

NOTICE OF PUBLIC HEARING CLARK COUNTY COUNCIL

NOTICE IS HEREBY GIVEN that the Clark County Council will conduct a public hearing on **January 21, 2020 at 6:00 p.m.**, at the Public Services Center, 1300 Franklin Street, Hearing Room, 6th Floor, Vancouver, Washington to consider the following:

1. RE-CONSIDERATION OF 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. Council heard this matter on **September 17, 2019** and denied the request. The Applicant has revised its request and now indicates that it will propose to amend the comprehensive plan and zoning designation on a portion of parcel 154246000 from Commercial (CC) to Urban Low (R1-6) on ~ 6 acres and retain the remainder ~ 1.5 acres in Commercial (CC) designation.

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/cpz2019-00002>. Copies of materials 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, or Fax 564-397-6165.

Anyone wishing to attend this hearing should appear at the time and place stated above. Public testimony is welcome, and if submitted, will be included in the hearing record. At the hearing, you may give spoken testimony, and may submit written and other testimony, such as maps or photos. You need not testify in order to attend.

You may provide advance testimony to the Clark County Council by mailing or e-mailing the clerk of the council at Rebecca.Messinger@clark.wa.gov or via US Postal Service to the Clark County Councilors, c/o Rebecca Messinger, PO Box 5000, Vancouver, WA 98666-5000. Please be aware that the county may not forward your testimony to the councilors unless it is received before 5 p.m. at least two (2) business days before the hearing.

Approved as to Form only:

CLARK COUNTY COUNCIL

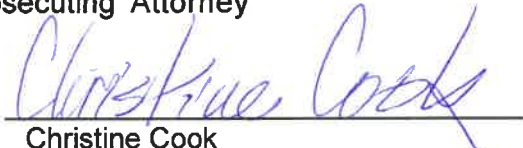
Clerk of the Board

Approved as to Form only:

ANTHONY F. GOLIK

Prosecuting Attorney

By:


Christine Cook
Senior Deputy Prosecuting Attorney

PLEASE PUBLISH:

Friday, January 3, 2020

Please Bill:

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

Columbian Account 70914



For other formats, contact
the Clark County ADA Office

Voice 360.397.2322
Fax 360.397.6165

Relay 711 or 800.833.6388
Email ADA@clark.wa.gov



CLARK COUNTY WASHINGTON

COMMUNITY PLANNING

PO Box 9810 • Vancouver, WA 98666-9810

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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.*

Comprehensive Plan and Zoning Map Amendment (Re-consideration of CPZ2019-00002 NE 152nd Avenue)

Clark County Council

PUBLIC HEARING

JAN 21 2020 / 6 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 rebecca.messinger@clark.wa.gov

MAIL

Clark County Council
c/o Rebecca Messinger, Clerk to the Council
PO Box 5000 / Vancouver, WA 98666-5000

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

PROPOSAL MATERIALS

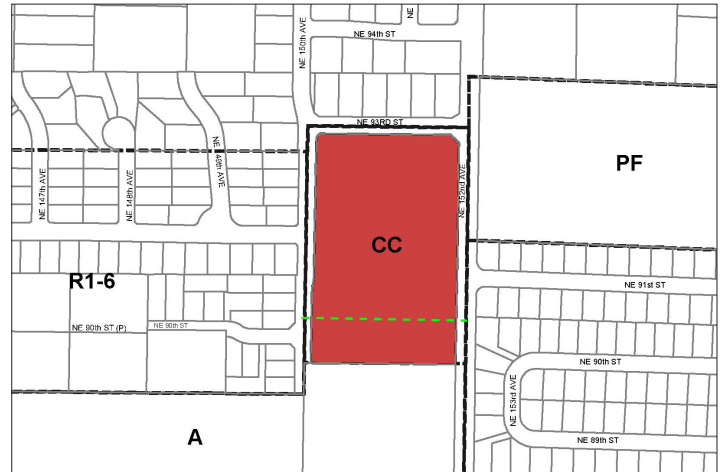
Staff reports, related materials and hearing agenda can be accessed, online or in person, 15 days prior to the hearing date:

ONLINE

www.clark.wa.gov/community-planning/cpz2019-00002

IN PERSON

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



PROPOSAL

A proposal to amend the comprehensive plan and zoning from Commercial (CC) to Urban Low (R1-6) on 7.68 acres. Council heard this matter on Sept. 17, 2019 and denied the request. The Applicant has revised its request and now indicates that it will propose to amend the comprehensive plan and zoning designation on a portion of parcel 154246000 from Commercial (CC) to Urban Low (R1-6) on ~ 6 acres (area above the green line in map above) and retain the remainder ~ 1.5 acres in Commercial (CC) designation.

The location is southwest of the NE 152nd Avenue and NE 93rd Street intersection.

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



CPZ2019-00002 NE 152nd Avenue

A proposal to amend the comprehensive plan and zoning from Commercial (CC) to Urban Low (R1-6) on 7.68 acres. Council heard this matter on September 17, 2019 and denied the request. The Applicant has revised its request and now indicates that it will propose to amend the comprehensive plan and zoning designation on a portion of parcel 154246000 from Commercial (CC) to Urban Low (R1-6) on ~ 6 acres (area above the pink line in the map to the left) and retain the remainder ~ 1.5 acres in Commercial (CC) designation.

The parcel is located southwest of the NE 152nd Avenue and NE 93rd Street intersection.

Clark County Council

PUBLIC HEARING

JAN 21 2020 / 6 PM

Public Service Center

6th floor Hearing Room
1300 Franklin Street
Vancouver, WA



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

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/community-planning/cpz2019-00002

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

| NAME | STREET | CITY | STATE | ZIP |
|---------------------------------------------|-----------------------|---------------|-------|-------|
| ALEXANDER ROBERT S & ALEXANDER ELIZABETH A | 15300 NE 89TH ST | VANCOUVER | WA | 98682 |
| ALVAREZ JUAN M BARRAGAN & BARRAGAN PATRICIA | 12805 NE 81ST ST | VANCOUVER | WA | 98682 |
| AUSBORN SCOTT & AUSBORN LORI | 15308 NE 90TH ST | VANCOUVER | WA | 98682 |
| BELL STEVEN E & BELL ANITA C TRUSTEES | 14900 NE 90TH ST | VANCOUVER | WA | 98682 |
| BERGER DEANNA L | 8912 NE 150TH AV | VANCOUVER | WA | 98682 |
| BIERE CURTIS & BIERE JUANITA | 9206 NE 150TH AV | VANCOUVER | WA | 98682 |
| BINDER CRAIG A & BINDER SUZANNE E | 9116 NE 150TH AV | VANCOUVER | WA | 98682 |
| BUNCH DOUGLAS & BUNCH DEBRA | 9405 NE 152ND AV | VANCOUVER | WA | 98682 |
| BUZALSKY BERNARD & BUZALSKY VALERIE | 15304 NE 90TH ST | VANCOUVER | WA | 98682 |
| CAMBRON SANDRA | PO BOX 984 | CAMAS | WA | 98607 |
| CLARK COUNTY CLEAN WATER PROGRAM | PO BOX 9810 | VANCOUVER | WA | 98666 |
| CONNELL DALE D & CONNELL JEANNE | 12 CHAPARRAL RD | TROUT LAKE | WA | 98650 |
| COSGROVE ROBERT & FOSTER-COSGROVE HEATHER | 6405 NE 116TH AV #105 | VANCOUVER | WA | 98662 |
| DACIO ANTONIO | 15200 NE 91ST ST | VANCOUVER | WA | 98682 |
| DANILOV ALEXEI & DANILOV ANA | 9010 NE 150TH AV | VANCOUVER | WA | 98682 |
| EVERGREEN SCHOOL DIST #114 | PO BOX 8910 | VANCOUVER | WA | 98668 |
| FAIMALIE SAPATI & FAIMALIE PENINA | 15301 NE 91ST ST | VANCOUVER | WA | 98682 |
| FICK DEBORAH | 106 SUNSET PL | LONGVIEW | WA | 98632 |
| FLEMING JAMES & FLEMING DEBRA | 14813 NE 90TH ST | VANCOUVER | WA | 98682 |
| FOURNIER BRUCE F | 15204 NE 91ST ST | VANCOUVER | WA | 98682 |
| FROHMADER BETH | PO BOX 116 | BRUSH PRAIRIE | WA | 98606 |
| GOODS DEE M | 15300 NE 91ST ST | VANCOUVER | WA | 98682 |
| GRANT RODNEY & GRANT MERRY | 14903 NE 91ST ST | VANCOUVER | WA | 98682 |
| HAMILTON DOUGLAS W & HAMILTON SUSAN E | 15010 NE 93RD ST | VANCOUVER | WA | 98682 |
| HEIN TRACY D | 15304 NE 89TH ST | VANCOUVER | WA | 98682 |
| HOEL EDWAD N & HOEL LAURA M | 9108 NE 150TH AV | VANCOUVER | WA | 98682 |
| HOLBURA SERGIU & HOLBURA MELANIE | 9318 NE 150TH AV | VANCOUVER | WA | 98682 |
| HOLCOMB ROBERT J & HOLCOMB KAREN A | 15003 NE 94TH ST | VANCOUVER | WA | 98682 |
| HUNSINGER TRACI L & HUNSINGER BILL | 16606 S REDLAND RD | OREGON CITY | OR | 97045 |
| INGERMAN KIMBERLY D | 14909 NE 91ST ST | VANCOUVER | WA | 98682 |
| IZOITA ANDREY & IZOITA LARISA | 15015 NE 94TH ST | VANCOUVER | WA | 98682 |
| JOHNSON MARC j & JOHNSON NASANYA M | 14908 NE 90TH ST | VANCOUVER | WA | 98682 |
| KREITER CHARLES R & KREITER CAROL A | 9203 NE 149TH AV | VANCOUVER | WA | 98682 |
| LATHAM VICTORIA & LATHAM EDWARD | 8900 NE 153RD AV | VANCOUVER | WA | 98682 |
| LOPATIN GALINA A & LOPATIN MAKSIM V | 3107 NE 166TH PL | VANCOUVER | WA | 98682 |
| MAFFIA ANDRE & MAFFIA SHANNYN | 8912 NE 153RD AV | VANCOUVER | WA | 98682 |

| | | | | |
|---------------------------------------------------|----------------------|---------------|----|-------|
| MALAR SHIRLEY | PO BOX 1050 | BRUSH PRAIRIE | WA | 98606 |
| MANLEY GEORGE L | 8807 NE 142ND AV | VANCOUVER | WA | 98682 |
| MANLEY GEORGE L | 8807 NE 142ND AV | VANCOUVER | WA | 98682 |
| MARTINSON JACK L & MARTINSON JOYCE L TRUSTEES | PO BOX 1504 | BRUSH PRAIRIE | WA | 98606 |
| MCGOWAN ANDREW M & MCGOWAN DARCY L | 9311 NE 149TH AV | VANCOUVER | WA | 98682 |
| MEDIOLA ALVINA PAUL T & MEDNIOLA MARLENE ISABEL S | 14919 NE 91ST STREET | VANCOUVER | WA | 98682 |
| MILLER DAVID & MILLER LISA | 15007 NE 94TH ST | VANCOUVER | WA | 98682 |
| MONTGOMERY DARNELL | 9113 NE 149TH AV | VANCOUVER | WA | 98682 |
| MUNDELL GARY | 12115 NE 151ST ST | BRUSH PRAIRIE | WA | 98606 |
| NEALEY ERIN KATHLEEN | 9002 NE 150TH AV | VANCOUVER | WA | 98682 |
| NGUYEN DANG & NGUYEN SHANNON | 15309 NE 89TH ST | VANCOUVER | WA | 98682 |
| NGUYEN TINH | 4027 E F ST | TACOMA | WA | 98404 |
| Occupant | 14900 NE 90TH ST | VANCOUVER | WA | 98682 |
| Occupant | 14904 NE 90TH ST | VANCOUVER | WA | 98682 |
| Occupant | 14913 NE 90TH ST | VANCOUVER | WA | 98682 |
| Occupant | 14914 NE 90TH ST | VANCOUVER | WA | 98682 |
| Occupant | 14915 NE 91ST ST | VANCOUVER | WA | 98682 |
| Occupant | 14919 NE 91ST ST | VANCOUVER | WA | 98682 |
| Occupant | 15006 NE 93RD ST | VANCOUVER | WA | 98682 |
| Occupant | 15100 NE 93RD ST | VANCOUVER | WA | 98682 |
| Occupant | 15108 NE 93RD ST | VANCOUVER | WA | 98682 |
| Occupant | 15205 NE 91ST ST | VANCOUVER | WA | 98682 |
| Occupant | 15208 NE 91ST ST | VANCOUVER | WA | 98682 |
| Occupant | 8804 NE 152ND AVE | VANCOUVER | WA | 98682 |
| Occupant | 8904 NE 153RD AVE | VANCOUVER | WA | 98682 |
| Occupant | 8908 NE 153RD AVE | VANCOUVER | WA | 98682 |
| Occupant | 9000 NE 152ND AVE | VANCOUVER | WA | 98682 |
| Occupant | 9000 NE 152ND AVE A | VANCOUVER | WA | 98682 |
| Occupant | 9000 NE 152ND AVE B | VANCOUVER | WA | 98682 |
| Occupant | 9000 NE 152ND AVE C | VANCOUVER | WA | 98682 |
| Occupant | 9000 NE 152ND AVE D | VANCOUVER | WA | 98682 |
| Occupant | 9000 NE 152ND AVE E | VANCOUVER | WA | 98682 |
| Occupant | 9000 NE 152ND AVE F | VANCOUVER | WA | 98682 |
| Occupant | 9000 NE 152ND AVE G | VANCOUVER | WA | 98682 |
| Occupant | 9000 NE 152ND AVE H | VANCOUVER | WA | 98682 |
| Occupant | 9000 NE 152ND AVE J | VANCOUVER | WA | 98682 |
| Occupant | 9000 NE 152ND AVE K | VANCOUVER | WA | 98682 |

| | | | | |
|----------------------------------------------|-----------------------------|---------------|----|-------|
| Occupant | 9104 NE 150TH AVE | VANCOUVER | WA | 98682 |
| Occupant | 9107 NE 149TH AVE | VANCOUVER | WA | 98682 |
| Occupant | 9114 NE 150TH AVE | VANCOUVER | WA | 98682 |
| Occupant | 9119 NE 149TH AVE | VANCOUVER | WA | 98682 |
| Occupant | 9214 NE 150TH AVE | VANCOUVER | WA | 98682 |
| Occupant | 9301 NE 152ND AVE | VANCOUVER | WA | 98682 |
| Occupant | 9304 NE 152ND AVE | VANCOUVER | WA | 98682 |
| Occupant | 9405 NE 149TH AVE | VANCOUVER | WA | 98682 |
| OLIVER JAY G & OLIVER CATHERINE J | 15101 NE 94TH ST | VANCOUVER | WA | 98682 |
| PARK STEPHANIE | 14907 NE 90TH ST | VANCOUVER | WA | 98682 |
| PAULSEN JOHAN P | 9103 NE 149TH AV | VANCOUVER | WA | 98682 |
| PEINADO RICARDO O JR & PEINADO MECHELLE L | 9006 NE 150TH AV | VANCOUVER | WA | 98682 |
| PEMBERTON CHRISTOPHER & PEMBERTON AMANDA M | 9308 NE 150TH AV | VANCOUVER | WA | 98682 |
| PEREZ MARIA E & PEREZ RICARDO R | 14602 SE RIVERCREST DR | VANCOUVER | WA | 98683 |
| POUNCEY ROBERT L | 15002 NE 93RD ST | VANCOUVER | WA | 98682 |
| RICE MATTHEW & RICE ALEXANDRA | 15305 NE 90TH ST | VANCOUVER | WA | 98682 |
| ROBERTS BRENTT A HALL & ROBERTS SUSAN M CAPP | 15104 NE 93RD ST | VANCOUVER | WA | 98682 |
| ROGERS ADAM E & ROGERS PAULA S | 13110 NE 280TH CIR | BATTLE GROUND | WA | 98604 |
| SCHOELSSER DEREK A & SCHOELSSER JAIME A | 15300 NE 90TH ST | VANCOUVER | WA | 98682 |
| SCHWENKER MICHAEL & SCHWENKER AMANDA | 14911 NE 90TH ST | VANCOUVER | WA | 98682 |
| SEAVER ERIC & SEAVER AMY | 9400 NE 150TH AV | VANCOUVER | WA | 98682 |
| SHCHUKIN LYUDMILA G | 15305 NE 89TH ST | VANCOUVER | WA | 98682 |
| SIMIKYAN RUBIK & NALBANDYAN ARUSYAK | 14903 NE 90TH ST | VANCOUVER | WA | 98682 |
| SLJIVAR IFRAIL & SLJIVAR SUVADA | 8916 NE 150TH AV | VANCOUVER | WA | 98682 |
| SMITH MANUEL L & SMITH JILL D | 15301 NE 89TH ST | VANCOUVER | WA | 98682 |
| STEARNS JILL | 14906 NE 90TH ST | VANCOUVER | WA | 98682 |
| SURONEN MATTHEW E & SURONEN MARTHA C | 15312 NE 90TH ST | VANCOUVER | WA | 98682 |
| TADESSE CHANYALEW T & TAFFESE ZEBENAYE A | 9215 NE 149TH AV | VANCOUVER | WA | 98682 |
| TELLIGMAN ROBERT K | 15301 NE 90TH ST | VANCOUVER | WA | 98682 |
| THOMPSON JAMES & THOMPSON MYKIYA | 14902 NE 90TH ST | VANCOUVER | WA | 98682 |
| TSR INVESTMENTS LLC | PO BOX 1900 | BATTLE GROUND | WA | 98604 |
| VETTER GLENN A & VETTER RENEE C | 15201 NE 91ST ST | VANCOUVER | WA | 98682 |
| XANKAR INVESTMENTS LLC | 13023 NE HWY 99 STE 7-57 | VANCOUVER | WA | 98686 |
| XIONG KAYLENE & MOUA CHER | 15209 NE 91ST ST | VANCOUVER | WA | 98682 |
| YBARRA HENRY & YBARRA MICHELLE | 8908 NE 150TH AV | VANCOUVER | WA | 98682 |
| MARILEE MCCALL | 1300 FRANKLIN ST, 6th floor | VANCOUVER | WA | 98666 |
| COMMUNITY PLANNING C/O JOSE ALVAREZ | 1300 Franklin St, 3rd floor | VANCOUVER | WA | 98666 |

From: [Jose Alvarez](#)
To: [Shodgrass, Bryan](#)
Subject: CPZ2019-00002 NE 152nd Ave
Date: Thursday, January 2, 2020 5:07:17 PM
Attachments: [Council Legal Notice.pdf](#)
[01 CPZ2019-00002-1 revised proposal.pdf](#)
[02 CPZ2019-00002-2 revised proposal.pdf](#)

Bryan,

Council decided at their December 18 council time meeting to re-consider the comp plan and zone amendment for the approximate 7.5 acre site next to the airport on NE 152nd Ave. The revised proposal would amend the northern approximately 6 acres and retain the southern 1.5 acres as commercial. Attached is a hearing notice and revised maps showing how that would look.

Let me know if you have any questions.



Jose Alvarez
Planner III
COMMUNITY PLANNING

564.397.4898



From: [Jose Alvarez](#)
To: ["bob.cosgrove@countryfinancial.com"](mailto:bob.cosgrove@countryfinancial.com)
Subject: Reconsideration of CPZ2019-00002 NE 152nd Ave.
Date: Monday, January 6, 2020 11:11:14 AM
Attachments: [Council Legal Notice.pdf](#)

Attached is a legal notice for a public hearing to reconsider CPZ2019-00002 NE 152nd Ave.



Jose Alvarez
Planner III
COMMUNITY PLANNING

564.397.4898



From: [Jose Alvarez](#)
To: [Anne Dunlavy \(adunlavy1@comcast.net\)](mailto:adunlavy1@comcast.net)
Subject: Reconsideration of CPZ2019-00002 NE 152nd Ave
Date: Monday, January 6, 2020 11:09:18 AM
Attachments: [Council Legal Notice.pdf](#)

Attached is a legal notice for a public hearing to reconsider CPZ2019-00002 NE 152nd Ave.



Jose Alvarez
Planner III
COMMUNITY PLANNING

564.397.4898



From: [Jose Alvarez](#)
To: [Marnie Allen \(marnie.allen@esd112.org\)](mailto:marnie.allen@esd112.org); ["Susan.Steinbrenner@evergreenps.org"](mailto:Susan.Steinbrenner@evergreenps.org)
Subject: Reconsideration of CPZ2019-00002 NE 152nd Ave
Date: Friday, January 3, 2020 7:59:54 AM
Attachments: [Council Legal Notice.pdf](#)
[02 CPZ2019-00002-2 revised proposal.pdf](#)
[01 CPZ2019-00002-1 revised proposal.pdf](#)

Marnie and Sue,

Attached is a legal notice and map for Council hearing to reconsider a comprehensive plan amendment and zone change in the Evergreen School District. Let me know if you have any questions.



Jose Alvarez
Planner III
COMMUNITY PLANNING

564.397.4898



From: [Jose Alvarez](#)
To: [David McDonald \(david@mcdonaldpc.com\)](mailto:david@mcdonaldpc.com)
Subject: Reconsideration of CPZ2019-00002 NE 152nd Ave
Date: Monday, January 6, 2020 11:09:20 AM
Attachments: [Council Legal Notice.pdf](#)

Attached is a legal notice for a public hearing to reconsider CPZ2019-00002 NE 152nd Ave.



Jose Alvarez
Planner III
COMMUNITY PLANNING

564.397.4898



From: [Jose Alvarez](#)
To: ["siftonneighborhood@gmail.com"](#); ["heritageneighborhood@gmail.com"](#)
Cc: [naccc.chair@gmail.com](#)
Subject: Reconsideration of CPZ2019-00002 NE 152nd Ave
Date: Monday, January 6, 2020 11:05:29 AM
Attachments: [Council Legal Notice.pdf](#)

Attached is a legal notice for a public hearing to reconsider CPZ2019-00002 NE 152nd Ave.



Jose Alvarez
Planner III
COMMUNITY PLANNING

564.397.4898



From: [Jose Alvarez](#)
To: ["Wright, Patrick"](#)
Subject: Reconsideration of CPZ2019-00002 NE 152nd Ave
Date: Monday, January 6, 2020 11:05:49 AM
Attachments: [Council Legal Notice.pdf](#)

Attached is a legal notice for a public hearing to reconsider CPZ2019-00002 NE 152nd Ave.



Jose Alvarez
Planner III
COMMUNITY PLANNING

564.397.4898

