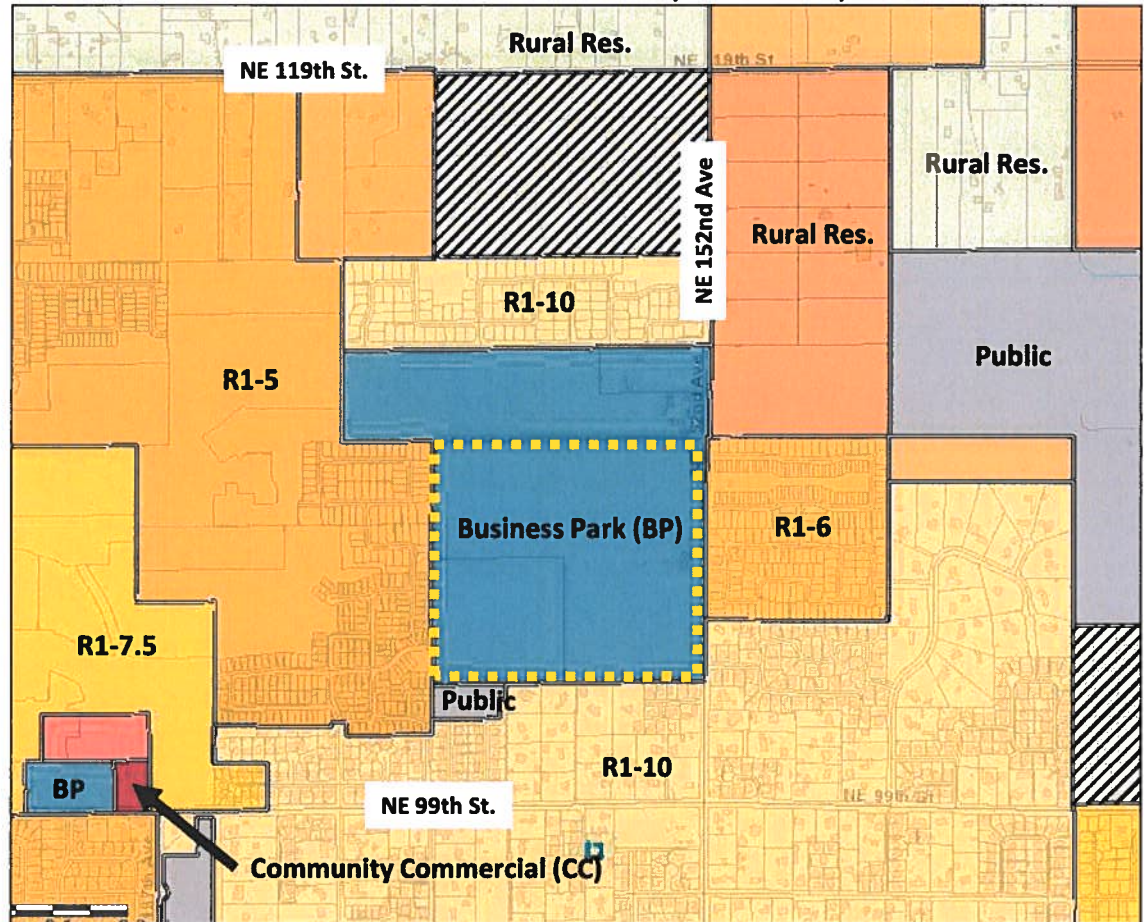
FIGURE 1: SUBJECT SITE, CLARK COUNTY, WA



Source: Google Earth, Johnson Economics

The following figure shows the zoning of the parcel and surrounding area. The node of BP zoning that includes the subject parcels is largely surrounded by residential uses.

FIGURE 2: SUBJECT SITE AND AREA ZONING, CLARK COUNTY, WA



Source: Google Earth, Johnson Economics

The purpose of the Business Park (BP) zone according to the Clark County Unified Development Code is:

The Business Park district provides for the development of uses including limited light manufacturing and wholesale trade, light warehousing, business and professional services, research, business and corporate offices, and other similar compatible or supporting enterprises not oriented to the general public (Chapter 40.230.085)

This stated purpose was used in formulating assumptions of what future business park uses might look like at the subject site under the BP zone, as described in the following section.

It is proposed to change the zoning from employment uses to a mixture of commercial and residential uses. Specifically, the proposed new zones would be the Community Commercial (CC) and R1-10 (low density residential) zones

The CC zone:

These commercial areas are intended to provide for the regular shopping and service needs for several adjacent neighborhoods. This district is only permitted in areas designated as community commercial or mixed use on the comprehensive plan (Chapter 40.230.010)

The R1-10 zone allows a maximum of 4.4 dwelling units per net acre, and is 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.*
- (Chapter 40.220.010)*

This stated purpose was used in formulating assumptions of what future commercial and residential development might look like under these zones, as described in the following section.

C. DEVELOPMENT PROGRAM ASSUMPTIONS

In order to develop estimates of future economic impacts, it was necessary to develop assumptions of the nature of the land use and development of the area as it builds out under the two scenarios: as business park land, or a mixture of commercial and residential land.

Business Park Employment Development (Scenario 1)

Figure 3 presents JOHNSON ECONOMICS estimates of the subject site's holding capacity if built out as a hypothetical business park development. Large business parks of the size of the subject site might contain a mixture of traditional industrial-type space, as well as office-type space.

Industrial space for manufacturing and warehousing typically takes the form of a high-ceiling structure with a large-floorplate and a single-story. Industrial uses are typically surrounded by surface parking and circulation space for truck traffic. Office park space in a suburban environment such as the subject site is typically a two-story professional office form, surrounded by surface parking.

It is assumed for the purposes of this analysis, that the site could house a sizable business park consisting of a mixture of industrial/warehousing use and office use. Using the Clark County growth management standard of 9 jobs per acre of industrial land, the site would hold 574 jobs. [Assumption is from the County Vacant Buildable Lands Model (VLBM).]

The assumption of a business park development meeting these basic parameters underlie the discussion and fiscal analysis presented below.

FIGURE 3: COMMERCIAL RETAIL DEVELOPMENT ASSUMPTIONS, SUBJECT SITE

INDUSTRIAL BUS. PARK SITE AND DEVELOPMENT ASSUMPTIONS		
Site Size (Gross Acres):	79.75 acres	Clark Co. Assessor (2 parcels)
Usable Site (Acres):	63.80 acres	20% loss to ROW or constraints
Usable Site (Square Feet):	2,779,128 sf	
Gross Built Space:	833,738 sf	0.3 FAR for industrial dev.
Leasable Built Space:	833,738 sf	100% efficiency rate for retail space
Estimated # Employees:	574	9 employees/net acres
# of Buildings (Industrial):	10	1-story indust. & warehousing
# of Buildings (Office):	18	2-story prof. office bldgs.

Source: Johnson Economics

Commercial/Residential Development (Scenario 2)

Figures 4 & 5 presents a hypothetical development program for a retail/commercial development on a portion of the site (fronting 152nd Avenue) and a low-density residential development in the remainder of the parcel.

The size of the commercial portion is designed to match the job-creation potential of the business park development (Scenario 1). It is estimated that approximately 45% of the site would be required to accommodate the same number of jobs at 20 jobs/net acre. (This is the assumption applied to commercial land in the Clark County VLBM.)

The commercial portion described in Figure 4 assumes the development of a sizable shopping center serving the surrounding neighborhoods. A shopping center of this size would include one or more big-box or large grocery stores, as well as smaller stores in multiple buildings. This analysis assumes the site would accommodate six multi-tenant buildings of varying sizes. The tenants would be a mix of retail and commercial service businesses.

FIGURE 4: COMMERCIAL DEVELOPMENT ASSUMPTIONS, SUBJECT SITE

COMMERCIAL SITE AND DEVELOPMENT ASSUMPTIONS		
Site Size (Gross Acres):	35.89 acres	Clark Co. Assessor
Usable Site (Acres):	28.71 acres	20% loss to ROW or constraints
Usable Site (Square Feet):	1,250,608 sf	
Gross Built Space:	312,652 sf	0.25 FAR for suburban retail dev.
Leasable Built Space:	312,652 sf	100% efficiency rate for retail space
Estimated # Employees:	574	20 employees/net acres
Estimated # of Buildings:	6	Large, multi-tenant shopping center

Source: Johnson Economics

The residential portion described in Figure 5 assumes that the remainder of the parcel, after the removal of the commercial portion would be used for low-density residential development. In accordance with the R1-10 zone, homes would be developed at a density of one per 10,000 s.f., which amounts to 4.4 units/net acre. This results in an estimate of 152 homes, on 55% of the total available land.

FIGURE 5: RESIDENTIAL DEVELOPMENT ASSUMPTIONS, SUBJECT SITE

RESIDENTIAL SITE DEVELOPMENT ASSUMPTIONS		
Site Size (Gross Acres):	43.86 acres	Clark Co. Assessor
Usable Site (Acres):	35.09 acres	Gross - 20% Street ROW
Usable Site (Square Feet):	1,528,520 sf	
Detached Housing Units:	152 sf	4.4 Units/Net Acre (R1-10 zone)
Average Lot Size:	10,000 sf	Site area/# of Units

Source: Johnson Economics

This is the estimated commercial space and residential unit yield reflected in the discussion and fiscal analysis presented below.

D. SUITABILITY OF SITE AND LOCATION FOR CANDIDATE USES

This section provides an assessment of the subject site as a location for the candidate uses from a market perspective.

General Location

The subject site is located near what is currently the northeast edge of the Vancouver UGA. The current city boundary is located roughly 1.75 miles south of the site, while rural uses located outside of the UGA are located just to the north and northeast of the site.

The subject site fronts on the 152nd Avenue which would likely be the main route of access to new uses on the site. The site is located less than a quarter mile north of NE 99th Street, and 0.5 miles south of NE 119th Street, these being the nearest major east/west routes in the area. The Regional Transportation Plan for 2035 identifies NE 119th Street as part of the "regional highway system." 152nd Ave. is designated as a C-Tran route, to the south of NE 99th Street, however this route turns at 99th and does not include the frontage at the subject site.

2017 traffic counts indicate that 152nd Avenue past the subject site has a traffic count comparable to the stretches of 99th Street and 119th Street in the area. For comparison, the total All Day Traffic (ADT) count of 7,300 vehicles on 152nd north of 99th, is roughly a quarter of the traffic on Highway 503 to the west.

The subject site is located in the midst of relatively recent residential subdivision developments, to the east and west, and to the north (buffered by an additional BP-zoned parcel). There are legacy rural uses in the area, consisting mostly of older homes on large acreage and farm fields.

There are no nearby agglomerations of commercial or employment uses in the area of the subject site. The most significant clusters of these uses are located in the Highway 503 corridor (NE 117th Ave.) roughly 1.5 miles to the west of the subject.

Location for Business Park Use: The location at the northeastern edge of the urban area, at the "gateway" to rural lands is not as ideal for an employment cluster of the size that could hypothetically be accommodated on a site this large.

One challenge for this type of employment cluster at this location is that a large share of on-site employees would likely not live in the immediate area. While employment uses on this scale would certainly provide many job opportunities for local residents as well, it is the nature of large employers that their employees live across a broad commuting shed.

This would make this location less than ideal for a large employer(s) relatively to other more central locations in the metro area, which are served by more major arterials. The population density in this area is insufficient to provide more than a small amount of the employee base for employers of this size.

If the employment user at the subject site is dependent on visibility and accessibility to customers, business partners, or other visitors the location would be less than ideal for similar reasons.

Another current challenge for such a large employment use is that there are not currently complimentary commercial uses such as restaurants and retailers in the immediate area for hundreds of employees to frequent. This would ensure that employees at this site would utilize commercial services 1.5 miles to the west along the highway corridor. This is one reason that office and retail commercial areas are often located adjacent to, or intermingled with each other.

As the area builds out, this location can be expected to be surrounded by low-density residential neighborhoods on all sides. Generally, business park use can be compatible with residential neighborhoods, however, some light-industrial uses might produce negative externalities in the form of noise, dust, truck and delivery traffic, and the like. Traffic capacity for added commuter and truck traffic on nearby arterials will remain a concern.

The intention of the current zoning may be to eventually encourage a very suburban, corporate campus form of development in this area. It seems likely that the development of such a campus would require significant upgrades and added capacity to NE 152nd, the intersections with 99th and 119th Streets, and perhaps other nearby routes. The cost of these improvements is likely to be a formidable disincentive to speculative development of this parcel.

Location for Commercial Use: The isolated location and traffic capacity of nearby arterials present some similar challenges to large retail/commercial use as it does to large employment use. Commercial tenants seek high traffic volumes and high visibility from prospective customers. The site location on NE 152nd Avenue is somewhat isolated, and doesn't feature any corner visibility from 99th or 119th Streets.

However, given the largely residential character of the surrounding area, commercial uses that provide shopping and services to the residents of adjoining neighborhoods will create their own draw that general employment uses will not. A growing need for accessible commercial uses is inherently linked to the build-out of residential neighborhoods.

Currently, the closest clusters of commercial services are over 1.5 miles from the site. The nearest grocery stores are well over two miles away. As this area of the Vancouver UGA fills in with additional households, the subject site would provide a central location to provide more of these types of services within a more accessible distance to these largely residential neighborhoods.

Location for Residential: In general, edge locations in a city are appropriate for residential uses. As evidenced by the amount of housing currently in the area, including many recently developed subdivisions, the location would be suitable for a low-density residential neighborhood.

The scenic rural setting of the surrounding area would likely be seen as a positive for many prospective residents, while Highways 500 and 503 would provide access for commuting to the

greater Vancouver/Portland metro area, and to shopping and services not available in the immediate area.

Topography & Wetlands

It is beyond the scope of the market study to assess the topography and wetland constraints of the parcel, however extensive subdivision development in the area indicates that the area is generally suitable for development of all the candidate uses, though some mitigation may be required.

Finding on Location Suitability

The site is generally physically compatible with either of the development scenarios discussed in this analysis. However, it seems better suited to a combination of commercial and residential uses given the existing residential nature of the area, the outlying location, and the evident viability of home building in the immediate area.

Based on market considerations, the most apparent complimentary use for residential growth in this area is retail and commercial services to serve the local households. In contrast, there is less compelling reason that a large cluster of employment uses must or should be located here. The area does not have ready access to the wider transportation grid for employee commuting and shipping, nor easy access or visibility for deliveries, customers or other visitors. Furthermore, the outlying location will make it difficult for employers there to integrate with a network of other businesses, their suppliers and business services.

Given the lack of compelling reason to locate a large employment center in this area, the location is likely to compete poorly with more central employment areas that do not face these challenges.

E. CAPACITY OF EMPLOYMENT LAND IN VANCOUVER UGA

Figure 6 presents the estimated buildable acres of commercial and industrial land in the Vancouver UGA over the last ten years according to Clark County’s Vacant Buildable Lands Model (VBLM).

FIGURE 6: ESTIMATED BUILDABLE LAND INVENTORY BY LAND USE CATEGORY (VANCOUVER GA)

Land Use	NET ACRES					JOB CAPACITY				Remaining years of supply
	2008	2013	2018	5-Year change	Share (2018)	2008	2013	2018	Share (2018)	
Commercial	1,338	1,024	844	-181	28%	26,754	20,471	16,869	46%	93.5
Industrial	2,037	2,534	2,195	-339	72%	18,335	22,808	19,757	54%	58.3
Totals:	3,375	3,558	3,039	-519	100%	45,089	43,279	36,626	100%	

Source: Clark County Vacant Buildable Lands Model

There are an estimated remaining 3,040 acres of commercial and industrial land in the UGA as of 2018, of which 28% is commercial and 72% is industrial. The job capacity of this land is under 17,000 commercial jobs, and under 20,000 industrial jobs, using the County assumptions of 20 and 9 employees per acre respectively.

Over a five year period, the commercial supply was reduced by 181 acres, while the industrial supply was reduced by 340 acres. At this rate, it is estimated that current buildable supply for both land uses represents many decades of inventory.

Employment by Industry and Land Use

This section provides an estimated breakdown of employment by industry and the type of real estate those industries tend to occupy. The Bureau of Economic Analysis estimates a total of 220k non-farm jobs in the county. Surveys completed by Johnson Economics and Mackenzie engineering firm in the past provide estimates of where these jobs tend to locate by real estate type (see Figure 7).

FIGURE 7: ESTIMATE OF EMPLOYMENT BY REAL ESTATE TYPE

	JOBS	BUILDING TYPE MATRIX					
		Office	Institutional	Flex/B.P	Gen. Ind.	Warehouse	Retail
Construction	17,915	14%	0%	18%	40%	18%	10%
Manufacturing	15,312	8%	0%	24%	60%	8%	0%
Wholesale Trade	8,052	8%	0%	22%	20%	40%	10%
Retail Trade	24,127	5%	1%	6%	0%	12%	76%
Transport., Warehousing, Utilities	6,670	15%	0%	12%	13%	55%	5%
Information	3,675	25%	0%	25%	40%	0%	10%
Finance & Insurance	10,574	72%	1%	5%	1%	1%	20%
Real Estate	12,385	72%	1%	5%	1%	1%	20%
Professional & Technical Services	19,115	72%	1%	5%	1%	1%	20%
Administration Services	11,802	72%	1%	5%	1%	1%	20%
Education	3,057	30%	53%	5%	1%	1%	10%
Health Care	27,630	30%	53%	2%	0%	0%	15%
Leisure & Hospitality	19,348	20%	1%	7%	1%	1%	70%
Other Services	12,709	72%	1%	5%	1%	1%	20%
Government	27,591	43%	35%	5%	1%	1%	15%
TOTAL	219,962	37%	12%	8%	10%	7%	26%

Source: BEA, Johnson Economics, Mackenzie

The averages from the matrix are applied to employment levels to generate an estimate of the number of jobs by real estate type (Figure 8). The table presents estimates of how county jobs are distributed, and a tally (at the bottom) of what type of land use those jobs are likely to occupy. For instance, office jobs are assumed to occupy commercial land, while warehouse jobs are assumed to occupy industrial land.

FIGURE 8: ESTIMATE OF EMPLOYMENT BY REAL ESTATE TYPE

	JOBS	BUILDING TYPE MATRIX						Jobs
		Office	Institutional	Flex/B.P	Gen. Ind.	Warehouse	Retail	
Construction	17,915	2,508	0	3,225	7,166	3,225	1,792	
Manufacturing	15,312	1,225	0	3,675	9,187	1,225	0	
Wholesale Trade	8,052	644	0	1,771	1,610	3,221	805	
Retail Trade	24,127	1,206	241	1,448	0	2,895	18,337	
Transport., Warehousing, Utilities	6,670	1,001	0	800	867	3,669	334	
Information	3,675	919	0	919	1,470	0	368	
Finance & Insurance	10,574	7,613	106	529	106	106	2,115	
Real Estate	12,385	8,917	124	619	124	124	2,477	
Professional & Technical Services	19,115	13,763	191	956	191	191	3,823	
Administration Services	11,802	8,497	118	590	118	118	2,360	
Education	3,057	917	1,620	153	31	31	306	
Health Care	27,630	8,289	14,644	553	0	0	4,145	
Leisure & Hospitality	19,348	3,870	193	1,354	193	193	13,544	
Other Services	12,709	9,150	127	635	127	127	2,542	
Government	27,591	11,864	9,657	1,380	276	276	4,139	
TOTAL	219,962	80,384	27,022	18,606	21,467	15,400	57,084	
Commercial:		80,384	27,022	9,303			57,084	173,792 79%
Industrial:				9,303	21,467	15,400		46,170 21%
Total:		80,384	27,022	18,606	21,467	15,400	57,084	219,962

Source: BEA, Johnson Economics, Mackenzie

These estimates are an imperfect measure, but do indicate a basic pattern that most county jobs (79%) are more likely to place in commercial setting rather than industrial setting (21%).

This is in contrast to the VBLM findings shown in Figure 6 which show available industrial acreage (72%) and job capacity (54%) to be higher than that of commercial lands.

These findings indicate that the Vancouver UGA may have a mismatch between the amount of commercial vs. industrial lands that are available, and where future jobs may actually locate. While most remaining land is industrial, employment that tends to use industrial land makes up a much smaller share of the total employment.

F. PROPERTY VALUATION & TAX REVENUE – SCENARIO 1 vs. SCENARIO 2

This section presents projections of future potential property valuation and revenues from property taxes resulting from the two alternative development scenarios presented in Section C of this report.

It is difficult to anticipate all contingencies that might impact the development timeline. Because of this, we try to use straightforward assumptions which do not overcomplicate the

analysis or attempt to predict the future in more detail than is practical. The development parameters outlined here are hypothetical and subject to change.

Because of the large size of this site, this analysis assumes that both scenarios are built out over a multi-year period.

For reference the development assumptions are reproduced below:

FIGURE 9: BUSINESS PARK DEVELOPMENT ASSUMPTIONS, SUBJECT SITE

INDUSTRIAL BUS. PARK SITE AND DEVELOPMENT ASSUMPTIONS		
Site Size (Gross Acres):	79.75 acres	Clark Co. Assessor (2 parcels)
Usable Site (Acres):	63.80 acres	20% loss to ROW or constraints
Usable Site (Square Feet):	2,779,128 sf	
Gross Built Space:	833,738 sf	0.3 FAR for industrial dev.
Leasable Built Space:	833,738 sf	100% efficiency rate for retail space
Estimated # Employees:	574	9 employees/net acres
# of Buildings (Industrial):	10	1-story indust. & warehousing
# of Buildings (Office):	18	2-story prof. office bldgs.

Source: Johnson Economics

FIGURE 10: RETAIL/COMMERCIAL DEVELOPMENT ASSUMPTIONS, SUBJECT SITE

COMMERCIAL SITE AND DEVELOPMENT ASSUMPTIONS		
Site Size (Gross Acres):	35.89 acres	Clark Co. Assessor
Usable Site (Acres):	28.71 acres	20% loss to ROW or constraints
Usable Site (Square Feet):	1,250,608 sf	
Gross Built Space:	312,652 sf	0.25 FAR for suburban retail dev.
Leasable Built Space:	312,652 sf	100% efficiency rate for retail space
Estimated # Employees:	574	20 employees/net acres
Estimated # of Buildings:	6	Large, multi-tenant shopping center

Source: Johnson Economics

FIGURE 11: RESIDENTIAL DEVELOPMENT ASSUMPTIONS, SUBJECT SITE

RESIDENTIAL SITE DEVELOPMENT ASSUMPTIONS		
Site Size (Gross Acres):	43.86 acres	Clark Co. Assessor
Usable Site (Acres):	35.09 acres	Gross - 20% Street ROW
Usable Site (Square Feet):	1,528,520 sf	
Detached Housing Units:	152 sf	4.4 Units/Net Acre (R1-10 zone)
Average Lot Size:	10,000 sf	Site area/# of Units

Source: Johnson Economics

Economic Assumptions: This analysis uses the most current figures and factors identified during the analysis, which are generally from 2018. Because future changes to these factors are difficult to predict, this analysis applies the current figures to the coming years. For instance, this analysis applies the current taxing rates of the applicable taxing jurisdictions, and results are presented in 2018 dollars.

All of the figures presented here are estimates. Though the model used generates results in precise dollar figures, results should be considered indicators of the potential scale of future impacts, and not precise predictions.

BUSINESS PARK DEVELOPMENT FISCAL FORECAST (SCENARIO 1)

It is estimated for the purposes of this analysis, that the site could house a sizable business park consisting of a mixture of industrial/warehousing use and office use. Industrial buildings tend to be one-story buildings with high ceilings and a large floorplate. Suburban office buildings tend to have a smaller floorplate but two to three stories. All buildings are assumed to be served by surface parking lots.

Based on the preliminary development program we estimate a potential \$145 million of new assessed value over the build-out period. With annual escalation, TAV is estimated to build to a forecasted \$171 million over the ten-year period. (Figure 12)

FIGURE 12: BUSINESS PARK DEVELOPMENT TAXABLE ASSESSED VALUE (TAV) PROJECTIONS

Development Phases	# of Retail Bldgs	Est. Avg. Assessed Value	Est. Total TAV (Annual)	Cummulative Units	Est. Total TAV (Cumulative)*
<u>Commercial</u>					
Year 1	4	\$5,145,357	\$20,581,000	4	\$20,581,000
Year 2	4	\$5,145,357	\$20,581,000	8	\$41,779,000
Year 3	4	\$5,145,357	\$20,581,000	12	\$63,613,000
Year 4	4	\$5,145,357	\$20,581,000	16	\$86,102,000
Year 5	3	\$5,145,357	\$15,436,000	19	\$104,121,000
Year 6	3	\$5,145,357	\$15,436,000	22	\$122,681,000
Year 7	3	\$5,145,357	\$15,436,000	25	\$141,797,000
Year 8	3	\$5,145,357	\$15,436,000	28	\$161,487,000
Year 9	0	\$5,145,357	\$0	28	\$166,332,000
Year 10	0	\$5,145,357	\$0	28	\$171,322,000
TOTAL:	28		\$144,068,000	28	\$171,322,000

* Assumes assessed value grows at an avg. annual rate of 3%.

Source: Johnson Economics, Clark County

Figure 13 (next page) applies the TAV estimates shown above to the relevant taxing jurisdictions, under the current Tax Code 119082.

Figure 13 shows the list of taxing jurisdictions in this tax code, and the tax rate which applies to each of them. Tax rates were applied to the estimated total TAV in each year to estimate the annual revenue for each jurisdiction.

For the sake of space, this table presents estimates for Year 1, Year 10, and the 10-Year total.

Findings:

- As Figure 13 shows, the business park development program at the subject site could generate an estimated \$8.3 million in new property tax revenue over the ten year period.
- By the stabilized Year 11, the annual tax revenue is estimated to be \$1.37 million.

**FIGURE 13: ESTIMATED ANNUAL PROPERTY TAX GENERATION, BY RECIPIENT
BUSINESS PARK DEVELOPMENT SCENARIO 1**

<u>Taxing District</u>	<u>Tax Rate per \$1,000 AV</u>	<u>Share of Total Rate</u>	<u>Year 1</u>	<u>Year 10</u>	<u>10-Year Total</u>	<u>Year 11 Stabilized</u>
ESTIMATED TOTAL ASSESSED VALUE:			\$20,581,000	\$171,322,000	\$1,079,815,000	\$177,318,270
<u>Tax Code: 119082</u>						
Clark County - General	0.9805015382	11.2%	\$20,180	\$167,981	\$1,058,760	\$173,861
Clark County - Dev. Disability	0.0114738818	0.1%	\$236	\$1,966	\$12,390	\$2,035
Clark County - Mental Health	0.0114738818	0.1%	\$236	\$1,966	\$12,390	\$2,035
Clark County - Veterans Asst.	0.0103264867	0.1%	\$213	\$1,769	\$11,151	\$1,831
Clark County - Conservation	0.0390985748	0.4%	\$805	\$6,698	\$42,219	\$6,933
Roads (Clark County)	1.3780905430	15.7%	\$28,362	\$236,097	\$1,488,083	\$244,361
School District 119	0.6059437755	6.9%	\$12,471	\$103,811	\$654,307	\$107,445
School District 119 (2)	1.5000000000	17.1%	\$30,872	\$256,983	\$1,619,723	\$265,977
Library	0.3635801481	4.1%	\$7,483	\$62,289	\$392,599	\$64,469
Parks (Greater Clark)	0.1805433984	2.1%	\$3,716	\$30,931	\$194,953	\$32,014
Fire District 05	1.1825702276	13.5%	\$24,338	\$202,600	\$1,276,957	\$209,691
State of Wash. - State Schools	2.5060357234	28.6%	\$51,577	\$429,339	\$2,706,055	\$444,366
EST. TOTAL PROP. TAX REVENUE:	8.7696381793	100.0%	\$158,819	\$1,322,051	\$8,332,677	\$1,368,323

Source: Johnson Economics, Clark County

COMMERCIAL/ RESIDENTIAL DEVELOPMENT FISCAL FORECAST (SCENARIO 2)

Commercial Portion: This analysis assumes that the commercial portion of development Scenario 2 consists of a sizable shopping center serving the surrounding neighborhoods. A shopping center of this size would include one or more big-box or large grocery stores, as well as smaller stores in multiple buildings. This analysis assumes the site would accommodate six multi-tenant buildings of varying sizes. The tenants would be a mix of retail and commercial service businesses.

Based on the preliminary development program we estimate a potential \$70.9 million of new assessed value in the commercial portion over the build-out period. With annual escalation, TAV is estimated to build to a forecasted \$91.1 million over the ten-year period. (Figure 14)

FIGURE 14: COMMERCIAL DEVELOPMENT TAXABLE ASSESSED VALUE (TAV) PROJECTIONS

Development Phases	# of Retail Bldgs	Est. Avg. Assessed Value	Est. Total TAV (Annual)	Cumulative Units	Est. Total TAV (Cumulative)*
Commercial					
Year 1	3	\$11,811,300	\$35,434,000	3	\$35,434,000
Year 2	3	\$11,811,300	\$35,434,000	6	\$71,931,000
Year 3	0	\$11,811,300	\$0	6	\$74,089,000
Year 4	0	\$11,811,300	\$0	6	\$76,312,000
Year 5	0	\$11,811,300	\$0	6	\$78,601,000
Year 6	0	\$11,811,300	\$0	6	\$80,959,000
Year 7	0	\$11,811,300	\$0	6	\$83,388,000
Year 8	0	\$11,811,300	\$0	6	\$85,890,000
Year 9	0	\$11,811,300	\$0	6	\$88,467,000
Year 10	0	\$11,811,300	\$0	6	\$91,121,000
TOTAL:	6		\$70,868,000	6	\$91,121,000

* Assumes assessed value grows at an avg. annual rate of 3%.

Source: Johnson Economics, Clark County

Residential Portion: Given the remaining net buildable acreage after the commercial portion is accounted for, Scenario 2 assumes 152 single family homes built in the subject site area over 8 years, or 20 per year and 12 in the final year. The average assumed market value is \$460,000 per home which is the median home sale price in the area over the last two years, for homes on lots of 10k sq.ft. or more.

Based on the preliminary development program we estimate a potential \$69.9 million of *new* assessed value over the build-out period. After annual escalation, the TAV builds to a forecasted \$85.3 million in accumulated TAV over the ten-year period.

FIGURE 15: RESIDENTIAL DEVELOPMENT TAXABLE ASSESSED VALUE (TAV) PROJECTIONS

Development Phases	# of Units	Est. Avg. Assessed Value	Est. Total TAV (Annual)	Cummulative Units	Est. Total TAV (Cumulative)*
<u>Residential</u>					
Year 1	20	\$460,000	\$9,200,000	20	\$9,200,000
Year 2	20	\$460,000	\$9,200,000	40	\$18,722,000
Year 3	20	\$460,000	\$9,200,000	60	\$28,577,000
Year 4	20	\$460,000	\$9,200,000	80	\$38,777,000
Year 5	20	\$460,000	\$9,200,000	100	\$49,334,000
Year 6	20	\$460,000	\$9,200,000	120	\$60,261,000
Year 7	20	\$460,000	\$9,200,000	140	\$71,570,000
Year 8	12	\$460,000	\$5,520,000	152	\$79,595,000
Year 9	0	\$460,000	\$0	152	\$82,381,000
Year 10	0	\$460,000	\$0	152	\$85,264,000
TOTAL:	152		\$69,920,000	152	\$85,264,000

* Assumes assessed value grows at an avg. annual rate of 3%.

Source: Johnson Economics, Clark County

Figure 16 (following page) applies the TAV estimates shown above to the relevant taxing jurisdictions, under the current Tax Code 119082. *The following table show the estimated tax revenue for the combined commercial and residential portions.*

Figure 16 shows the list of taxing jurisdictions in this tax code, and the tax rate which applies to each of them. Tax rates were applied to the estimated total TAV in each year to estimate the annual revenue for each jurisdiction. For the sake of space, this table presents estimates for Year 1, Year 10, and the 10-Year total.

**FIGURE 16: ESTIMATED ANNUAL PROPERTY TAX GENERATION, BY RECIPIENT
COMMERCIAL/RESIDENTIAL DEVELOPMENT SCENARIO 2**

<u>Taxing District</u>	<u>Tax Rate per \$1,000 AV</u>	<u>Share of Total Rate</u>	<u>Year 1</u>	<u>Year 10</u>	<u>10-Year Total</u>	<u>Year 11 Stabilized</u>
ESTIMATED TOTAL ASSESSED VALUE:			\$44,634,000	\$176,385,000	\$1,289,873,000	\$182,558,475
<u>Tax Code: 119082</u>						
Clark County - General	0.9805015382	11.2%	\$43,764	\$172,946	\$1,264,722	\$178,999
Clark County - Dev. Disability	0.0114738818	0.1%	\$512	\$2,024	\$14,800	\$2,095
Clark County - Mental Health	0.0114738818	0.1%	\$512	\$2,024	\$14,800	\$2,095
Clark County - Veterans Asst.	0.0103264867	0.1%	\$461	\$1,821	\$13,320	\$1,885
Clark County - Conservation	0.0390985748	0.4%	\$1,745	\$6,896	\$50,432	\$7,138
Roads (Clark County)	1.3780905430	15.7%	\$61,510	\$243,075	\$1,777,562	\$251,582
School District 119	0.6059437755	6.9%	\$27,046	\$106,879	\$781,591	\$110,620
School District 119 (2)	1.5000000000	17.1%	\$66,951	\$264,578	\$1,934,810	\$273,838
Library	0.3635801481	4.1%	\$16,228	\$64,130	\$468,972	\$66,375
Parks (Greater Clark)	0.1805433984	2.1%	\$8,058	\$31,845	\$232,878	\$32,960
Fire District 05	1.1825702276	13.5%	\$52,783	\$208,588	\$1,525,365	\$215,888
State of Wash. - State Schools	2.5060357234	28.6%	\$111,854	\$442,027	\$3,232,468	\$457,498
EST. TOTAL PROP. TAX REVENUE:	8.7696381793	100.0%	\$344,430	\$1,361,121	\$9,953,645	\$1,408,761

Source: Johnson Economics, Clark County

Findings:

- As Figure 16 shows, the commercial/residential development program at the subject site could generate an estimated \$9.9 million in new property tax revenue over the ten year period.
- By the stabilized Year 11, the annual tax revenue is estimated to be \$1.4 million.

G. SUMMARY OF ESTIMATED FISCAL IMPACTS

The preceding section presents fiscal revenue projections from the two candidate land uses: business park employment, or commercial/residential mix. A comparison of these impacts is presented below:

**FIGURE 17: COMPARISON OF ESTIMATED TAX REVENUE GENERATION
DEVELOPMENT SCENARIOS**

	Scenario 1	Scenario 2			Scenario 1 / Scenario 2
	Indust. Bus. Park BP Development	Retail/Comm. CC Development +	Single Fam. Resid. R1-10 Dev. =	Scenario 2 Combined	
Current Subject Site TAV:	\$95,280			\$95,280	
Cummulative 10-Year TAV:	\$1,079,815,000	\$766,192,000 +	\$523,681,000 =	\$1,289,873,000	84%
Year 11 "Stabilized" TAV:	\$177,318,270	\$94,310,235 +	\$88,248,240 =	\$182,558,475	97%
<i>10-Year Prop. Tax Revenue:</i>	<i>\$8,332,600</i>	<i>\$5,912,700 +</i>	<i>\$4,041,200 =</i>	<i>\$9,953,900</i>	<i>84%</i>

Source: Johnson Economics

- Of the two scenarios modeled, the Commercial/Residential Scenario 2 is anticipated to have the greatest total fiscal impact over the 10-year period from tax generation.
- Scenario 1 is expected to generate 84% of the cumulative TAV over a ten year period, and a similar smaller amount of revenue. By Year 11 the total TAV is expected to be nearly equal, however the Scenario 1 TAV remains a bit smaller.
- Over the ten year period, estimated cumulative tax revenue is expected to be \$8.3 million under Scenario 1 and \$9.9 million under Scenario 2.

Other Revenue Considerations

An important consideration in assessing these land uses at the subject site is also likelihood of development. As discussed in Part D of this report, the market viability of the candidate land uses will vary due to location, visibility, and competition in the area. Therefore, there is also an opportunity cost to preserving this land until a hypothetical business park developer can be identified, if at all. In the meantime, the area generates very modest tax revenue from its current TAV.



MEMORANDUM

DATE: March 30, 2019
 TO: JORDAN RAMIS PC
 FROM: JOHNSON ECONOMICS, LLC
 SUBJECT: Market Analysis of Current and Prospective Zoning in Clark County, WA

MARKET ANALYSIS SUPPLEMENT

JOHNSON ECONOMICS was hired to conduct an independent assessment of the market feasibility and projected fiscal impacts of employment vs. residential uses on a site in Clark County, Washington.

This memo is a supplement to the market analysis report dated 2/25/19. That memo assumed that the rezoned land would consist of 35.9 acres of Community Commercial land and 43.9 acres of low-density residential land. This assumption was designed so that the estimated employment that could be accommodated in the commercial zone, matched the estimated employment that could be accommodated under the existing Business Park zone.

In practice, the amount of commercial land in the rezoned scenario is likely to be less than 35.9 acres. This supplemental memo presents the results of a secondary analysis that assumes that the commercial component will be 10 acres. The residential portion will be a greater 69.8 acres.

This change would have the following estimated impacts on the metrics discussed in the detailed memo. (Please see the 2/25 memo for discussion of methodology.)

**FIGURE 1: COMMERCIAL LAND (36 ACRES VS. 10 ACRES)
 UNDER THE ZONE CHANGE SCENARIO**

	35.9 Acres Commercial (Prior)	10 Acres Commercial (New)
Acres:	35.9	10
Net Acres:	28.7	8
Comm. Buildings:	6	3
Job Capacity:	574	160
Residential Acres:	43.9	69.8
Housing Units:	152	243
Commercial TAV:*	\$91.1 mil	\$30.9 mil
Residential TAV:*	\$85.3 mil	\$131.3 mil
Total TAV:*	\$176.4 mil	\$162.2 mil

Source: Google Earth, Johnson Economics
 * TAV = Taxable Assessed Value, at full build-out

As Figure 1 shows the impact of programming a lesser amount of commercial acreage is estimated to reduce the employment capacity and the commercial TAV. At the same time, the residential portion would grow, resulting in more housing and higher residential TAV. Overall, the new scenario results in somewhat lesser total TAV.

The methodology used to generate these estimates are the same used in the 2/25 memo. That memo provides greater detail on approach and methodology while also discussing the build-out scenario under the current Business Park zoning.

Riverview Asset Annual Review Application

Applicant:

Riverview Asset

Project and Request:

Application for Annual Review

Presented To:

Clark County

Submitted:

January 30, 2019

Applicant's Representative:

Jamie Howsley

jamie.howsley@jordanramis.com

Armand Resto-Spotts

armand.resto-spotts@jordanrams.com

(360) 567-3900

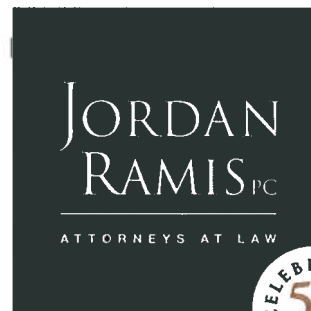


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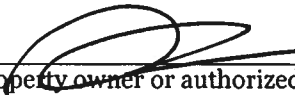
Development Application

Project name: Riverview Asset Application for Annual Review		
Type(s) of application (see reverse side): Annual Review		
Description of proposal: Annual Review and Zone Change Applications		
Applicant name: James D. Howsley Armand Resto-Spotts	Address: 1499 SE Tech Center Place, Ste 380 Vancouver, WA 98683	
E-mail address: jamie.howsley@jordanramis.com armand.resto-spotts@jordanramis.com	Phone and fax: 360-567-3900	
Property owner name (list multiple owners on a separate sheet): Riverview Asset Management & Trust et al. Trustees	Address: c/o Dempsey Family Trust 900 Washington Street, Ste 900 Vancouver, WA 98660	
E-mail address: Contact Applicant	Phone and fax: Contact Applicant	
Contact person name (list if not same as applicant): Contact Applicant	Address:	
E-mail address: Contact Applicant	Phone and fax:	
Project site information: Site address: 10512 NE 152nd Avenue Vancouver, WA 98683	Comp plan designation: 1	
Cross street:	Zoning: BP	Parcel numbers: 200326000; 200355000
Overlay zones: N/A	Legal: See Attached	Acreage of original parcels: 69.55
Township: 3N	Range: 2E	1/4 of section: SE

Authorization

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request. This application gives consent to the county to enter the properties listed above.

 1-29-19
Applicant's signature Date

 1-29-19
Property owner or authorized representative's signature Date

For staff use only	Case number:	Work order number:
---------------------------	--------------	--------------------

Revised 6/14/12



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/development



For an alternate format, contact the Clark County ADA Compliance Office.
Phone: (360)397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

Application types

If you have any questions regarding the type of application being requested, our Permit Technicians will be happy to assist you.

- Annual Review
- Appeal
- Boundary Line Adjustment and Lot Reconfiguration
- Conditional Use

Environmental/Critical Areas

- Critical Aquifer Recharge Area (CARA)
- Columbia River Gorge
- Forestry + (Moratorium Waiver, Moratorium Removal, Class I, Class IVG or COHP)
- Floodplain
- Geological
- Habitat
- Habitat Monitoring
- Historic
- SEPA
- Shoreline
- Wetland
- Wetland Monitoring

Land Division

- Binding Site Plan
- Final Plat
- Plat Alteration
- Short Plat (___ Infill)
- Subdivision (___ Infill)

Miscellaneous

- Addressing
- Accessory Dwelling
- Covenant Release
- Home Business
- Legal Lot Determination and Innocent Purchasers Determination
- Non-Conforming Use Determination
- Sewer Waiver
- Shooting Range
- Sign

Planning Director Review

- Post Decision
- Pre-Application Conference
- Pre-Application Waiver
- Public Interest Exception
- Similar Use
- Temporary Use
- Planned Unit Develop/Master Plan
- Road Modification
- Site Plan
- Variance
- Zone Change



LEGAL DESCRIPTIONS

Parcel No. 200305000/200355000

A PARCEL OF PROPERTY IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, IN CLARK COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER;

THENCE NORTH 01°50'04" EAST ALONG THE EAST LINE OF SAID QUARTER 890.00 FEET TO THE NORTHEAST CORNER OF THE WESTERLY PORTION OF THE PLAT OF MISTY MEADOWS ESTATES RECORDED IN PLAT BOOK 311, PAGE 412, RECORDS OF CLARK COUNTY;

THENCE NORTH 89°34'59" WEST ALONG THE NORTH LINE OF SAID PLAT AND THE WESTERLY PROJECTION OF SAID NORTH LINE 1977.06 FEET TO THE NORTHWEST CORNER OF THE PLAT OF CHERRY PARK RECORDED IN PLAT BOOK 310, PAGE 833, RECORDS OF CLARK COUNTY AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°34'59" EAST ALONG THE NORTH LINE OF SAID PLAT 947.94 FEET;

THENCE NORTH 01°50'04" EAST 914.22 FEET;

THENCE NORTH 89°34'59" WEST 864.55 FEET TO THE NORTHEAST CORNER OF THE PLAT OF FALCON'S NEST RECORDED IN PLAT BOOK 311, PAGE 614, RECORDS OF CLARK COUNTY;

THENCE SOUTH 01°53'01" WEST ALONG THE EAST LINE OF SAID PLAT 499.00 FEET TO AN ANGLE POINT IN SAID EAST LINE;

THENCE SOUTH 88°04'56" EAST ALONG SAID EAST LINE 21.17 FEET TO AN ANGLE POINT;

THENCE SOUTH 00°12'00" WEST ALONG SAID EAST LINE 89.25 FEET TO AN ANGLE POINT;

THENCE SOUTH 03°04'50" WEST ALONG SAID EAST LINE 260.70 FEET TO AN ANGLE POINT;

THENCE SOUTH 02°14'00" WEST ALONG SAID EAST LINE 73.92 FEET TO THE TRUE POINT OF BEGINNING.

Parcel No. 200326000

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, OF CLARK COUNTY, WASHINGTON, DEFINED AS FOLLOWS:

BEGINNING AT A POINT 200 RODS EAST AND 880 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE EAST 120 RODS TO THE EAST LINE OF SAID SECTION; THENCE NORTH 1760 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WEST 120 RODS TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 1760 FEET TO THE POINT OF BEGINNING;

EXCEPT COUNTY ROADS





Pre-Application
Conference
FINAL Report

Project Name:	Riverview Asset
Case Number:	PAC2018-00131
Location:	10512 NE 152nd Ave, Vancouver, WA, 98682. SE Quarter of Section 35, Township 3 North, Range 2 East of the Willamette Meridian.
Parcel Number(s):	200326000; 200355000
Site Size:	69.55 acres
Request:	A request to amend the Comprehensive Plan and Zoning Maps on two parcels (200326000 and 200355000) from Industrial (Business Park (BP)) to Urban Low Density Residential (R1-10), and from Industrial (Business Park (BP)) to Community Commercial (CC) zoning along the frontage of the property along NE 152 nd Ave. Parcel (200305000) may also be included in the proposal.
Applicant:	Jamie Howsley 1499 SE Tech Center Pl, Ste 380 Vancouver, WA 98683 (360) 567-3900 Jamie.howsley@jordanramis.com
Contact Person:	Jamie Howsley 1499 SE Tech Center Pl, Ste 380 Vancouver, WA 98683 (360) 567-3900 Jamie.howsley@jordanramis.com
Property Owner:	River Trust Company c/o Dempsey Family Trust 900 Washington St., Ste. 900 Vancouver, WA 98660

DATE OF CONFERENCE: December 4, 2018

STAFF CONTACT: Sharon Lumbantobing, Clark County Annual Review Coordinator
(564) 397-4909 Sharon.Lumbantobing@clark.wa.gov

PRESENT AT CONFERENCE:

Name	Contact Information
Sharon Lumbantobing	Clark County Community Planning (see above)
Jose Alvarez	Clark County Community Planning, (564) 397- 4898
Gary Albrecht	Clark County Community Planning, (564) 397- 4318
Armand Resto-Spotts	Applicant (360) 567-3900
Jamie Howsley	Applicant (360) 567-3900

Disclaimer: The following is a brief summary of issues and requirements that were identified at the pre-application conference based on the information provided by the applicant. This summary may contain supplemental information which was not discussed in the conference and is intended to aid the applicant in preparing a complete Annual Review application and/or to provide the applicant with additional information regarding the subject site. Staff responses and information contained in this pre-application report are preliminary in nature, and do not constitute an approval or denial. The determinations contained in this report were based upon information submitted by the applicant, and may be subject to change upon further examination or in light of new or revised information contained in the formal application.

APPLICATIONS REQUIRED

The requested Comprehensive Plan map and concurrent zone map amendments require an Annual Review/Zone Change Application to be completed. The application will be processed through the Type IV Review process. A SEPA checklist is required to be completed as a part of the Annual Review application.

Estimated fees:*

Combined Annual Review/Rezone.....	\$8,113.00
Issuance Fee.....	\$94.00
Environmental Checklist Review (SEPA).....	\$1,987.00
Issuance Fee.....	\$53.00

***Fees cited are estimated and based upon the fee schedule in effect at the time of pre-application conference and are subject to change.**

APPLICABLE POLICIES, CODES and CRITERIA

The following list is not exhaustive of all county, state or federal regulations that may govern development of the site, but is inclusive of those addressed by the county in this comprehensive plan/zone amendment review process.

- WAC 365-196-300
- Clark County 20 Year Comprehensive Growth Management Plan Policies
 - Chapter 1 – Land Use Element
 - Chapter 2 – Housing Element
 - Chapter 9 – Economic Development
 - Chapter 10 – School Element
 - Chapter 11 – Community Design Element
- Clark County Unified Development Code
 - Title 40:
 - Section 40.220 (Urban Residential Districts)
 - Section 40.230 (Commercial Districts)
 - Section 40.500.010 (Procedures)
 - Section 40.560.010 (Plan Amendment Procedures)
 - Section 40.570 (SEPA)

Clark County Criteria for Map Changes (found within the text of this report)

- Section 40.560.010G (Criteria for all Map Changes)
- Section 40.560.020 (Changes to Districts, Amendments, and Alterations)
- Section 40.560.020G (Approval Criteria)

Comprehensive Plan Designation Map Change Criteria

Comprehensive plan designation changes may only be approved if **all** the following criteria are met (40.560.010G):

1. *The proponent shall demonstrate that the proposed amendment is consistent with the Growth Management Act and requirements, the Countywide Planning Policies, the Community Framework Plan, the Comprehensive Growth Management Plan, applicable city comprehensive Plans, and including applicable capital facilities plans and official population growth forecasts; and*
2. *The proponent shall demonstrate that the designation is in conformance with the appropriate location criteria identified in the plan; and*
3. *The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity; and*
4. *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; and*
5. *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.*

Zone Change Criteria

The concurrent zone change may only be approved if **all** the following criteria are met (40.560.020G):

1. *Requested zone change is consistent with the comprehensive plan map designation.*
2. *The requested zone change is consistent with the plan policies and location criteria and the purpose statement of the zoning district.*
3. *The zone change 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.*
4. *There are adequate public facilities and services to serve the requested zone change.*

SUBMITTED MATERIALS REVIEWED

The following materials were provided by the applicant and were reviewed by Clark County staff in advance of the pre-application conference:

- Application forms
- Narrative
- GIS Packet

BACKGROUND

The applicant proposes to amend the Comprehensive Plan and Zoning Maps from Industrial (Business Park (BP)) to Community Commercial (CC) zoning along the frontage of the property along NE 152nd Ave, and to Urban Low Density Residential (R1-10) on the rest of the property.

SUMMARY

The following comments and issues were discussed or identified during the pre-application meeting held on December 4, 2018.

Land Use

Comments provided by Clark County Long Range Planning, Sharon Lumbantobing:

Staff provided the applicant with a brief overview of how the pre-application conference would be conducted, including a summary of what information would be covered. Staff stated that a final staff report will be sent to the applicant within a week following the pre-app meeting. Staff stated that January 31 is the deadline to submit an annual review application.

Staff provided information regarding Clark County's obligation to plan under the State's Growth Management Act and the long-range, comprehensive planning exercise that concluded in 1994 with the adoption of the 20-Year Comprehensive Growth Management Plan and corresponding zone map. In 2016, the County adopted an updated 20-Year Comprehensive Plan and zone map.

Staff proceeded to discuss with the applicant the Comprehensive Plan Designation Map Change Criteria that the applicant will need to address in an application. Staff said that the proposal to change the designation will need to be consistent with the Growth Management Act and the county-wide planning policies.

Specific to this application, staff stated that the assumption is that the current comprehensive plan Industrial (I) with Business Park (BP) zoning is still applicable to this area. The applicant will need to demonstrate that a change to Community Commercial (CC) zoning along the frontage of the property along NE 152nd Ave and Urban Low Density Residential (UL) with R1-10 zoning on the rest of the property is appropriate and consistent with the County's Growth Management Plan and Unified Development Code.

Staff emphasized that as the applicant's Annual Review application (CPZ2017-00022 Riverview Asset Trust) was recommended for denial by the Planning Commission and the county council did deny the request, the applicant will need to demonstrate what has changed since that application was submitted.

Staff emphasized that the applicant needs to address how the proposed zoning addresses the loss of job producing land and the loss of Business Park zoning. Business Park zoning is employment land. Given the current economic trends in the county, there is a decline in demand for commercially zoned properties.

Staff stated that the application needs to address Policy 9.3 in the Economic Development Element of the Comprehensive Plan:

Goal: Assure an adequate supply of industrial sites to meet market demands for industrial development over the planning horizon to create an environment conducive to the startup, growth, and expansion of industries.

9.3 Policies

9.3.4 Conversion of industrial or employment lands to non-industrial or non-employment districts may occur within the following parameters:

- a. Protect and preserve lands zoned heavy industrial for heavy industrial uses.
- b. Protect employment lands from conversion to residential.
- c. Consider rezoning of employment lands to non-retail commercial or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics, and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation.

(Comp Plan Economic Development Element, p. 228)

Staff stated that it is not clear what the applicant is proposing in terms of how much acreage is proposed to be zoned commercial and where the applicant would put the commercially zoned property. The applicant needs to clarify this.

In 2017, the City of Vancouver submitted a letter in support of the staff recommendation to deny the proposed amendment. The letter cited the potential loss of family wage jobs and the lack of similarly zoned sites in the vicinity. The letter also noted the proposed action would leave a 20-acre parcel to the north with BP zoning which would then be difficult to develop. The CREDC was not supportive of this zone change, without first finding land to replace it.

In December 2018, the City of Vancouver submitted a letter requesting the applicant to submit an economic analysis demonstrating a lack of long-term employment viability as Business Park and other employment zones, especially as the surrounding area is still developing and this may become viable in the future. If the property is to be converted to residential, some portion should be considered for medium density or denser single-family residential to improve housing diversity and affordability in the wider area.

Staff stated that the applicant should confer with the school district on school impacts. The School Element identifies the imbalance between the mix of residential, commercial and industrial land as one of the contributing factors to failed bond measures. The narrative should address how this proposal affects the mix in the Battle Ground School District. The county updated its 20 year comprehensive plan in June 2016 and designated sufficient land for residential growth through 2035. The applicant needs to demonstrate a need for additional residential land.

In 2017, the applicant applied for R 1-6 zoning on these same parcels, which was denied. The applicant needs to address how the proposed R 1-10 zoning better implements applicable comprehensive plan policies than the current zoning (BP) and the proposed R 1-6 zoning, which was denied. The site is surrounded by low density residential zoning, primarily R1-5 zoning. The applicant needs to demonstrate a lack of appropriately designated residential land within the vicinity.

Staff stated that the applicant should confer with the neighborhood association.

Transportation

Comments provided by Clark County Long Range Planning, Gary Albrecht:

NE 152nd Street is classified as a two-lane collector or C-2 with a 60' right-of-way and 38' paved width. The cross-section includes two travel lanes, parking and sidewalks on both sides.

Staff reviewed the six-year Transportation Improvement Program, 2018 - 2023 and found one project that would impact the area immediately around the site of the proposed comprehensive plan amendment and zone change. NE 152nd Avenue will improve a 2-lane collector with bike lanes and sidewalks from Padden Parkway to NE 99th Street.

More information is needed to complete a transportation analysis. How many acres of Community Commercial (CC) and Urban Low Density Residential (R1-10) will be created?

Applicant needs to submit preliminary PM peak trip generation to determine the scope of work based on CCC 40.350.020 (D) (5).

Criteria for annual review transportation analysis

Transportation analysis

To meet the requirements of Clark County Title 40 code section 40.560.010, the applicant must show that adequate transportation facilities will be available to accommodate the proposed comprehensive plan amendment, which is why a transportation analysis is needed for applications for comprehensive plan amendments. The specific language states the following:

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.

A transportation analysis is defined per Clark County Title 40 code section 40.100.070 (Definitions) as a study done by a licensed engineer that compares a build-out scenario under the existing and proposed designations for a twenty (20) year horizon

For the proposed comprehensive plan amendment application, the transportation analysis must include the following:

Existing and proposed comprehensive plan designation:

- Trip generation-present day
- Trip generation-projected 20-years
- Modal split-present day
- Modal split-projected 20-years
- Trip distribution-present day
- Trip distribution-projected 20-years

Net comparison (proposed comprehensive plan designation-existing comprehensive plan designation)

The applicant must show the Level-of-Service standards, per CCC 40.350.020.G.1.a-d, under the existing and proposed land use designations for both current and projected 20 years out

NEIGHBORHOOD ASSOCIATION CONTACT

While not required of a complete application for a comprehensive plan amendment, staff recommended that the applicant talk to the neighborhood association chair for their area. The Greater Brush Prairie Neighborhood Association Vice-President is Ray Steiger at greaterbrushprairie@gmail.com Staff also encouraged the applicant to discuss the proposed land use designation change with neighbors.

TIME FRAMES

January 1 through January 31 - Submit Final Annual Review Application

February 1 through to April 1 – Clark County staff will review and prepare a recommendation to the Planning Commission (**this period may be extended depending on staff work load**)

Fourth Quarter or sooner - Planning Commission will approve or deny request. Staff forwards all recommendations to the county council for final resolution of the requests.

ADDITIONAL MATERIALS

A complete list of required documents is contained in the Annual Review application packet. A Completed SEPA checklist is required for the final application. **NOTE: Submit a copy of this summary with your final application.**



December 3, 2018

Sharon Lumbantobing, Clark County Community Planning

Subject: Pre-applications for 2019 Clark County Comprehensive Plan Map Amendments located in the Vancouver Urban Growth Area

Dear Sharon:

We appreciate the opportunity to comment on proposals located in the Vancouver UGA, as many may be annexed in the future, and even outside of annexation may have implications to City public services, or employment and housing markets. Our comments on this year's map change pre-applications are limited to the two proposing conversions of potential shopping or employment land to single-family residential designations in the North Orchards area:

1. 152nd Avenue TSR – Community Commercial to Single Family Residential R1-5 on 7.7 acres at NE 152nd Avenue and 93rd Street

This site appears to be the only commercially zoned property within a half-mile radius, and one of the few anywhere in Vancouver UGA east of 137th Avenue. We would recommend that an application to convert to other uses should include an economic analysis demonstrating the property is not viable for long term commercial development.

If the property is to be converted to residential, we would suggest that some portion of the site be considered for a multi-family or denser single family designation. The eastern Vancouver UGA also appears to contain little existing higher density housing, or zoning that would allow it. Recent proposals such as the new Howard pre-application requesting R-18 zoning north of 119th Street demonstrate some level of market acceptance of modest density elsewhere in the VUGA far from urban centers. Something similar may be appropriate at this site, and would improve housing diversity and affordability in the wider area.

2. Riverview Asset Management – Business Park to R-10 and CC on 160 acres at 152nd Avenue north of 102nd Street.

This site also provided relatively unique employment opportunities in the eastern VUGA, and at 160 acres is large enough to potentially have regional significance. We would strongly recommend that an application to convert this property to residential include an economic analysis demonstrating a lack of long term employment viability. The fact that the property has not

developed to date under the current BP zone is relevant, but it does not answer questions about the viability of other employment zones, or long term viability under BP given that much of the surrounding area is still developing.

If the property is to be converted to residential, we would also suggest that some portion be considered for a multi-family or denser single family designation, for the same reasons cited in the previous comments on the TSR property. In our experience even a denser single family designation can have significant impacts on housing affordability. The 2011 Vancouver Comprehensive Plan indicates that the difference in median assessed values of single family homes in the R1-10 and R1-5 zones in the VUGA was almost \$100,000 in 2011, and the difference is probably greater today (See Comprehensive Plan Table 3-4, page 3-5).

We have no concerns if a portion of the proposal site fronting 152nd Avenue is zoned commercial as suggested in the application, or if the adjacent Battle Ground School District property outside the proposal is rezoned as part of a school development.

Thank you again for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Snodgrass". The signature is written in a cursive, flowing style.

Bryan Snodgrass, Principal Planner
Community and Economic Development Department
bryan.snodgrass@cityofvancouver.us



DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

Jordan Ramis, PC

Subject Property Account Number(s):

200355000

200326000

200305000

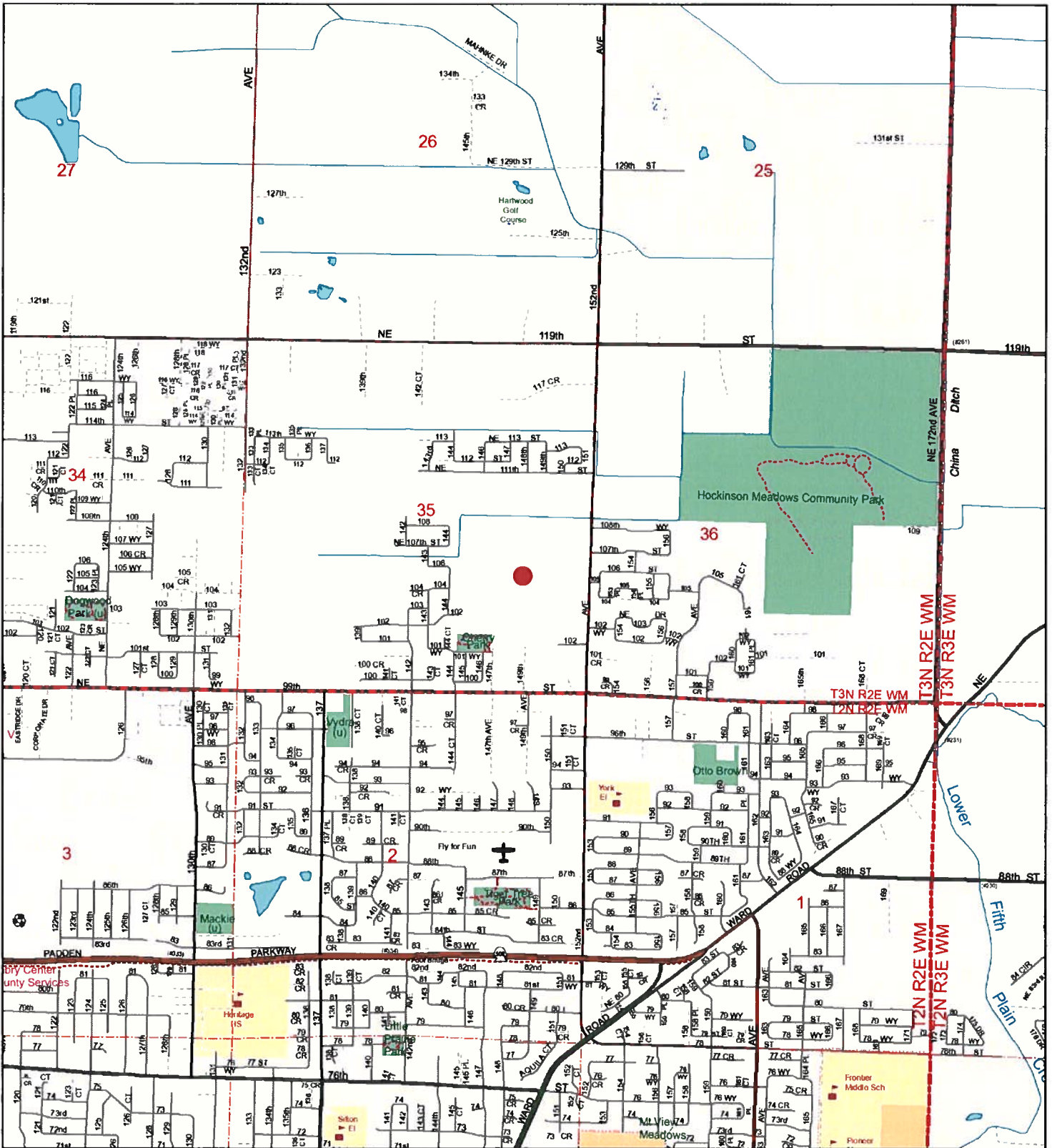
PDF # 209942

Printed: September 28, 2018

Expires: September 28, 2019

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General Location

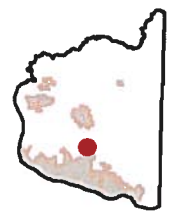
Account: 200355000, 200326000, 200305000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

Printed on: September 28, 2018

Geographic Information System

0 1,000 2,000 Feet

● Location of Subject Property(s)



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

Property Information Fact Sheet

Mailing Information:

Account No.: 200355000, 200326000, 200305000
Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
Address: 12502 NE 359TH ST
C/S/Z: LACENTER, WA 98629

Assessed Parcel Size: 80.2 Ac

Property Type: Multiple Property Types

PARCEL LOCATION FINDINGS:

Quarter Section(s): SE 1/4,S35,T3N,R2E

Municipal Jurisdiction: Clark County

Urban Growth Area: Vancouver

Zoning: BP

Zoning Overlay: No Mapping Indicators

Comprehensive Plan Designation: I

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: Orchards: Current,
North Orchards: End Date Dec. 31, 2016

Park Impact Fee District: 5

Neighborhood Association: Greater Brush Prairie

School District: Battle Ground

Elementary School: Glenwood Heights

Junior High School: Laurin

Senior High School: Prairie

Fire District: FD 5

Sewer District: ClarkRegional

Water District: Vancouver

Wildland: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): DoB, 9.3% of parcel

LeB, 70.1%

LgB, 0.1%

MIA, 20.5%

Hydric Soils: Hydric, 20.5% of parcel

Non-Hydric, 79.5%

Flood Zone Designation: Outside Flood Area

CARA: Category 2 Recharge Areas

Forest Moratorium Area: No Mapping Indicators

Liquefaction Susceptibility: Very Low

NEHRP: C

Slope: 0 - 5 percent, 99.4% of parcel

5 - 10 percent, 0.6%

Landslide Hazards: No Mapping Indicators

Slope Stability: No Mapping Indicators

Habitat and Species Resources:

Habitat and Species Impacts: No Mapping Indicators

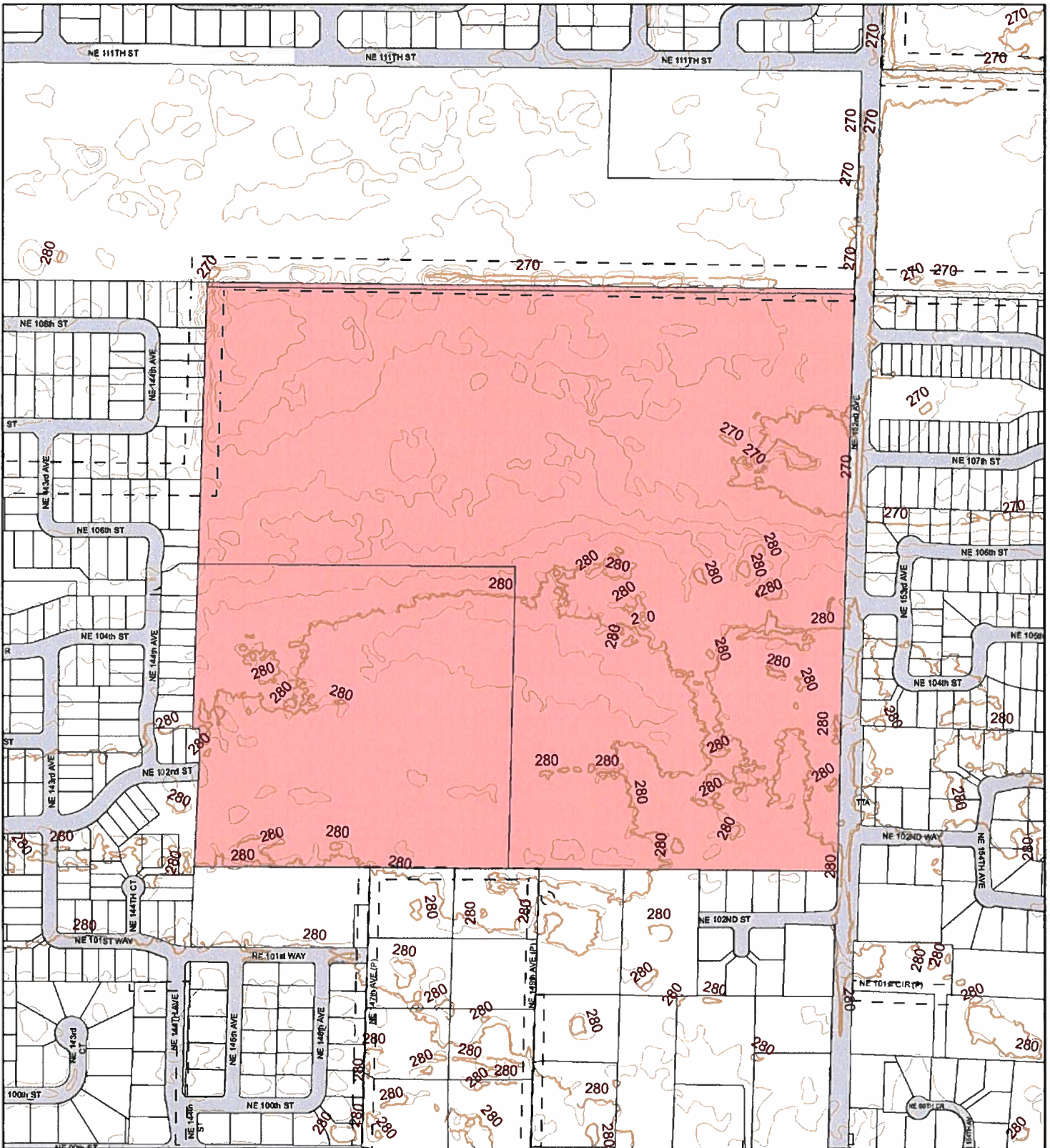
Cultural Resources:

Archeological Predictive: High, 10.2% of parcel

Moderate-High, 89.8%

Archeological Site Buffers: No Mapping Indicators

Historic Sites: No Mapping Indicators



Elevation Contours

Account: 200355000, 200326000, 200305000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours

Printed on: September 28, 2018

32127	32126	32125
32134	32133	32136
22103	22102	22101

Geographic Information System

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Geographic Information System

0 200 400 Feet

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2016 Aerial Photography

Account: 200355000, 200326000, 200305000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

 Subject Property(s)

Printed on: September 28, 2018

32127	32126	32125
32134	32135	32136
22103	22102	22101



2016 Aerial Photography with Elevation Contours

Printed on: September 28, 2018

Account: 200355000, 200328000, 200305000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

32127	32126	32125
32134	32133	32136
22103	22102	22101

-  Subject Property(s)
-  2' Elevation Contours

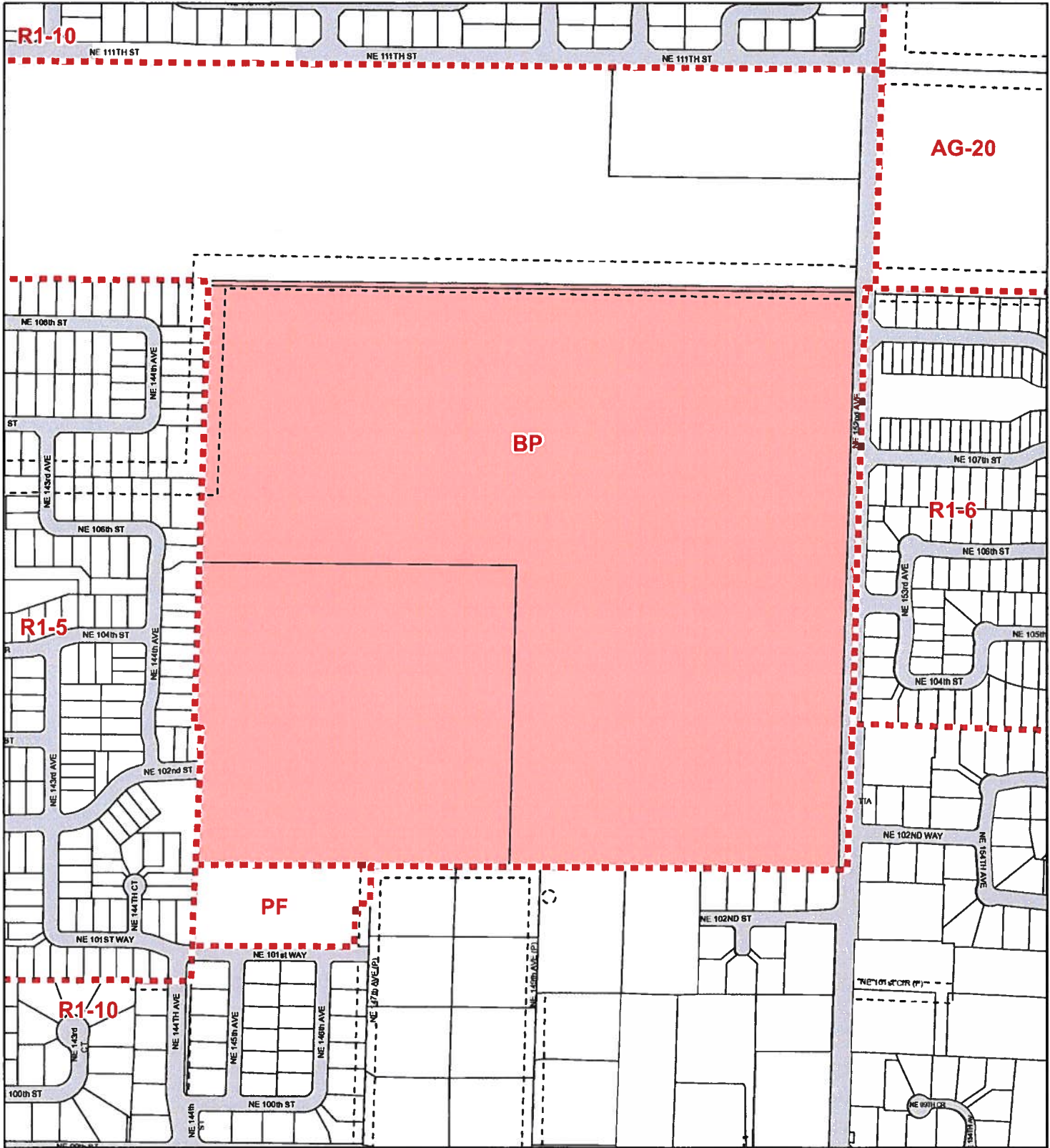


CLARK COUNTY, WASHINGTON

Geographic Information System

0 100 200 Feet

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CLARK COUNTY, WASHINGTON

Geographic Information System

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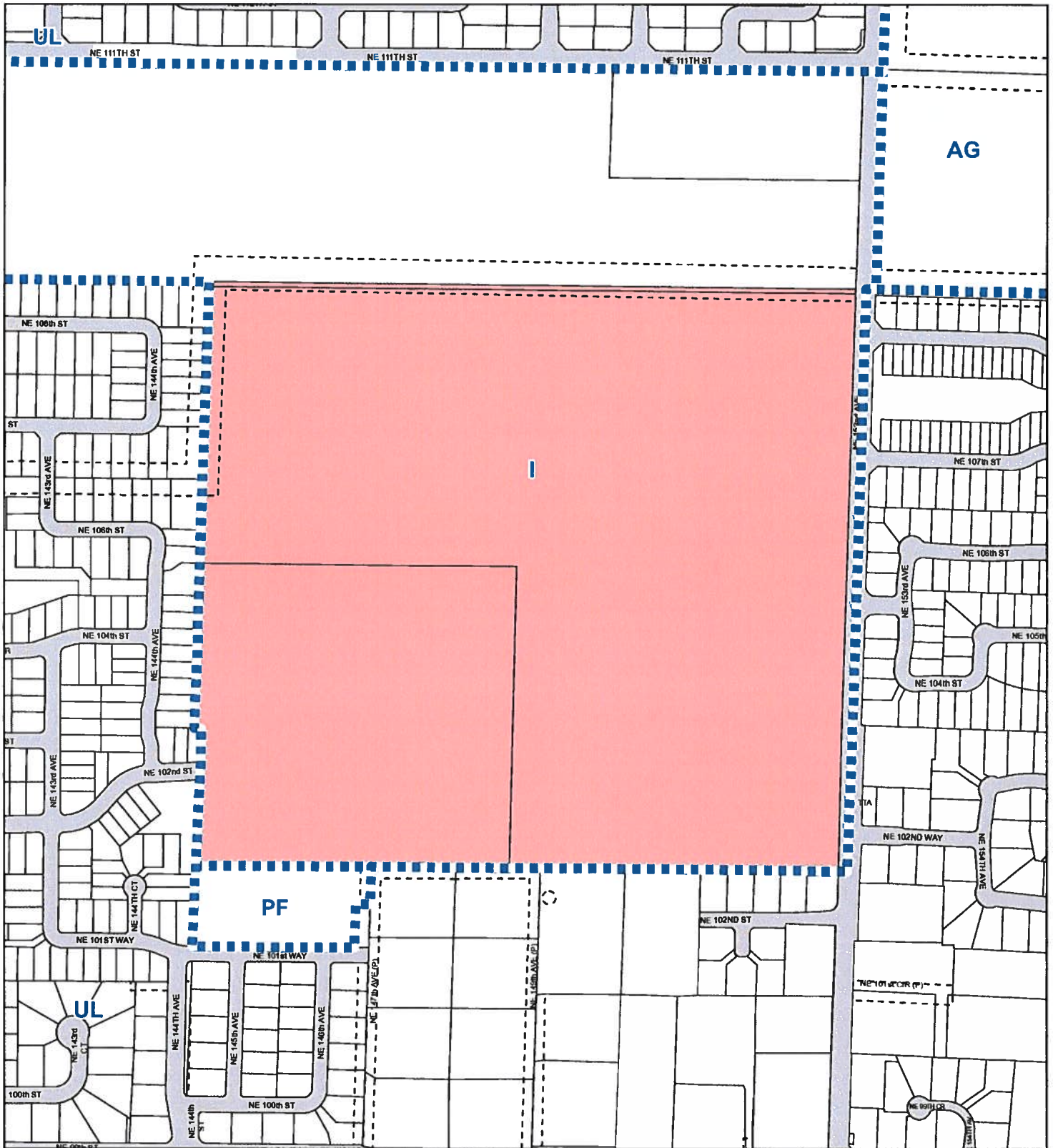
Zoning Designations

Account: 200355000, 200326000, 200305000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

Printed on: September 28, 2018

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

32127	32128	32129
32134	32135	32136
22103	22102	22101



Geographic Information System

0 200 400 Feet

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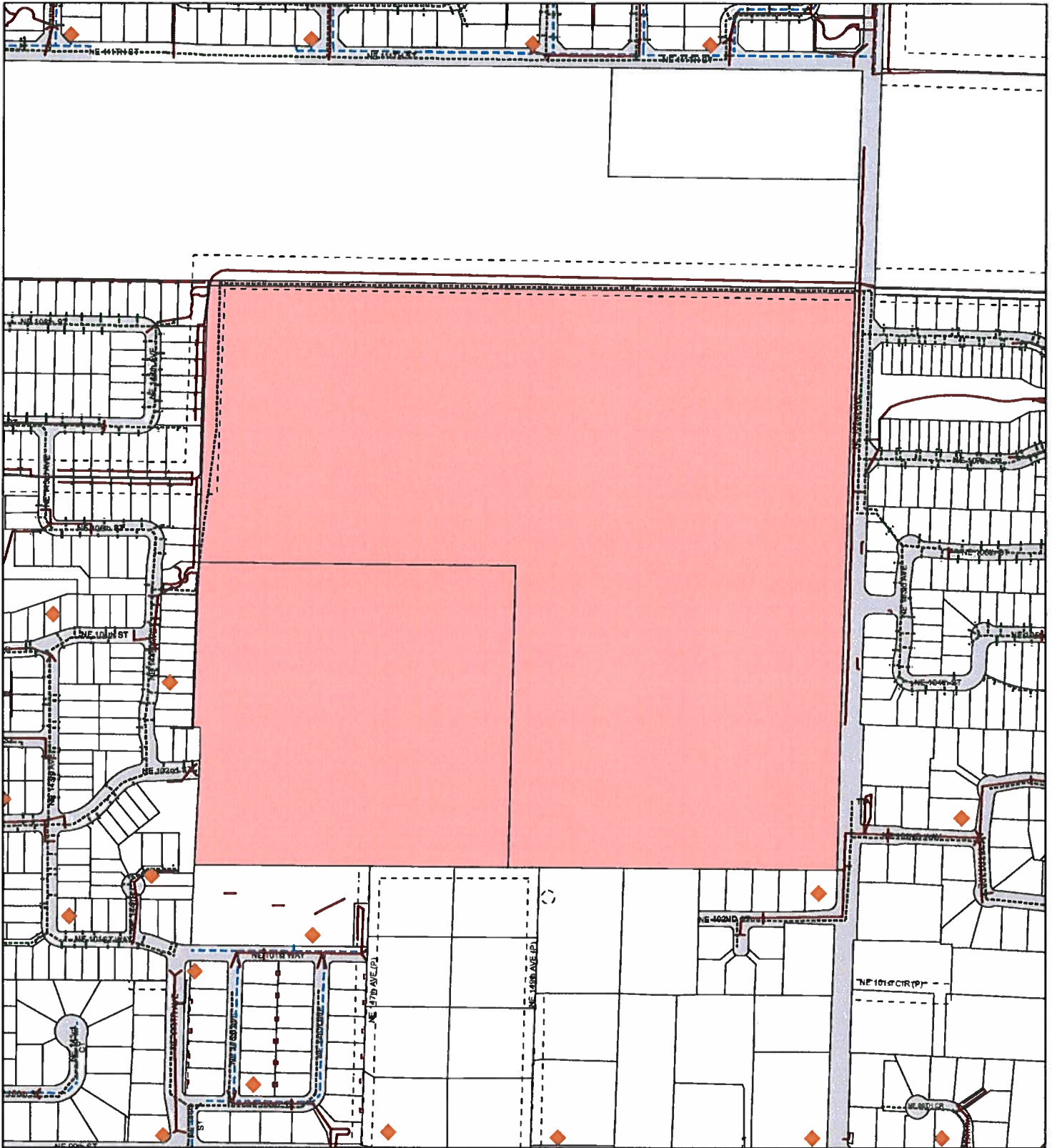
Comprehensive Plan Designations

Account: 200355000, 200326000, 200305000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

Printed on: September 28, 2018

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

32127	32126	32125
32134	32133	32136
22103	22102	22101



Water, Sewer, and Storm Systems

Account: 200355000, 200326000, 200305000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

Printed on: September 28, 2018



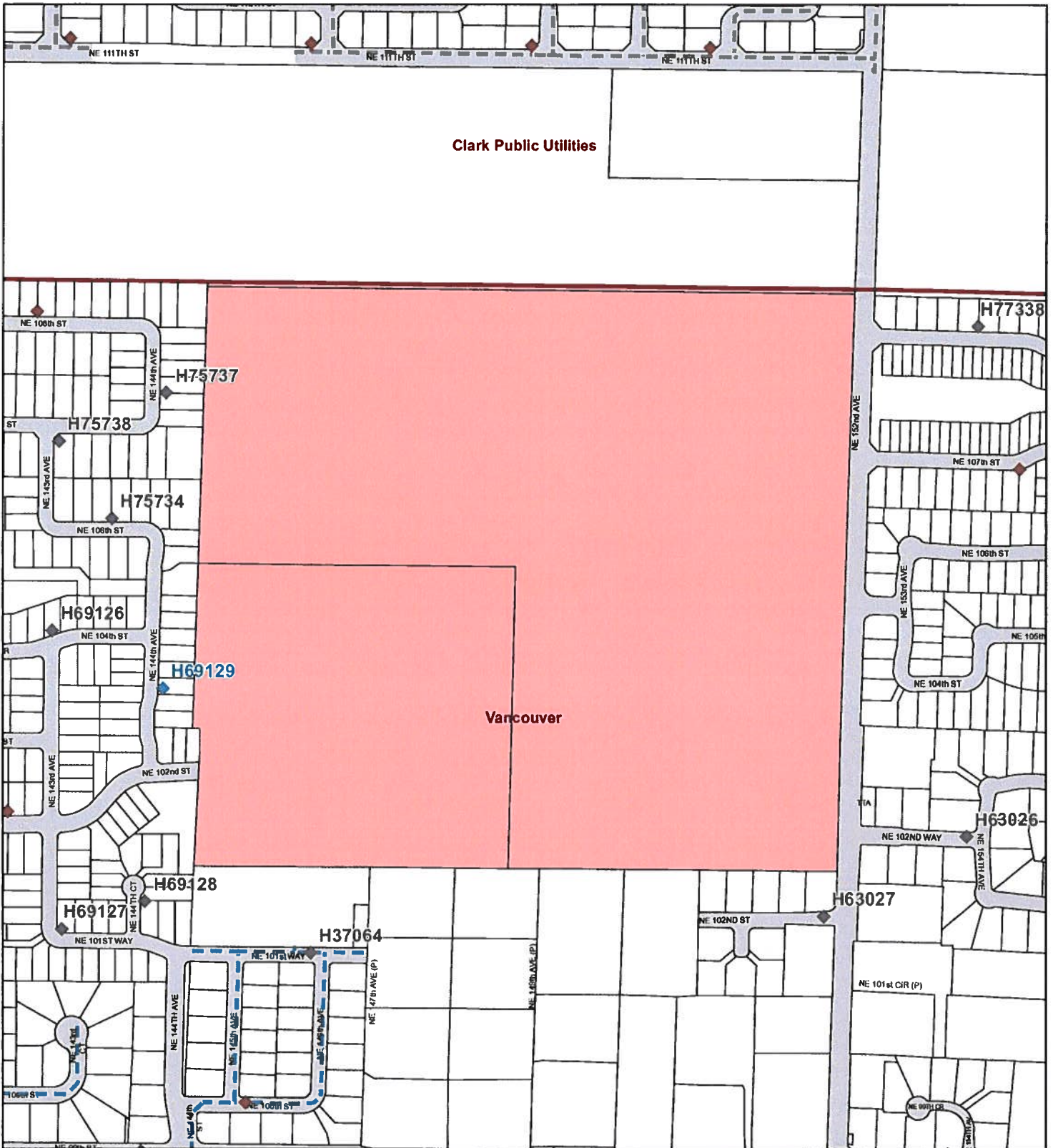
Geographic Information System

0 200 400 Feet

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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Water Lines
- Sewer Lines
- Storm Water Lines
- 1-year Wellhead ZOC
- 5-year Wellhead ZOC
- 10-year Wellhead ZOC
- Hydrants

32127	32126	32125
32134	32133	32136
22103	22102	22101



Water Systems

Account: 200355000, 200326000, 200305000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

Printed on: September 28, 2018



Geographic Information System



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- Subject Property(s)
- Public Road
- Water District Boundary
- Unknown Size Water Line
- < 10" Water Line
- 10-20" Water Line
- > 20" Water Line
- No Flow Data Hydrant
- 0 - 499 GPM at 20 PSI
- 500 - 999 GPM at 20 PSI
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- Hydrant > 500' from parcel(s)

32127	32126	32125
32134	32128	32136
22103	22102	22101

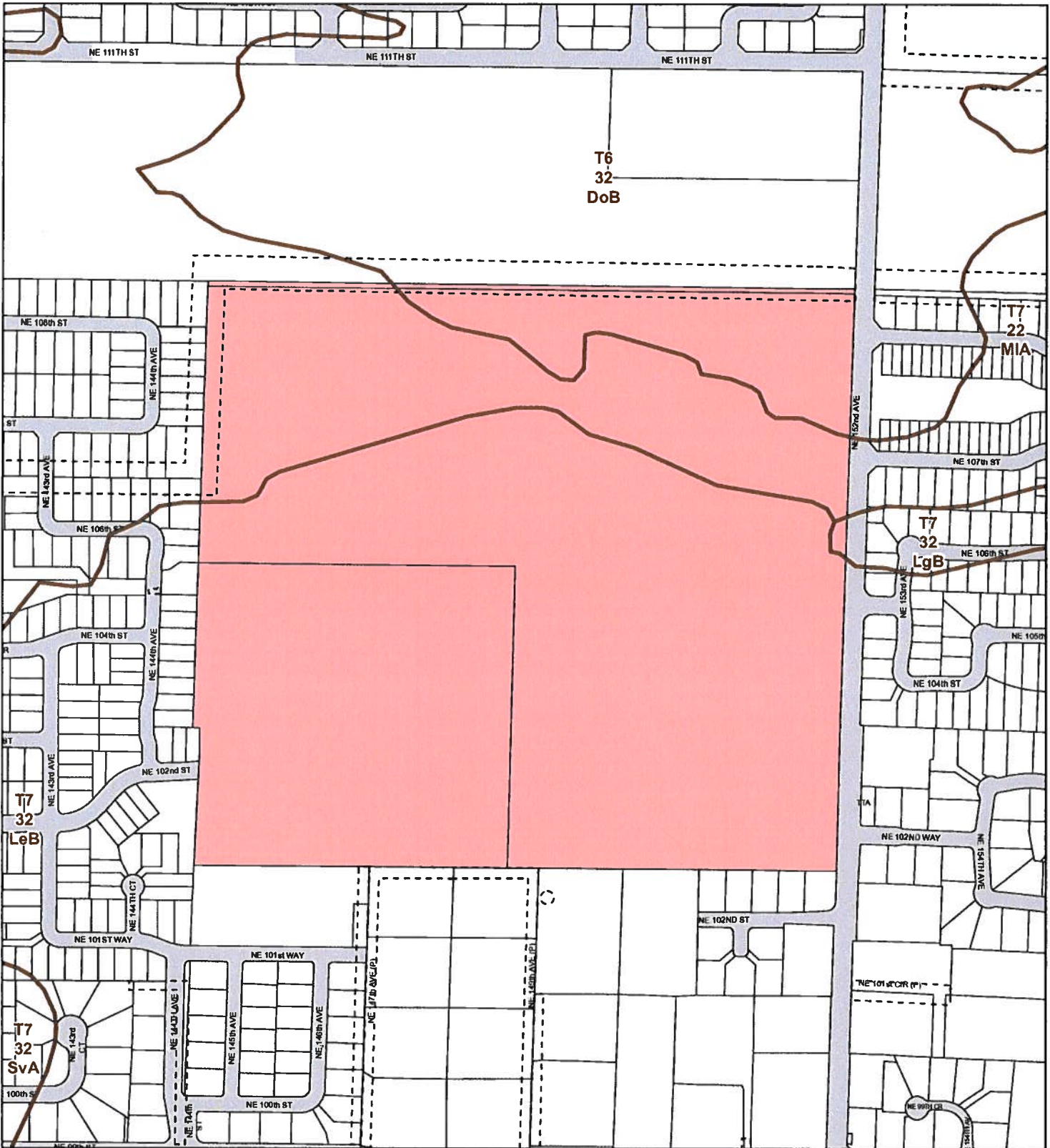
Hydrant Fire Flow Details

Account No.: 200355000, 200326000, 200305000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

Water District(s)	Hydrant Data Update	Project Site Provider
Vancouver	January 1, 2017	Service Provider
Clark Public Utilities	January 1, 2017	Adjacent District

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
H69129	Vancouver	0.0"	2061 GPM	November 17, 2016	95 ft
H75737	Vancouver	0.0"	No Data	None	114 ft
H63027	Vancouver	0.0"	No Data	None	135 ft
H69128	Vancouver	0.0"	No Data	None	183 ft
H37064	Vancouver	0.0"	No Data	None	259 ft
H75734	Vancouver	0.0"	No Data	None	267 ft
H77338	Vancouver	0.0"	No Data	None	374 ft
H63026	Vancouver	0.0"	No Data	None	386 ft
H75738	Vancouver	0.0"	No Data	None	434 ft
H69126	Vancouver	0.0"	No Data	None	436 ft
H69127	Vancouver	0.0"	No Data	None	444 ft



Soil Types

Account: 200355000, 200326000, 200305000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

Printed on: September 28, 2018

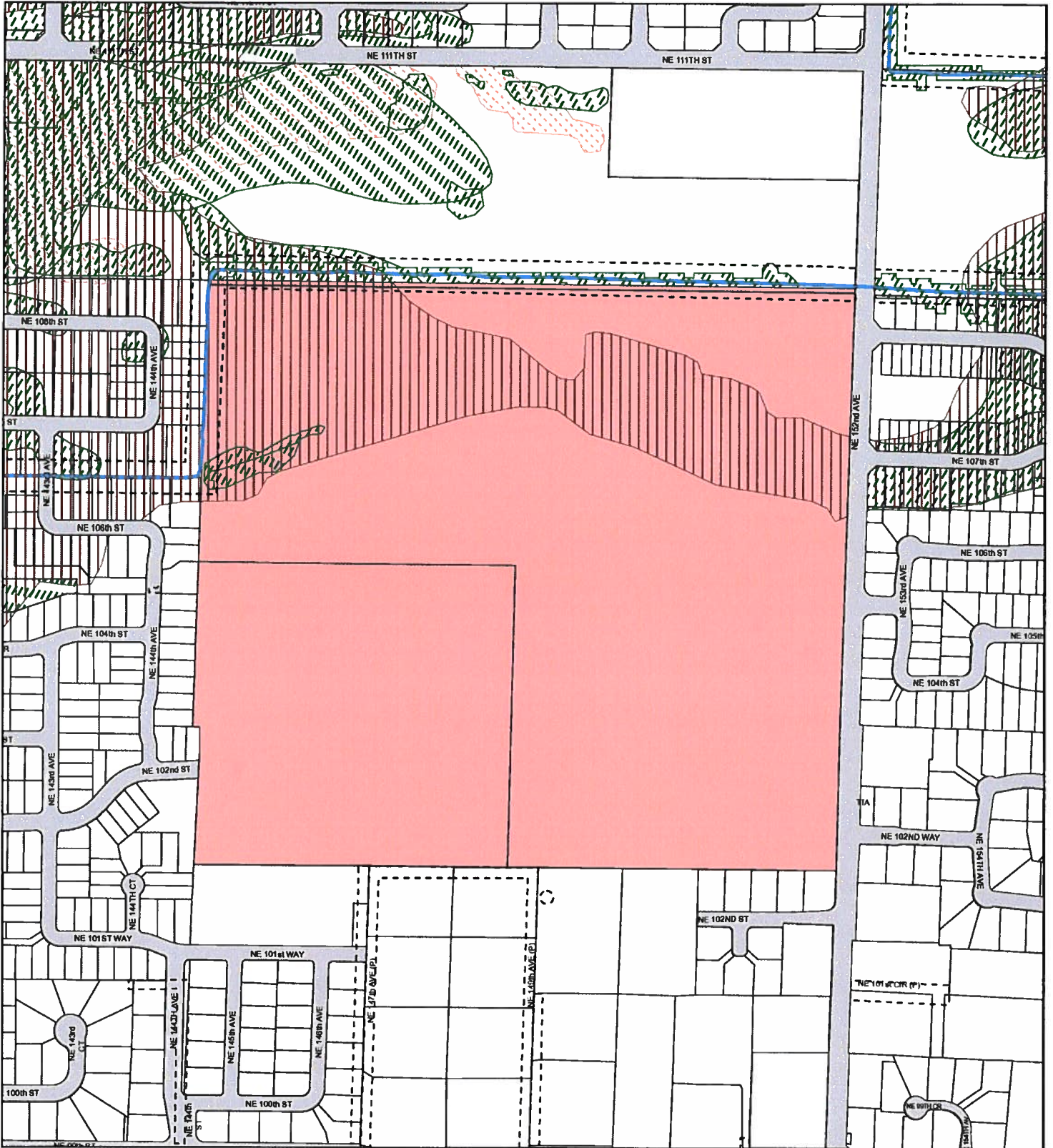
Geographic Information System

0 200 400 Feet

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

32127	32126	32125
32134	32133	32138
22103	22102	22101

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CLARK COUNTY, WASHINGTON
Geographic Information System
0 200 400 Feet
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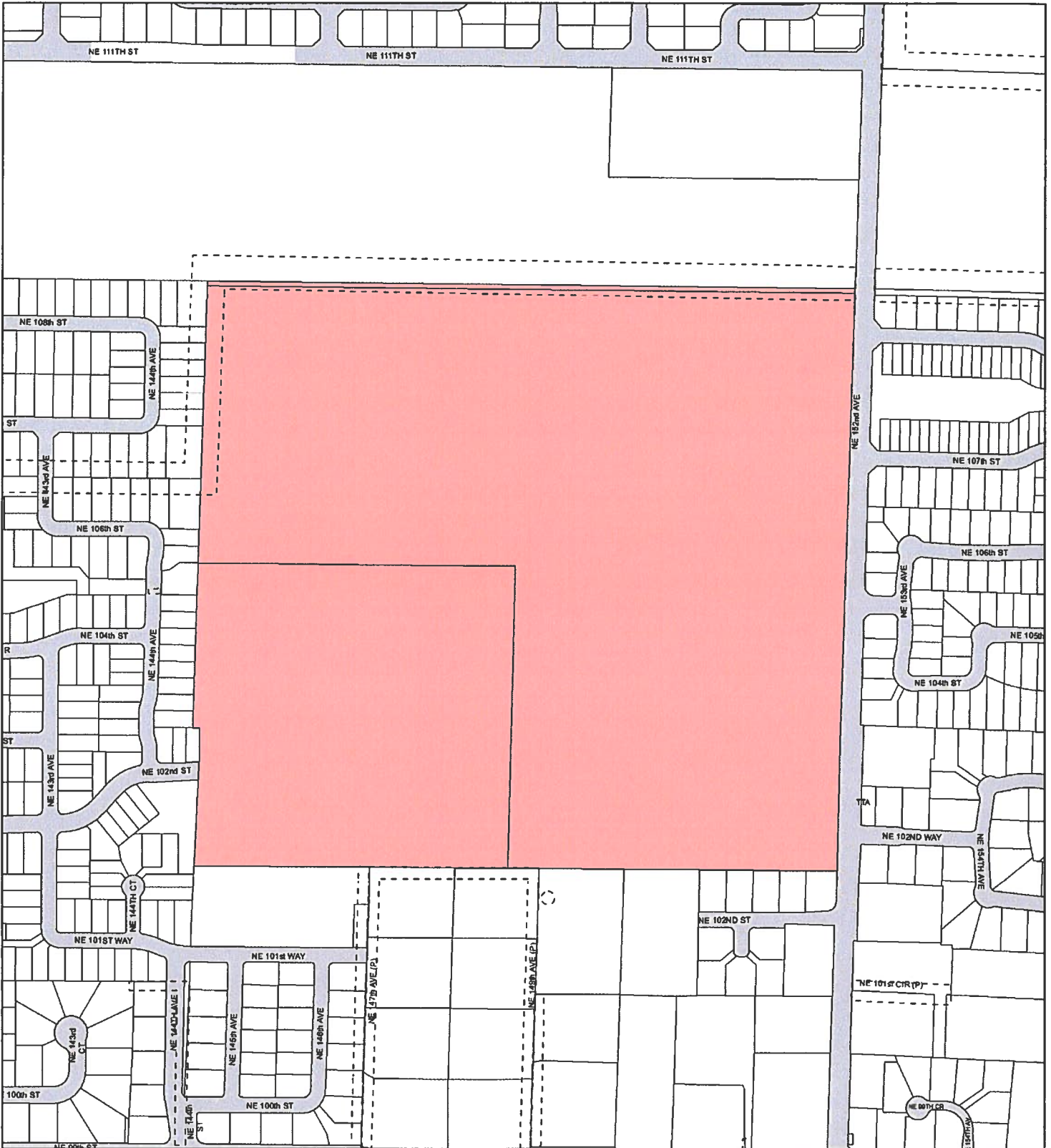
Environmental Constraints I

Account: 200355000, 200326000, 200305000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

Printed on: September 28, 2018

- Subject Property(s)
- Riparian Habitat or Species Area
- Public Road
- Non-Riparian Habitat or Species Area
- Transportation or Major Utility Easement
- 100 year Floodplains
- Hydric Soils
- Floodway
- Wetland Inventory
- Shorelines
- CARA Category 1
- Stream

32127	32126	32125
32134	32133	32135
22103	22102	22101



CLARK COUNTY, WASHINGTON
Geographic Information System

0 200 400 Feet

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Environmental Constraints II

Account: 200355000, 200326000, 200305000
 Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
 Address: 12502 NE 359TH ST
 C/S/Z: LACENTER, WA 98629

Printed on: September 26, 2018

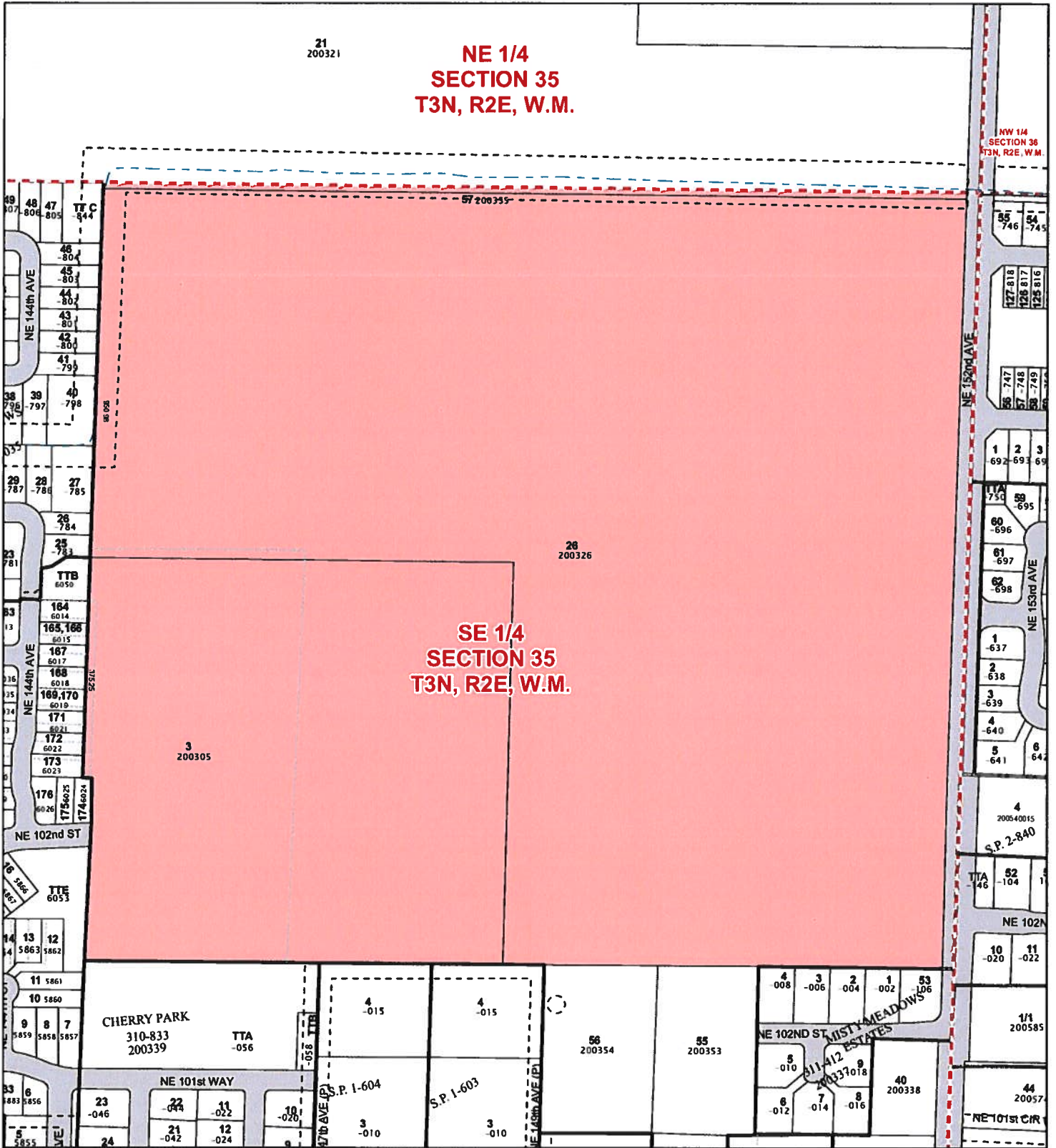
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site
- INV Historic Site

32127	32126	32125
32134	32132	32135
22103	22102	22101

21
200321

**NE 1/4
SECTION 35
T3N, R2E, W.M.**

NW 1/4
SECTION 36
T3N, R2E, W.M.



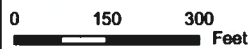
Quarter Section Parcels

Printed on: September 28, 2018

Account: 200355000, 200326000, 200305000
Owner: WELLS MARY ELLEN & DEMPSEY DIANNE M
Address: 12502 NE 359TH ST
C/S/Z: LACENTER, WA 98629



Geographic Information System



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- Subdivision Lines
- Subject Property(s)
- Donation Land Claim
- Road Right of Way - Actual Road May not Exist
- Section Quarters
- Transportation or Major Utility Easement
- City Boundaries

32127	32126	32125
32134	32135	32136
22103	22102	22101



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT
LAND USE REVIEW

SEPA Environmental Checklist

WAC 197-11-960

Rev 12.3.18

Working together. Securing your safety. Protecting your investment.

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Center for assistance.

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. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the supplemental sheet for non-project actions (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background

1. Name of proposed project, if applicable: **Riverview Asset annual review application (2019)**
 2. Name of applicant: **Jordan Ramis PC, attorneys James Howsley and Armand Resto-Spotts, on behalf of Riverview Asset Management & Trust, trustees; Mary Ellen Wells, Dianne Dempsey**
 3. Address and phone number of applicant and contact person: **Jordan Ramis PC, 1499 SE Tech Center Pl, Suite 380, Vancouver, WA 98683**
 4. Date checklist prepared: **Submitted January 30, 2019;**
 5. Agency requesting checklist: **Clark County**
 6. Proposed timing or schedule (including phasing, if applicable): **Annual Review**
 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **N/A at this time.**
 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Identified critical areas based on Clark County GIS for parcel numbers 200326000 and 200355000**
 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. **Not known.**
 10. List any government approvals or permits that will be needed for your proposal, if known.
N/A at this time; N/A anticipated.
 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.)
Application seeks approval of a comprehensive plan amendment and zone change from Industrial (BP zoning) to Urban Low Density Residential (R1-10 zoning) and Commercial (Community Commercial (CC) zoning). The new designations would apply to both parcels.
-

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: 10512 NE 152nd Avenue, Vancouver, WA 98682; Section 35, Township 3N, R2E W.M.

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)? **0-5%; essentially completely flat. One area on eastern portion of Parcel 200326000 shows 5-10 percent slope.**

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.

Based on GIS mapping: Non-Hydric – DoB (~10%), HIA (~10%), LgB (~50-60%)

Hydric – MIA (~ 20%)

Clark County Property Information also indicates that LgB soils on site, but does not show on GIS mapping layers.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No.**

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. **Not known.**

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

Unlikely, but not known. Highly doubtful, as only ground work anticipated is basic grading of essentially flat surface area, incorporating best management practices and standard erosion control measures.

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

Percentage not known. Residential and commercial layout not known at this time.

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

Best management practices and standard erosion control measures.

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. N/A

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Not known.**

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

Any conditions that may be imposed during later development process (not known at time).

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.

A wetland on western boundary of Parcel 200326000

- 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.

Yes. Any potential work would proceed in compliance with a wetland delineation and associated buffer/setback requirements.

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.

City of Vancouver Water District.

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. **Clark Regional Sewer District**

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.

Specific stormwater plans to be provided upon approval of application; exact development plans are not known at this time.

2) Could waste materials enter ground or surface waters? If so, generally describe. **Not known, but not anticipated with any future development plans. .**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Any conditions of development approval at later date; best management practices.**

4. *Plants*

a. Check the types of vegetation found on the site: (Based on preliminary site evaluation; consistent with prior application)

deciduous tree: alder, maple, aspen, other **Some Oregon White Oak on site**

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 **Unknown specific species.**

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered? **Basic grading; not known at this time.**

c. List threatened and endangered species known to be on or near the site. **Not any known.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Will be determined at future development (as necessary).
Not known at this time.**

e. List all noxious weeds and invasive species known to be on or near the site. **N/A (not known).**

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:

fish: bass, salmon, trout, herring, shellfish, other _____

Not known

f. List any threatened and endangered species known to be on or near the site. **Not known.**

g. Is the site part of a migration route? If so, explain. **Not Known.**

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

To be determined with future development proposal (as necessary). Not known at this time.

e. List any invasive animal species known to be on or near the site. **Not 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. **To be determined with future development proposal. Not known at this time.**

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: **To be determined with future development proposal.**

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.

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

Not 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. **Not 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.

Not known.

4) Describe special emergency services that might be required.

Not known (but may be determined with future development proposal, as necessary)

5) Proposed measures to reduce or control environmental health hazards, if any: **Not known.**

b. Noise

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

Basic traffic for any future development project (e.g., residential).

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.

Other than traditional noise associated with future development projects (e.g., residential construction), more specific noise impacts may be assessed/reviewed and mitigated at future development proposal review (as necessary).

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

To be determined at time of future development proposal (as necessary).

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.

Current use of site is Business Park, but vacant land currently. No impact on nearby properties is anticipated with this amendment.

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? **Historically, used for agricultural purposes. Not known how much will be converted at this time.**

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: **Not known; no such impacts anticipated.**

c. Describe any structures on the site. **Single-family residence.**

d. Will any structures be demolished? If so, what? **Possibly; single family residence.**

e. What is the current zoning classification of the site? **Business Park.**

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

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.

Preliminary identification of a Category IV wetland.

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

Not known at this time.

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

Reconstruction of single-family residence.

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

N/A (owner/applicant residence on site)

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Land use review with staff through Annual Review application process.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **Properties are designated as Industrial under Comprehensive Plan, with Business Park zoning. This request for a change to Urban Low Density Residential with R1-10 zoning would not have a greater impact on agricultural lands than current designation and zoning. At time of future development, conditions and review may address any necessary mitigation measures.**

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Not known at this time.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **Possibly one single family residence.**

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

Not known at this time. To be determined with future development proposal.

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? **Not known at this time. Likely standard single family construction compliant materials.**

b. What views in the immediate vicinity would be altered or obstructed? **N/A**

b. Proposed measures to reduce or control aesthetic impacts, if any: **To be determined with future development proposal.**

11. Light and Glare

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

c. Could light or glare from the finished project be a safety hazard or interfere with views? **Not anticipated.** 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: **To be determined with future development proposal.**

12. Recreation

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

Cherry Neighborhood Park; Kane Memorial Dog Park; Hockinson Meadows Community Park; Little League facilities; proposed Battled Ground School district facility

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: **To be determined with future development proposal.**

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. **None known.**

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. **None known.**

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.

To be determined with future development proposal (archaeological assessment)

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. **To be determined with future development proposal (archaeological assessment)**

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.

Site is located west of NE 152nd Street, between NE 101st Way and NE 111th Street in Vancouver WA98682. 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?

Within C-Tran benefit area. Transit stop #72 approximately .4 miles away from site.

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

Not known at this time. Parking will be consistent with code requirements, to be determined with future development proposal.

c. 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).

Not known at this time. Future development proposal may include road improvements.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No.**

e. 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? **Applicant's Traffic Impact Study will be provided to the County by February 2019 (see Narrative). Vehicular trip generation will compare current trip generation with proposed land use change. Daily, A.M., and P.M. peak out trips is expected to drop significantly. The decrease in trips generated by proposed new zone will significantly reduce traffic impacts compared to build out under existing zoning.**

f. 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. **Not anticipated.**

g. Proposed measures to reduce or control transportation impacts, if any:
Decrease in trips generated by proposed comprehensive plan amendment change will significantly reduce traffic impacts for any future development build out. Additional measures to be determined at time of future development proposal.

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.

Public services required for future development proposal, but not known at this time.

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

To be determined with future development proposal.

16. Utilities

a. Circle utilities currently available at the site:

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

c. 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. **Utilities generally needed for single family residential development. But not precisely known at this time.**

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 Armand Reed-Scott

Position and Agency/Organization Applying Council / representative

Date Submitted: 1-30-19

C. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project 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? **If requested comprehensive amendment is approved, applicant may apply for single family residential development proposal. Sewer system would accommodate residential discharges, stormwater management plans incorporated in design and approval. Standard noise associated with single family residences.**

Proposed measures to avoid or reduce such increases are: **To be implemented and determined with future development proposal.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **Impacts to plants and animals that normally result from single family residential development would result either through business park development (as currently authorized), or through proposed designation into single family zone. Critical areas and vegetative analysis and mitigation provisions would be incorporated into project development applications, if plan designation is approved.**

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

Riverview Trust Company – Annual Review / Zone Change Application Narrative

Summary

Riverview Trust Company (“Applicant”) requests a comprehensive plan amendment and zone change for its two parcels from Industrial (I) to Urban Low Density Residential (UL) and Commercial (C), with associated rezone from Business Park (BP) to single family residential (R1-10 zoning) and Community Commercial (CC). Parcels subject to this application include: 200326000 and 200355000 (“Subject Property”). The Applicant reserves the option to add adjacent parcel 200305000, which is owned by Battle Ground School District, into this request for comprehensive plan map amendment and zone change to facilitate the construction of a public school on parcel 200305000, and to facilitate compatible residential development on parcels 200326000 and 200355000. The Battle Ground School District authorized its parcel to be included in the Applicant's 2017 Annual Review application and submitted a letter in support at that time.

The Applicant's goal and objective is to achieve a comprehensive plan map and zoning designation that is compatible with the surrounding low density single family residential lands. The surrounding residential lands are developing successfully, unlike the business park use. There has been no development at this location since the Applicant's 2017 proposal. This application has a new commercial component as a response to Council's comments in their denial of the 2017-18 application.

Attachments

Exhibit A – Traffic Impact Study/Report

Exhibit B – Market Analysis Report

Exhibit C – Map of Vacant Industrial Land

Exhibit D – Excerpt from December 13, 2016 Pre-Application Conference Report

Project Location. The Subject Property, located generally at 10512 NE 152nd Ave. Vancouver, WA 98682, includes two (2) individual, adjacent parcels (200326000 and 200355000) totaling approximately 70 acres. *See* Exhibit B. Both parcels are owned by Riverview Asset Management & Trust, Dianne Dempsey and Mary Ellen Wells. The adjacent parcel 200305000 is owned by the Battle Ground School District.

Other adjacent development includes:

Parcel (ac)	Direction (From Subject Property)	Comprehensive Plan Designation	Zoning Designation
200321000 (34)	North	Industrial (I)	Business Park (BP)
Multiple residential lots	East	Urban Low (UL)	R1-6 and R1-10
200339056 (2.87) (County Park) and multiple residential lots	South	Public Facilities (PF) and Urban Low (UL)	Public Facilities (PF) and R1-10
Multiple residential lots	West	Urban Low (UL)	R1-5
200305000 (Battle Ground School District property)	Southwest	Industrial (I)	Business Park (BP)

Prior Permit and Review Activity. In January 2017, Applicant requested a comprehensive plan amendment and zoning change to amend the Subject Property from Industrial with Business Park zoning to Urban Low with R1-6 zoning. The Planning Commission denied Applicant’s request and found that the zoning currently in place for the Subject Property better implements the Comprehensive Plan policies than the proposed Urban Low R1-6 zoning. But the County Councilors discussed a split designation of residential and commercial. County Councilors suggested that a commercial component should be included as an alternative to a pure residential zone change. *See Commercial Component discussion below.* In the prior application review process, County Staff also noted that the concentration of residential development in the area should be broken up with some commercial piece along NE 152nd Avenue. *See Exhibit D (Excerpt).*

Pre-application Conference. The Applicant met with County staff in pre-application conference on December 4, 2018. The Applicant has incorporated staff’s suggestions and comments into this application.

Issues with Industrial Designation and Business Park Zoning. The current use, Business Park, has not successfully developed for over a decade. There is simply no market interest in this business park at this location. Surrounding properties are zoned for single family housing and continue developing for that use. There are other business parks in the general area that have been successful and have vacant space available for customers; however, the proposed business park use on the Subject Property is clearly not going to develop and is incompatible with all the surrounding land.

The BP zoning is incompatible with both the residential and school uses surrounding it. The BP zone requires a conditional use permit review for educational services, including elementary and secondary schools. CCC 40.230.085-1. The conditional use permitting process brings greater costs, longer time for review, and less certainty with the outcome. The BP zone also severely limits residential, institutional, office, and other nonindustrial uses to those necessary for the convenience and support of the noncommercial economic development and employment opportunities authorized within the BP zone. *See* CCC 40.340.085(A).

By contrast, in the R1-10 zone, Grade K-5 public and private schools uses, including preschools, are permitted outright. CCC 40.220.010-1. Residential development is also permitted outright. *Id.* This proposed use is the higher, better use of this land and is directly compatible with the surrounding area.

Beyond the permitting benefits from the change from BP to R1-10, the BP zoning does not fit the Subject Property. First, there is a lack of common transportation infrastructure and market attributes that are necessary to support a significant amount of businesses. BP districts typically have good access to major roads and are associated with larger commercial clusters. But in North Orchards, the BP district is completely isolated without convenient access to major roads or transit. There is no complimentary commercial zone nearby. This has resulted in a lack of market interest despite many years of exposure. The absence of lower intensity commercial to serve as a buffer creates the potential for land use conflicts between the BP district and the surrounding single family residential and school uses.

The amount of (continued) residential development in this area, compared to other business park locations, cannot go unremarked. The new Urban Oaks development is to the immediate east of the Subject Property, and there is a new plat to the immediate south. The Subject Property is nearly completely surrounded by residential zoning—from R1-5 to R1-10.

Wetlands and other sensitive areas further limit this site's potential for future industrial development. The adjacent property on the north side of the Subject Property—also zoned BP—has significant wetland area on-site, approximately 50% coverage. On the south and east/northwest sides of the Subject Property, there are Public Facilities zones, including a neighborhood park, a community regional park (used for little league activities), and a dog park.

As opposed to this location, there are other industrial lands and business parks nearby that are better suited for immediate and long-term industrial tenants and uses. There is substantial vacant industrial land near the I-205 corridor, especially to the north of the Subject

Property and county, as those lands would be better suited for railroad uses nearby, and east and west of SR 503, just north of NE 119th St. *See* Exhibit C (Vacant Industrial Land map). Several business parks southwest of the Subject Property, at Padden Pkwy and NE 117th St., have significant vacant land that is ready for lease (e.g., Padden Commerce Park and Olin Business Park). *Id.* These properties are just over two miles away from the Subject Property, and yet these too have plenty of vacant land to accommodate any anticipated industrial tenants or uses. The Subject Property's business park, however, is entirely vacant, has had no growth over the last decade and more, and brings with it other issues (as outlined above) as opposed to the currently existing BPs in the area.

Commercial Component. The Applicant has proposed the commercial strip along NE 152nd Ave in direct response to Councilor comments in 2017 on a better proposal for the Subject Property. In 2017, staff also indicated to the Applicant in the pre-application conference that a commercial component may be needed to break up all the residential development. *See* Exhibit E (Excerpt from December 13, 2016 Pre-Application Conference Report).

At the October 31, 2017 Board of County Councilors hearing, Councilors agreed with Planning Commission's recommendation for denial, finding that a purely residential use of the Subject Property is not preferred. However, Councilors did express their desire to see an alternative proposal in the future, since the business park zoning for this property is clearly not the best use of the site either.¹ *See* Recording of Board of County Councilors October 31, 2017 Meeting, at 1:18:00. Councilors suggested keeping some of the Subject Property commercial along with the residential piece and encouraged staff to inform the Applicant to continue that conversation and possible application in the future. *Id.* at 1:19:30, 1:21:10. Staff stated that depending on how this area has "developed" over the next year (2017-18), there may be better arguments for better use of the Subject Property. *Id.* at 1:21:20.

In response to these comments and direction, and to better promote job-producing land and potential alternatives, Applicant has proposed an alternative design for the Subject Property, adding in a commercial strip to break up the residential zoning. This strip of Community Commercial zoning would line NE 152nd Avenue and would be approximately 6-7 acres. The Community Commercial zoning will provide a small stretch of business opportunities for uses to serve the surrounding residential areas, which exist on all sides of the Subject Property. Limiting the commercial stretch to the frontage along NE 152nd Avenue would not impact the residential character of the surrounding areas, consisting almost exclusively of residential and school uses. Applicant, however, is open to discussing modifications to that design as may be desired by staff, Planning Commission, and Council direction.

The critical point remains that business park zoning is clearly not developing and is not the best use of this site. The Subject Property has remained vacant (absent single family home) for over a decade, and there has been no suggestion of industrial uses proposed for this site. The Subject Property is still not ideal for industrial uses (especially as compared to other areas with

¹ Board of County Councilors October 31, 2017 meeting: https://www.cvtv.org/vid_link/21261.

vacant business park and industrial lands) given its limited transportation routes and proximity to major thoroughfares. *See Exhibit C (Vacant Industrial Land Map)*. The Applicant's market analysis report will provide further detail on why the business park on the Subject Property is not appropriate and highly unlikely to ever develop in the future. *See Exhibit B*.

In January 2018, Applicant's council followed up with County Councilors on the Applicant's 2017 request to reaffirm the Council's original comments and intent going forward.²

R1-10 Zoning. In response to staff comments regarding R1-10 zoning, the Applicant proposes this zoning because it best fits with the character of the surrounding neighborhood. R1-10 zoning is already on both the immediately adjacent north and south sides of the Subject Property. Rural-5 and Rural-10 zoning are also within the area, which fit better with a less dense residential zone, as already existing (e.g., R1-10). The previously application proposed R1-6 zoning, per staff recommendation. However, R1-6 zoning is intended for higher single and duplex densities where there are a "full range of community services and facilities" present or to be developed. Currently, there is not a full range of community services and facilities in this area. Instead, Applicant is proposing to incorporate some commercial components with this comprehensive plan amendment and zone change. R1-10 zoning is most appropriate for a residential zone, given the surrounding zones and character of the neighborhood. This proposed zoning is also consistent with the City of Vancouver's suggestion for a denser single family designation at this site. *See City of Vancouver, December 3, 2018 letter to Clark County Community Planning*.

Traffic. The Applicant has engaged a traffic engineer for a Traffic Impact Study/Report, which is anticipated to be completed by February 2019. *See Exhibit A*. The Traffic Study will compare trip generation anticipated under current zoning designation (BP) and proposed R1-10 residential zoning and Community Commercial (CC) zoning. The proposed changed would result in significantly fewer daily and A.M. and P.M. peak hour net trips. The decrease in trips generated by the proposed amendment will significantly reduce traffic impacts compared to build out under existing zoning.

Market Analysis. The Applicant has engaged an economist for a Market Analysis Study/Report, which is anticipated to be completed by February 2019. *See Exhibit B*. The Applicant's analysis will provide further detail on why the commercial component is appropriate and consistent with comprehensive plan policies and elements, and how eliminating the business park use will not have a significant economic impact.

² Board of County Councilors January 9, 2018 meeting: https://www.cvtv.org/vid_link/24701 (at 26:30).

Criteria for Comprehensive Plan and Zone Change. Applicant meets the criteria for comprehensive plan amendment and zone change.

Pursuant to CCC 40.560.010, the applicant for a comprehensive plan amendment must demonstrate all the following criteria (Applicant response is below quoted provision):

- (1) Proponent shall demonstrate that the proposed amendment is consistent with the Growth Management Act 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));*

The Subject Property was first designated for urban development several years ago. The BP designation has failed to attract interest among employment users. The GMA allows replacement of this employment area with other areas better suited for the desired use.

Comprehensive Plan Policy 1.4.1 provides that interrelated uses should generally be encouraged to locate in close proximity of each other. The BP designation provides employment, but not the frequently used retail goods and services for nearby residents, as intended by this policy.

Policy 1.4.1 further provides that schools or other frequently used public facilities and the residential areas they serve should be allowed and encouraged to locate near one another. The west portion of the Subject Property is currently being constructed into a public elementary school to serve the surrounding residential area, consistent with this policy.

Similarly, Policy 1.4.1 provides that commercial, industrial, or other employers and the residential areas they serve should be allowed and encouraged to locate near to one another, as long as negative impacts from nonresidential uses on the residential areas are mitigated. Applicant's proposed strip of commercial zoning fronting NE 152nd Avenue on the Subject Property provides a small, but important piece of segment of land that would serve the residential areas nearby. Foremost, this commercial strip would retain some of the "job-producing" land that the BP zoning was intended to cultivate. Although the employment uses intended for the BP district have not developed because the district is isolated from primary roads and other supporting commercial uses that employers need for support, a smaller segment of commercial land—and one that is mixed within residential uses—would provide small business opportunities to the North Orchards area. Second, the proposed commercial strip would not have significant impacts on the surrounding residential uses, unlike the currently zoned BP district. The negative impacts from the BP uses, if it were developed, such as noise and traffic, would be unmitigated because there was no suitable buffer between that use and the residential area. However, with this proposed commercial strip, the possible impacts from traffic or other visual nuisances are mitigated given the size of the strip, its location on the road (i.e., buffer from residences across NE 152nd Avenue), and suitability for smaller businesses (rather than large big-box stores or industrial facilities).

The currently existing large BP district is an island surrounded by single family uses. By reducing that island to a strip fronting NE 152nd Avenue and converting it to a commercial use, the possible uses and impacts are significantly narrowed, and most importantly, blend in and support the surrounding residential uses. Policy 1.4.1 supports the placement of the commercial strip in this location, directly adjacent to the major road serving this area and of a small size as to not create unmitigated impacts to the surrounding residential uses.

Policy 2.1.5 requires that housing strategies and transportation area to be coordinated to assure reasonable access to public facilities and services. North Orchards continues to attract new families because the public facilities and services they require and desire are available. This will be enhanced with the development of the new school. In addition, the new school will be supplemented with new residences and a small commercial strip providing small business opportunities for the surrounding residences to support and use.

(2) The proponent shall demonstrate that the designation is in conformance with the appropriate locational criteria identified in the plan (CCC 40.560.010(G)(2));

The Comprehensive Plan notes that the location of housing stock is among the most significant policy issues. Here, North Orchards is a success story, and this site specific request builds on that success by placing a new school among the growing residential area. The school will be supported with additional housing needed to meet the continuing demand. The UL urban low density residential designation, with R-10 zoning, is proposed to ensure compatibility with the surrounding land use character. This is consistent with the location criteria in Chapter 1, Land Use Element.

Similarly, the proposed community commercial strip is consistent with the location criteria in the Comprehensive Plan. This strip would serve approximately 2-4 miles and is to be located on a major road, NE 152nd Avenue. This would be the only community commercial area in several miles.

(3) 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));

North Orchards is running out of single family residential land. Thus, the cost of remaining residential land is increased, raising housing costs for everyone in the area. North Orchards has a successful track record for housing.

(4) 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));

This request better implements plan policies than the current BP designation, because the BP district is misplaced within the surrounding single family North Orchards area, especially with the proposed school development. The school presents a land use conflict, particularly regarding traffic and access. The school will generate substantial traffic during the AM peak hour and in the late afternoon. This traffic cycle typically interferes with adjacent commercial uses, which have overlapping periods of peak use and is one reason why schools are typically located away from commercial uses. The proposed community commercial strip, however, is sufficiently small enough to not create significant impacts with traffic. *See Exhibit A (to be produced).* In fact, the community commercial strip is more appropriate for this area, given the small size of the proposed strip and the purely residential area it would be serving.

In addition, the nature of employment uses and their adverse impacts on a school serving young students creates a conflict with an adjacent business park. School function as community centers nearly seven days a week, whereas business park or industrial employment uses are primarily active only during business hours. An adjacent business park simply does not support the adjacent school use the same way that housing does. The truck traffic alone presents an obvious conflict with the children. By contrast, a community commercial use would fit the residential area and nearby school, as it would serve a small populace and would not interfere with school uses or children (e.g., large trucks, shipments, etc.).

(5) 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)).

The full range of public facilities is available along NE 152nd Avenue and will be extended into this large site when development is approved. The County's arterial atlas has long anticipated the development of this approximately 70 acre site as a business park, which would have greater traffic impacts than the single family residential. According to the ITE Trip Generation Manual for Business Park, the PM peak hour trips should drop significantly for Single Family Detached Housing use. *See Exhibit A (to be produced).*

Additional notes: NE 152nd Avenue is classified as a two-lane collector (C-2), with 60' of ROW and 38' paved width. The cross-section includes two travel lanes, parking on both sides, and sidewalk on both sides. In 2017, staff reviewed the six-year Transportation Improvement Program and found no projects that would impact area immediately around the site of the proposed comprehensive plan amendment and zone change.

Pursuant to CCC 40.560.020(G), the Applicant for zone change request must demonstrate all the following criteria (*Applicant response is below quoted provision*):

(1) Requested zone change is consistent with the comprehensive plan map designation.

The Applicant is requesting a comprehensive plan map designation amendment that will result in consistency with the requested zone, as outlined above.

(2) The requested zone change is consistent with the plan policies and locational criteria and the purpose statement of the zoning district.

See analysis above.

(3) The zone change either (a) responds to a substantial change in conditions applicable to the area within which the subject property lies; (b) better implements comprehensive plan policies than the current map designation; or (c) corrects an obvious mapping error.

Applicant's requested zone change meets any of the above criteria, as outlined above in the analysis.

(4) There are adequate public facilities and services to serve the requested zone change.

See analysis above.

EXHIBIT A

TRAFFIC IMPACT STUDY

Riverview Trust Company – Annual Review / Zone Change

RE: Traffic Impact Study

Applicant's Traffic Impact Study/Report is anticipated to be completed and produced to Clark County by February 28, 2019. Applicant has been working with its consultant to prepare the report in preparation for this application. However, given the consultant's work schedule, the report is not ready at the time of submittal of this application. Applicant informed Clark County Community Development staff in January 2019 of this anticipated timeline. Staff informed Applicant that including this brief memorandum with an anticipated date of report completion and production is sufficient for counter complete application purposes. *See Attached January 24, 2019 email from Sharon Lumbantobing.*

Archived: Monday, January 28, 2019 11:50:40 AM

From: Lumbantobing, Sharon

Sent: Thursday, January 24, 2019 4:28:05 PM

To: Armand Resto-Spotts

Cc: Jamic Howsley; Alvarez, Jose

Subject: RE: Riverview - Annual Review - Market Analysis and Traffic Reports [IWOV-Worksite.FID1763530]

Response requested: Yes

Sensitivity: Normal

Armand,

Yes, please include this email and your memorandum (explaining when you expect to submit the required market analysis and traffic analysis studies) with your annual review application for counter complete review. This email and your memorandum, together with all the other required materials, should be sufficient to pass through counter complete review, but you will not receive a fully complete determination until those two required studies are submitted.

Sharon



Sharon Lumbantobing
Planner II
COMMUNITY PLANNING

564.397.4909



From: Armand Resto-Spotts [mailto:Armand.Resto-Spotts@jordanramis.com]

Sent: Thursday, January 24, 2019 4:16 PM

To: Lumbantobing, Sharon

Cc: Jamie Howsley

Subject: RE: Riverview - Annual Review - Market Analysis and Traffic Reports [IWOV-Worksite.FID1763530]

Sharon,

As we discussed earlier this month, our economic and traffic consultants, who are assisting us in preparing respective reports for our annual review application, are not expected to have their reports complete by the January 31, 2019 application deadline. Besides those reports, we will have the rest of our application package submitted by the deadline.

You and me discussed including a memorandum with our application that identifies the anticipated dates of production for those reports, in order to assist the County in scheduling its review of all the applications. We will include this memorandum (as a placeholder for the reports) and estimated date when we submit our application package.

We would like to include a confirmation response from you along with that memorandum. Please let me know if that will be acceptable for submission purposes and counter complete status.

Thanks,

ARMAND RESTO-SPOTTS | Attorney
Jordan Ramis PC | Attorneys at Law
Direct: 360-567-3917 Main: 360-567-3900

Portland OR | Vancouver WA | Bend OR
www.jordanramis.com

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EXHIBIT B

MARKET ANALYSIS REPORT

Riverview Trust Company – Annual Review / Zone Change

RE: Market Analysis Report (w/ associated land use analysis)

Applicant's Market Analysis Report (with associated land use analysis) is anticipated to be completed and produced to Clark County by February 28, 2019. Applicant has been working with its consultant to prepare the report in preparation for this application. However, given the consultant's work schedule, the report is not ready at the time of submittal of this application. Applicant informed Clark County Community Development staff in January 2019 of this anticipated timeline. Staff informed Applicant that including this brief memorandum with an anticipated date of report completion and production is sufficient for counter complete application purposes. *See Attached January 24, 2019 email from Sharon Lumbantobing.*

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Cc: Jamie Howsley; Alvarez, Jose

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Response requested: Yes

Sensitivity: Normal

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We would like to include a confirmation response from you along with that memorandum. Please let me know if that will be acceptable for submission purposes and counter complete status.

Thanks,

ARMAND RESTO-SPOTTS | Attorney
Jordan Ramis PC | Attorneys at Law
Direct: 360-567-3917 Main: 360-567-3900

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EXHIBIT C

MAP OF VACANT INDUSTRIAL LAND

Map Tools: Home, Find, Locate, Measure, Print, Show/Hide, Full Screen, Refresh, Help

Layers: Search, Info, Show Layer List

- Zoning and Comprehensive Plan**
- Planning
 - Vacant Lands
 - Industrial VBLM
 - Built
 - Vacant
 - Vacant Critical
 - Underutilized
 - Underutilized Critical
 - Exempt Underutilized Not Port
 - Exempt Vacant Port Property
 - Exempt Vacant Port Property Critical
 - Exempt Vacant Not Port
 - Exempt Underutilized Port
 - Exempt Underutilized Port Critical

- Land Records**
- Taxlots

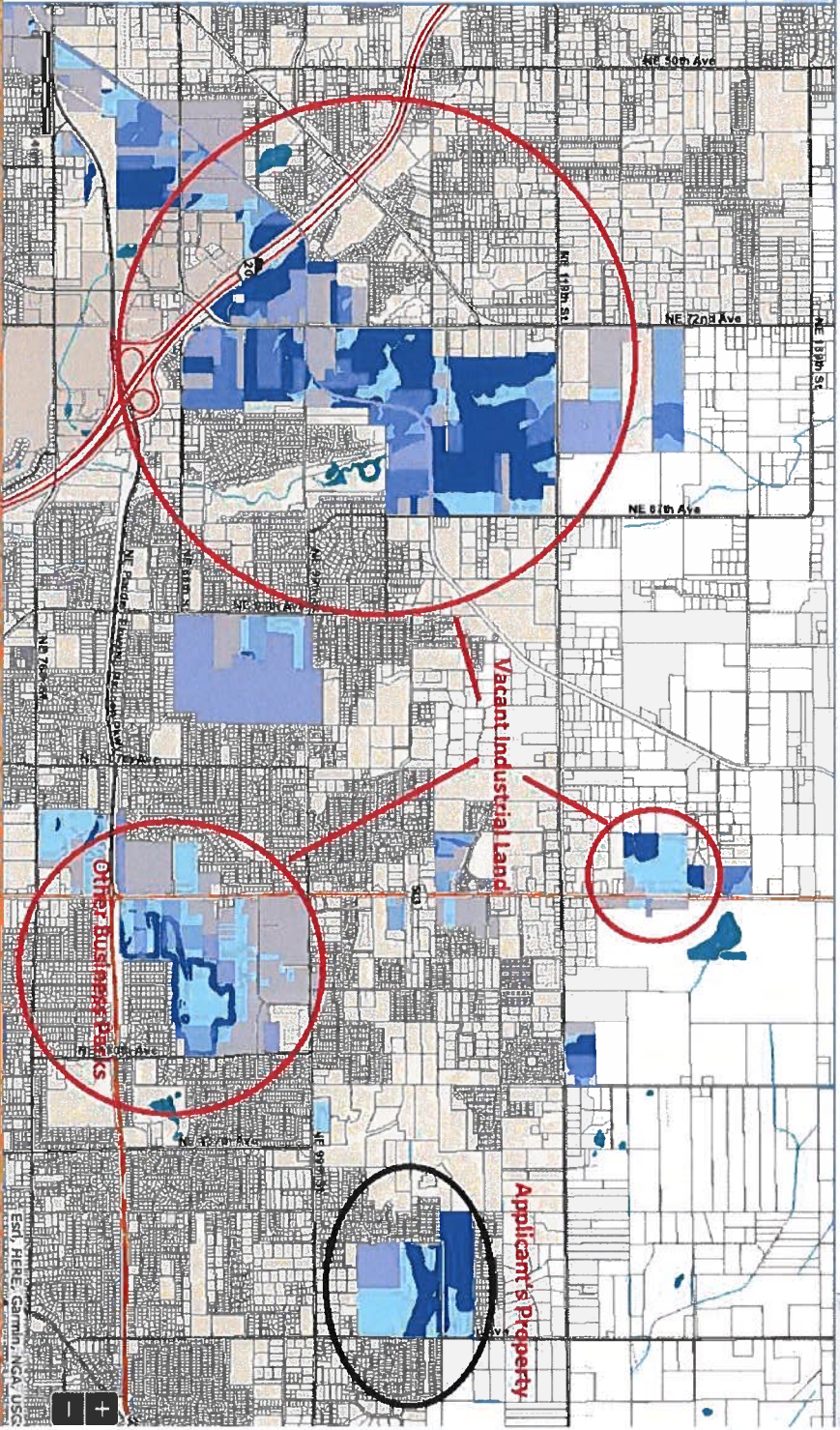


EXHIBIT D

**EXCERPT FROM 12/13/16
PRE-APP CONFERENCE REPORT**



Pre-Application Conference Final Report

Project Name:	Riverview Asset
Case Number:	PAC2016-00159
Location:	10512 NE 152 nd Ave
Parcel Number(s):	200326000; 200355000
Site Size:	69.55 acres
Request:	A request to amend the Comprehensive Plan and Zoning Maps from Industrial (Business Park (BP) to UL (R1-6)
Applicant:	James Howsley 1499 SE Tech Center Place, Ste. 380 Vancouver, WA 98683 P: (360) 567-3900 Jamie.howsley@jordanramis.com
Contact Person:	Kristin French 1499 SE Tech Center Place, Ste. 380 Vancouver, WA 98683 P:(360) 567-3900 kristin.french@jordanramis.com
Property Owner:	Riverview Asset Management & Trust et. al. Trustees c/o Dempsey Family Trust 900 Washington St., Ste. 900 Vancouver, WA 98660

DATE OF CONFERENCE: December 13, 2016

STAFF CONTACT: Jose Alvarez, Clark County Annual Review Coordinator
(360) 397-2280 – ext. 4898 annual.review@clark.wa.gov

PRESENT AT CONFERENCE:

Name	Contact Information
Jose Alvarez	Clark County Community Development (see above)
Laurie Lebowsky	Clark County Community Planning (Transportation) (360) 397-2375 – ext. 4544

Disclaimer: The following is a brief summary of issues and requirements that were identified at the pre-application conference based on the information provided by the applicant. This summary may contain supplemental information which was not discussed in the conference and is intended to aid the applicant in preparing a complete Annual Review application and/or to provide the applicant with additional information regarding the subject site. Staff responses and information contained in this pre-application report are preliminary in nature, and do not constitute an approval or denial. The determinations contained in this report were based upon information submitted by the applicant, and may be subject to change upon further examination or in light of new or revised information contained in the formal application.

The following materials were provided by the applicant and were reviewed by Clark County staff in advance of the pre-application conference:

- Application forms
- Narrative
- GIS Packet

BACKGROUND

The applicant proposes to amend the comprehensive plan and rezone approximately 60(?) acres from Industrial designation with Business Park zone to Urban Low designation with an R1-6 zone.

SUMMARY

The following comments and issues were discussed or identified during the pre-application meeting held on December 13, 2016.

Land Use

Comments provided by Clark County Long Range Planning, Jose Alvarez:

Staff provided an overview of how the pre-application conference would be conducted and a summary of what information would be covered. Staff also provided information regarding Clark County's obligation to plan under the State's Growth Management Act and the long-range, comprehensive planning exercise that concluded in 1994 with the adoption of the 20-Year Comprehensive Growth Management Plan and corresponding zone map. In 2004, 2007 and 2016 the County adopted an updated 20-Year Comprehensive Plan and zone map.

Specific to this application, staff stated that the assumption is that the current comprehensive plan and zone designation (Industrial, (BP)) was still applicable to this area and that the applicant will need to demonstrate that a change to a residential zone is appropriate and consistent with the County's Growth Management Plan and Unified Development Code. Staff said that the proposal to change the designation will need to be consistent with the Growth Management Act and the county-wide planning policies, (Growth Management Plan). Staff proceeded to discuss with the applicant the Comprehensive Plan Designation Map Change Criteria that the applicant will need to address in an application.

Staff mentioned that the property now owned by the Battle Ground School district would make sense to be added to the request in order to not leave an isolated pocket of Business Park zoned land, the same would be true for the property to the north of the site.

Staff mentioned that the R1-10 zone is probably not appropriate if the idea is to provide more affordable housing. Staff also noted that the concentration of residential development may need to be broken up with some commercial along the frontage of NE 152nd. Staff suggested the applicant may want to address the loss of job producing land or potential alternatives.

The applicant asked if there was some flexibility in proposing different zones on the property. Staff responded that there was some flexibility either before submittal or shortly thereafter, so that a review could be done in a timely manner.

Transportation



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:	March 28, 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</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: October 15, 2019
Proposed Adoption Date:	February 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
ADAMS BRIAN E & ADAMS LAURA L TRUSTEES	14320 NE 106TH ST	VANCOUVER	WA	98682
ALIYEV RAMEN & CHAKHALIDZE NAZIRA	10703 NE 144TH AV	VANCOUVER	WA	98682
ALLAN TERRANCE G TRUSTEE	10406 NE 153RD PL	VANCOUVER	WA	98682
ALLEN DEVIN R & ALLEN NATALIE	15300 NE 106TH ST	VANCOUVER	WA	98682
ANDERSON RAYMOND M & ANDERSON LISA M	10218 NE 154TH AV	VANCOUVER	WA	98682
ATKINSON ANDREW W & ATKINSON CRYSTAL T	10500 NE 153RD AV	VANCOUVER	WA	98682
AYERS JOHN M III & AYERS NATALIE	15100 NE 102ND ST	VANCOUVER	WA	98682
BAIAS ALEXANDRU & BAIAS ELENA	10201 NE 147TH AV	VANCOUVER	WA	98682
BARRY-PEBBLES TAMARA K	14310 NE 104TH ST	VANCOUVER	WA	98682
BATTLE GROUND SCHOOL DISTRICT #119	PO BOX 200	BATTLE GROUND	WA	98604
BENNETT MATT & BENNETT STEFANIE	10410 NE 153RD PL	VANCOUVER	WA	98682
BOYADJIAN JOHN O & BOYADJIAN SONIA TRUSTEES	10400 NE 153RD PL	VANCOUVER	WA	98682
BRACKEEN JOHN T & BRACKEEN SARAH E	10412 NE 153RD AV	VANCOUVER	WA	98682
BRUNER KARSTON M & BRUNER CLAIR E	15215 NE 108TH WAY	VANCOUVER	WA	98682
BURKS JAMES & BURKS SUZANNE	14323 NE 107TH ST	VANCOUVER	WA	98682
CABAC ALIONA & CABAC ARCADIE	15206 NE 102ND WAY	VANCOUVER	WA	98682
CALHOON BRUCE E & CALHOON DEANNA D	10408 NE 153RD PL	VANCOUVER	WA	98682
CLARK COUNTY CLEAN WATER PROGRAM	PO BOX 9810	VANCOUVER	WA	98666
CLARK REGIONAL WASTEWATER DISTRICT	PO BOX 8979	VANCOUVER	WA	98668
CROWDER DALE A & CROWDER THERESA M	15209 NE 107TH ST	VANCOUVER	WA	98682
DAVIS ROBERT L	10918 NE 152ND AV	VANCOUVER	WA	98682
DOBREAN ADRIAN & BOGDAN NAOMI	15205 NE 108TH WAY	VANCOUVER	WA	98682
DOYLE MICHAEL F	20007 NE 192ND ST	BRUSH PRAIRIE	WA	98606
DUNLAVY GLENN DYLANNE	15213 NE 107TH ST	VANCOUVER	WA	98682
FALCONS NEST HOME OWNERS ASSOCIATION	11235 SE 6TH ST STE 200	BELLEVUE	WA	98004
FARLESS DEAN & FARLESS MONIKA	PO BOX 63	TUNKHANNOCK	PA	18657
FRISBIE RICHARD D & FRISBIE ADRIANNE L	10711 NE 144TH AV	VANCOUVER	WA	98682
FROHLICH JAMES & FROHLICH MARY	15214 NE 107TH ST	VANCOUVER	WA	98682
GALSTYAN HAMLET & STEPHANYAN YERANUHI	10216 NE 154TH AV	VANCOUVER	WA	98682
GRIMES JOHN M & GRIMES REBECCA M	15206 NE 108TH WAY	VANCOUVER	WA	98682
GROPP DARREN J & GROPP RHONDA C	14312 NE 106TH ST	VANCOUVER	WA	98682
GUNDERSON-YEISLEY JOANNA L & YEISLEY DAVID E	10723 NE 144TH AV	VANCOUVER	WA	98682
GUSTAFSON INVESTMENTS I LLC	18108 NE 84TH CIRCLE	VANCOUVER	WA	98682
HART JONATHAN R & HART STEPHANIE A	10405 NE 153RD AV	VANCOUVER	WA	98682
HITTLE AARON	14306 NE 104TH ST	VANCOUVER	WA	98682
HUNTER WHITNEY D & HUNTER KAREN L TRUSTEES	10501 NE 153RD AV	VANCOUVER	WA	98682
INSAURRALDE MITCHELL	15204 NE 107TH STREET	VANCOUVER	WA	98682
JUDD LANCE W TRUSTEE	15003 NE 102ND ST	VANCOUVER	WA	98682
KHALILOV KEMRAN & TURKADZE ISLAM	14311 NE 107TH ST	VANCOUVER	WA	98682
KRUEGER BRANDON S & KRUEGER JENNI R	10405 NE 144TH AV	VANCOUVER	WA	98682
LE ANDREW T & DUONG THUY T	15006 NE 102ND ST	VANCOUVER	WA	98682
LETINICH DAVID J	15305 NE 104TH ST	VANCOUVER	WA	98682
LOVETT JONNY & LOVETT CONSTANCE	14308 NE 106TH ST	VANCOUVER	WA	98682
LY HOA T & LY CHI L TRUSTEES	15201 NE 102ND WAY	VANCOUVER	WA	98682
LY TIEN & NGO MAIHAN ET AL	15010 NE 102ND ST	VANCOUVER	WA	98682
MAINS SHANNON T & MAINS KEVIN M	15205 NE 102ND WAY	VANCOUVER	WA	98682
MAKOYED VLADIMIR & YAKIMCHUK ZHANNA	14310 NE 107TH ST	VANCOUVER	WA	98682
MCCLINTON BRADLEY W & MCCLINTON FRANCINE CO-TRUSTEES	14315 NE 107TH ST	VANCOUVER	WA	98682
MCGINLEY DENNIS J & MCGINLEY CAROL A	10714 NE 144TH AV	VANCOUVER	WA	98665
MCGINNIS ROBERT & MCGINNIS BRENDA	15001 NE 102ND ST	VANCOUVER	WA	98682
MCKEE SAMUEL T & MCKEE MYRONIE T	14319 NE 107TH ST	VANCOUVER	WA	98682
MILETICH DAVID M & MILETICH JANE M	10413 NE 153RD AV	VANCOUVER	WA	98682
MILLER JEFFREY M & MILLER ANGELA R	10408 NE 153RD PL	VANCOUVER	WA	98682
NEHLER MARION & NEHLER BETH TRUSTEE	10117 NE 152ND AV	VANCOUVER	WA	98682
NEWCOMB DONALD J & WILSON BRENDA	10504 NE 153RD AV	VANCOUVER	WA	98682
NGUYEN THANH C	15305 NE 106TH ST	VANCOUVER	WA	98685
Occupant	10011 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	10021 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	10108 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	10403 NE 144TH AVE	VANCOUVER	WA	98682
Occupant	10404 NE 144TH AVE	VANCOUVER	WA	98682
Occupant	10406 NE 153RD PL	VANCOUVER	WA	98682
Occupant	10408 NE 153RD AVE	VANCOUVER	WA	98682
Occupant	10501 NE 153RD AVE	VANCOUVER	WA	98682
Occupant	10509 NE 144TH AVE	VANCOUVER	WA	98682
Occupant	10512 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	10724 NE 156TH AVE	VANCOUVER	WA	98682
Occupant	10735 NE 156TH AVE	VANCOUVER	WA	98682
Occupant	10902 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	10908 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	10910 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	10920 NE 152ND AVE	VANCOUVER	WA	98682
Occupant	14308 NE 104TH ST	VANCOUVER	WA	98682
Occupant	14309 NE 108TH ST	VANCOUVER	WA	98682
Occupant	14315 NE 107TH ST	VANCOUVER	WA	98682
Occupant	14320 NE 108TH ST	VANCOUVER	WA	98682
Occupant	15003 NE 102ND ST	VANCOUVER	WA	98682
Occupant	15005 NE 102ND ST	VANCOUVER	WA	98682
Occupant	15201 NE 102ND WAY	VANCOUVER	WA	98682
Occupant	15202 NE 102ND WAY	VANCOUVER	WA	98682
Occupant	15204 NE 107TH ST	VANCOUVER	WA	98682
Occupant	15206 NE 107TH ST	VANCOUVER	WA	98682
Occupant	15209 NE 102ND WAY	VANCOUVER	WA	98682

Occupant	15212 NE 107TH ST	VANCOUVER	WA	98682
Occupant	15301 NE 104TH ST	VANCOUVER	WA	98682
Occupant	15301 NE 108TH WAY	VANCOUVER	WA	98682
Occupant	15303 NE 104TH ST	VANCOUVER	WA	98682
Occupant	15328 NE 107TH ST	VANCOUVER	WA	98682
Occupant	15328 NE 107TH ST IRR	VANCOUVER	WA	98682
OLSON JEFFREY & OLSON REBECCA	15216 NE 107TH ST	VANCOUVER	WA	98682
OTT JOHN MICHAEL & OTT SUN CHO	10517 NE 144TH AV	VANCOUVER	WA	98682
OWOLABI OLALEKE	15217 NE 108TH WAY	VANCOUVER	WA	98682
PACHECO LYNN MARIE	15307 NE 104TH ST	VANCOUVER	WA	98682
PACHL JOHN	9000 NE 114TH ST	VANCOUVER	WA	98662
PALMER CODY	14327 NE 107TH ST	VANCOUVER	WA	98682
PASQUALETTO STEVEN & PASQUALETTO CINDY	14313 NE 106TH ST	VANCOUVER	WA	98682
PAULSON KATIE	15209 NE 108TH WAY	VANCOUVER	WA	98682
PAVENKO MIKHAIL & PAVENKO INNA	15308 NE 106TH ST	VANCOUVER	WA	98682
PEBBLES JERRY & BARRY-PEBBLES TAMARA	PO BOX 1212	BATTLE GROUND	WA	98604
PETERSON HENRY & PETERSON LEANN	10315 NE 152ND AV	VANCOUVER	WA	98682
PETTINGER DADE ANDREW & PETTINGER TARA ANN	10508 NE 144TH AV	VANCOUVER	WA	98682
PHILLIPS LEWIS M	15211 NE 108TH WAY	VANCOUVER	WA	98682
PHOMMASENE MOBY HONGCHANH & SISOMPHOU KEOTA MICHELLE	14316 NE 106TH ST	VANCOUVER	WA	98682
PORTER ALFORD K	15207 NE 108TH WAY	VANCOUVER	WA	98682
QIU ZHUJUN & CHEN JIAN	10114 NE 149TH AV	VANCOUVER	WA	98682
REDVANOV TULANBAY	10707 NE 144TH AV	VANCOUVER	WA	98682
RENNER THOMAS E JR & RENNER KARALEE	10400 NE 153RD AV	VANCOUVER	WA	98682
RICHARD DEBORAH	14308 NE 108TH ST	VANCOUVER	WA	98682
ROBISON RANDLE L	15005 NE 102ND STREET	VANCOUVER	WA	98682
ROCK TIMOTHY D & ROCK JACQUELINE	10706 NE 144TH AV	VANCOUVER	WA	98682
ROWE-BIRCHER ALEXANDRIA ROSE & MILHOUS DELANO GARRETT DAVID	15206 NE 107TH STREET	VANCOUVER	WA	98682
ROWLAND ERICA	14324 NE 106TH ST	VANCOUVER	WA	98682
RYAN JASON M & RYAN ELIZABETH J	15309 NE 106TH ST	VANCOUVER	WA	98682
RYAN RICHARD F & RYAN ELIZABETH J	15304 NE 106TH ST	VANCOUVER	WA	98682
SALES PATRICIA	10101 NE 147TH AV	VANCOUVER	WA	98682
SARKELA 11 LLC	2433 QUANTUM BLVD	BOYNTON BEACH	FL	33426
SCHMIDT KAREN	10715 NE 144TH AV	VANCOUVER	WA	98682
SCHOORL BARBARA	15208 NE 107TH ST	VANCOUVER	WA	98682
SCHUCK DAVID A & SCHUCK JODI M	10710 NE 144TH AV	VANCOUVER	WA	98682
SCOTT SEAN D & SCOTT BONNI B	14312 NE 108TH ST	VANCOUVER	WA	98682
SEARS LARRY K & SEARS MARILEE ETAL	10401 NE 153RD AV	VANCOUVER	WA	98682
SEARS SHAWN CASEY & SEARS ALLISON R	10404 NE 153RD AV	VANCOUVER	WA	98682
SEAVER DEBRA LYNN & SEAVER RALPH ANDREW	15210 NE 108TH WAY	VANCOUVER	WA	98682
SHAMANADZE ABBAS & ABDIYEVA GULBAKHOR	10513 NE 144TH AV	VANCOUVER	WA	98682
SHAMANADZE ASLAN ETAL	10313 NE 144TH AV	VANCOUVER	WA	98682
SHEARS MICHAEL KEITH & SHEARS ELAINE PATRICIA	22802 NE 185TH CIRCL	BRUSH PRAIRIE	WA	98606
SHROYER JEREMY J & SHROYER TRINITY A	10317 NE 144TH AV	VANCOUVER	WA	98682
SIEVERS TIMOTHY G & SIEVERS JULIANNE	15301 NE 108TH WY	VANCOUVER	WA	98682
SIGLER GAREN L & SIGLER BARBARA E	10020 NE 149TH AV	VANCOUVER	WA	98682
SPRECHER KRISTIN S & SPRECHER NICHOLAS S ETAL	15002 NE 102ND ST	VANCOUVER	WA	98682
STEELE ALVIN & STEELE CAROL	15202 NE 108TH WAY	VANCOUVER	WA	98682
STEEPROW JASON & STEEPROW CRYSTAL	14309 NE 106TH ST	VANCOUVER	WA	98682
STONE ERIK	14320 NE 108th Street	Vancouver	WA	98682
STROBEL RONALD L & STROBEL TERESA K	14324 NE 108TH ST	VANCOUVER	WA	98682
STRUYS FELIX W & STRUYS BECKY A	10115 NE 149TH AV	VANCOUVER	WA	98682
SUNDIN SUE C	10212 NE 154TH AV	VANCOUVER	WA	98682
SURMI BENJAMIN & SURMI BONNIE	14309 NE 108th Street	Vancouver	WA	98682
TANJO NEDO & TANJO ALMA	15007 NE 102ND ST	VANCOUVER	WA	98682
TAYLOR MARLENE A	15214 NE 108TH WAY	VANCOUVER	WA	98682
TENER JASON R & TENER KIMBERLY B	10718 NE 144TH AV	VANCOUVER	WA	98682
TERNUS ROB T & TERNUS ANGELA L	15009 NE 102ND ST	VANCOUVER	WA	98682
THOMPSON STEPHEN SAMUEL & DOAN HOANG TRAM	15205 NE 107TH ST	VANCOUVER	WA	98682
THORPE THOMAS J & THORPE SUZANNE M	15104 NE 102ND ST	VANCOUVER	WA	98682
TIMMONS JERRY & TIMMONS PATRICIA	10101 NE 149TH AV	VANCOUVER	WA	98682
TURNER MICHAEL F	15217 NE 107TH ST	VANCOUVER	WA	98682
URBAN OAKS LLC	1004 W 13TH ST STE 240	VANCOUVER	WA	98660
VOLKER MATTHEW R	15303 NE 104TH STREET	VANCOUVER	WA	98682
WASSON SUE	10719 NE 144TH AV	VANCOUVER	WA	98682
WEBSTER ROSETTA	14316 NE 108TH ST	VANCOUVER	WA	98682
WELLER MARY ELIZABETH & WELLER BRADLEY SCOTT	10409 NE 153RD AV	VANCOUVER	WA	98682
WELLS MARY ELLEN & DEMPSEY DIANNE M	12502 NE 359TH ST	LACENTER	WA	98629
WEST NANCY & WEST ANNEMARIE	15201 NE 107TH ST	VANCOUVER	WA	98682
WHEATLEY MICHAEL T & BRUNDEGE CYNTHIA F	15210 NE 107TH ST	VANCOUVER	WA	98682
WHITCOMB JOHN C & WHITCOMB BARBARA J	10315 NE 144TH AV	VANCOUVER	WA	98682
WIESE ROGER & WIESE DENISE	10702 NE 144TH AV	VANCOUVER	WA	98682
WILLIAMS TIMOTHY D & WILLIAMS TRISTA M	10508 NE 153RD AV	VANCOUVER	WA	98682
WINDOM HEATHER L	15213 NE 108TH WAY	VANCOUVER	WA	98682
WITHAM CHARLES E	13504 NE 84TH ST UNIT 103-312	VANCOUVER	WA	98682
YANG MINGYONG & PAN YUZHEN	14317 NE 106TH ST	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

From: [Wiser, Sonja](#)
Bcc: ["Roger Entrek"](#); ["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 Entrek"](#); ["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 CCPH 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 Neipp"](#); ["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 for CPZ2019-00003 - Riverview Asset
Date: Thursday, May 16, 2019 8:17:41 AM
Attachments: [DNS - CPZ2019-00003 - Riverview Asset.pdf](#)

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) ~50 acres and Commercial (CC) ~10 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



**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>
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

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

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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



IN THE KNOW

You have the opportunity to submit feedback on this proposal. *Here's what you need to know.*

CPZ2019-00003 Riverview Asset

Clark County Planning Commission

PUBLIC HEARING

JUNE 20 2019 / 6:30 PM

Public Service Center
6th floor Hearing Room
1300 Franklin Street / Vancouver

TESTIMONY

Anyone wishing to give testimony in regard to this matter can do so in one of the following ways:

IN PERSON Testimony may be given at the hearing. Written testimony may also be submitted for the record during the hearing.

EMAIL sonja.wiser@clark.wa.gov

MAIL

Clark County Planning Commission
c/o Sonja Wiser
PO Box 9810 / Vancouver, WA 98666-9810

Information on the hearing process and how to provide effective testimony can be found online at the address below.

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



PROPOSAL

An application has been submitted to amend the comprehensive and zoning maps on two parcels totaling 60 acres from Industrial with Business Park zoning (BP) to Urban Low Density Residential with Residential (R1-10) zoning and Commercial with Community Commercial zoning. This change would allow these parcels to develop into 50 acres of residential dwellings on 10,000 sq. ft. lots and 10 acres of community commercial.

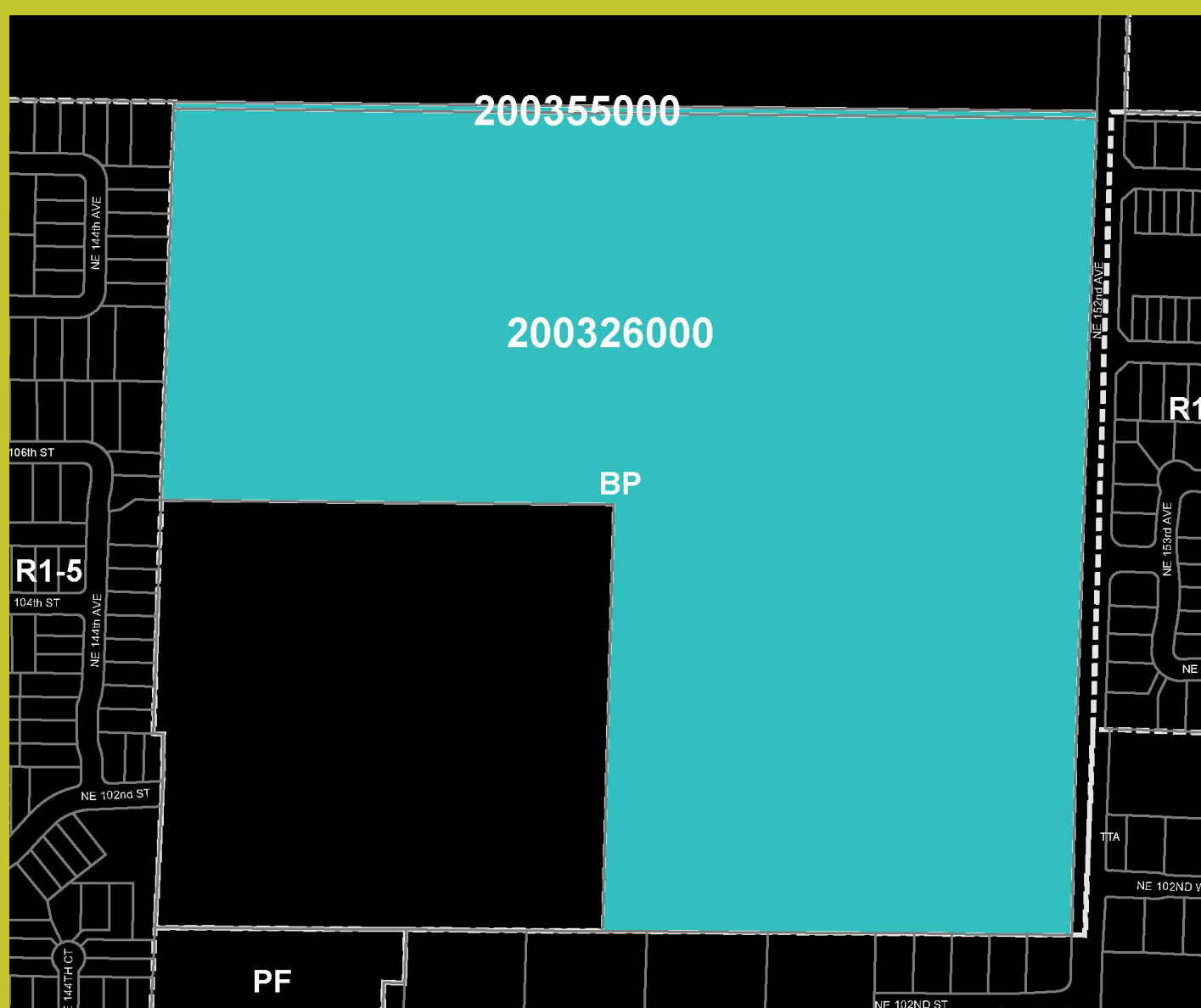
The two parcels (200326000 and 200355000) are shown in red. Please note the northern parcel is a narrow strip.

STAFF CONTACT

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

LAND USE AMENDMENT

Notice of public hearing to consider the following



CPZ2019-00003 Riverview Asset

An application has been submitted to amend the comprehensive and zoning maps on two parcels totaling 60 acres from Industrial with Business Park zoning (BP) to Urban Low Density Residential with Residential (R1-10) zoning and Commercial with Community Commercial zoning. This change would allow these parcels to develop into 50 acres of residential dwellings on 10,000 sq. ft. lots and 10 acres of community commercial.

The two parcels (200326000 and 200355000) are shown in blue. Please note the northern parcel is a narrow strip.

Clark County Planning Commission

PUBLIC HEARING

JUNE 20 2019 / 6:30 PM

Public Service Center

6th floor Hearing Room
1300 Franklin Street
Vancouver, WA

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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



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).



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-241

Submittal Date Time: 05/31/2019

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, on two parcels totaling 60 acres, from Industrial (BP) to Urban Low (R1-10) ~50 acres and Commercial (CC) ~10 acres.

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 10/15/2019

Anticipated/Proposed Date of Adoption

Attachments

Attachment Type	File Name	Upload Date
Correspondence	gms-review-60day-notice.doc.msg	06/03/2019 03:54 PM
Supporting Documentation or Analysis	gms-review-60day-notice.doc	06/03/2019 03:54 PM
Comprehensive Plan Amendment - Draft	CPZ2019-00003-1.pdf	06/03/2019 03:54 PM
Comprehensive Plan Amendment - Draft	CPZ2019-00003-2.pdf	06/03/2019 03:54 PM
Comprehensive Plan Amendment - Draft	CPZ2019-00003-3.pdf	06/03/2019 03:54 PM

Contact Information

Prefix Mr.
First Name Jose
Last Name Alvarez
Title Planner II
Work (360) 397-4898

Cell
Email Jose.Alvarez@clark.wa.gov

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

Certification

Entered by Linda Weyl on 6/3/2019 3:53:10 PM

Intake Received Date 05/31/2019
Full Name Jose Alvarez
Email Jose.Alvarez@clark.wa.gov



AFFIDAVIT OF POSTING PUBLIC NOTICE

Project Name: Riverview Asset
Case Number: CPZ2019-00003
Hearing Date: September 17, 2019

POSTING

This is to certify that I, Jose Alvarez conspicuously posted signs in three 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. West side of NE 152nd Ave approximately at the intersection of NE 105th St.

2. West side of NE 152nd Ave approximately at the intersection of NE 102nd Way.

3. NE 102nd St. east of NE 144th Ave.

4. _____

5. _____

Signature

Jose Alvarez

Date:

9/3/19

Return to Community Planning

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