



MEETING NOTES

Meeting Topic and Number:	Neighborhood Meeting
Meeting Date & Time:	4/26/16; 5:00 – 7:00 PM
Project #:	9059.07.03-04
Project Name:	Leichner Master Planning
Meeting Location:	Vancouver Church of Christ (9019 NE 86 th St., 98662)
Recorded By:	Lauren Wirtis, MFA
Staff Attendees:	Mike Davis, Clark County Seth Otto, MFA Stacy Frost, MFA Lauren Wirtis, MFA
Distribution:	All Attendees, File

Open House Set-Up

The Open House was set up to be an open format in which people interested in the project could drop in at any point between 5:00 and 7:00 PM. At the front entrance there was a sign in sheet, and 35 people signed in. Refreshments including coffee and cookies were provided.

There were six boards sized 22 inches by 34 inches showing, the proposed phasing for the property, the site plan to be submitted as part of the master plan, two conceptual images (one birds-eye-view and one perspective), a list of uses allowed in Light Industrial and Business Park zones, and the list of development standards allowed in Light Industrial and Business Park zones. After viewing the boards and talking with staff, the attendees were encouraged to fill out a comment card detailing any concerns or preferences they had. Ten comment cards were submitted.

Comments from the Open House

The most common thoughts and concerns raised at the Open House and/or written on the comment cards were:

- A height limit of 100 feet is too tall (suggestions of 50 to 60 feet as a limit)
- A preference for business park uses, especially that it allows for food service and increases the amount of allowed retail
- Not wanting to see any “heavy” manufacturing uses (chemicals, paper, etc.)
- Concern about traffic generated by new development and from the eventual extension of 99th Street
- Excitement that Phase 3 will be a park
- Question about what will happen to Waste Connections land and other vacant properties to the west of the master planning area but east of 94th Avenue.

Attached:

- Sign-in Sheet
- Comment Cards
- Poster Boards

Name	Organization	Email
Mark Buteau	neighborhood	mm49er@live.com
MARY BARRON	NONE	NONE
DIANA PETERSEN	NONE	NO
Gordon Padgett	TAWNEY'S TOTS Daycare	gorpad08@yahoo.com
M. Hrehlen	NONE	Junk9512@gmail.com
Fred Burnett		felliott2@earthlink.net
Sande Schwan	Neighborhood	SandeS41@comcast.net
Ruth Kasner	neighborhood	
Melissa Tidwell	Sunnyside + Waste Connections	MelissaT@WCAK.org
Judy + Dan Enright	Sunnyside Neighborhood Assoc	jblumbarg@comcast.net
Mike + Joyce Harris	neighborhood	mwhjch@comcast.net
Jim Foley	" "	foleyjim@comcast.net
Ren & Marlene Finner	NORTH POINTE	ronormar@comcast.net
Stan Nelson	SILVER STAR	Stanor@juno.com
PAUL KELLOGG	neighborhood NEIGHBORHOOD	
ERIKA RAJNEN	NEIGHBORHOOD	
Jerry + Linda Mitchell	" "	
Marni + Loretta Mathison	" "	alexey@slavo.org
Alexey Kolosnytsav	" "	
Harold Wendy Freeman	Neighborhood 94th av.	Wimpy1975@outlook.com
Leon Winger	neighborhood	
George Parrish		
Mark + McLean		mmclean@pacifier.com
Merrill McLean	neighborhood	
STEVE + NANCY DAIL	" "	steve.dail@comcast.net
Jim + Eric Wasden	" "	ericfoxyim@aol.com
George Shipley	" "	anglergeorge@gmail.com
Kathy Mason	" "	
Janet Schoessler	" "	Starclarke@aol.com



Have you been to a previous meeting about this property? Yes No

Are there any uses shown on the Allowed Uses board that concern you or that you would prefer not to see and why? Height limit is shown @ 100'

That could be a 5-story Bldg

I think it should be no greater than 50'

Are there any development standards shown on the Development Standards board that concern you and why? _____

Do you like the inclusion of Business Park uses and development standards? Why or why not?

Yes

I would like to see elimination of chemical & paint on the property. Lets protect the environment since you clean up the lead under it

Which use and development standard is most important to you? _____

environment since you clean up the lead under it



Have you been to a previous meeting about this property? Yes No

Are there any uses shown on the Allowed Uses board that concern you or that you would prefer not to see and why? I would not prefer to see the light industrial usage,

especially the manufacturing of products (paper, chemicals, etc.) I think a business park (food retail, small business, etc.) is much more appropriate and would be more accepted by the immediate community.

Are there any development standards shown on the Development Standards board that concern you and why? I would prefer to see a higher percentage of landscaped area set as standard-minimum.

Also, 100 feet is too high to build in this area. 3 stories max! (100 feet max!)

Do you like the inclusion of Business Park uses and development standards? Why or why not?

I much prefer the business park uses opposed to the light industrial uses. You must consider, this is all happening literally in people's back yards!

Which use and development standard is most important to you? _____

If it must be developed, let it be a beautiful, new small business park that the community can enjoy the new businesses of. Not a mini-factory lot!

Have you been to a previous meeting about this property? Yes No

Are there any uses shown on the Allowed Uses board that concern you or that you would prefer not to see and why? ANY STRUCTURES OVER 1 STORY

Are there any development standards shown on the Development Standards board that concern you and why? 100 FT MAX FOR LIGHT IND. -
TOO TALL - OBSTRUCT VIEW

Do you like the inclusion of Business Park uses and development standards? Why or why not? MORE INFORMATION

Which use and development standard is most important to you? LEAST OBSTRUCTIVE
& LEAST NOISE

Have you been to a previous meeting about this property? Yes No

Are there any uses shown on the Allowed Uses board that concern you or that you would prefer not to see and why? NO

Are there any development standards shown on the Development Standards board that concern you and why? I would like to tie 86th st
over to 88th st to better utilize traffic
light & help flow. Block off 86th st access from
94th Ave. MAKE DEAD END AREA FOR HOUSES TRUE

Do you like the inclusion of Business Park uses and development standards? Why or why not? LOW TRAFFIC FLOW. THIS WOULD REQUIRE ACCESS
of undeveloped properties which do currently
exist

Which use and development standard is most important to you? _____

Have you been to a previous meeting about this property? Yes No

Are there any uses shown on the Allowed Uses board that concern you or that you would prefer not to see and why? Increase traffic flow - lite industrial backing up to housing development

Are there any development standards shown on the Development Standards board that concern you and why?

Do you like the inclusion of Business Park uses and development standards? Why or why not?

Which use and development standard is most important to you?

Have you been to a previous meeting about this property? Yes No

Are there any uses shown on the Allowed Uses board that concern you or that you would prefer not to see and why? How much truck traffic (semis) could this put on 94th Ave

Are there any development standards shown on the Development Standards board that concern you and why?

Do you like the inclusion of Business Park uses and development standards? Why or why not? I like the inclusion of Business Park because it allows for a wider diversity of businesses to go in

Which use and development standard is most important to you? Traffic, will there be an increase of police patrols in the vicinity. will increased emergency services be allotted

Have you been to a previous meeting about this property? Yes No

Are there any uses shown on the Allowed Uses board that concern you or that you would prefer not to see and why? _____

Are there any development standards shown on the Development Standards board that concern you and why? _____

Do you like the inclusion of Business Park uses and development standards? Why or why not? _____

Which use and development standard is most important to you? _____

Leave the property North of 99th Street zoned residential!

Have you been to a previous meeting about this property? Yes No

Are there any uses shown on the Allowed Uses board that concern you or that you would prefer not to see and why? *Heavy, or heavier industries - not a good mix with predominant residential abutting.*

Are there any development standards shown on the Development Standards board that concern you and why? *Lack of Comp. Master plan for all area (vacant land) nearby. For a comp plan to make sense, it should provide guidelines for ultimate best use for all uses of area, adjacent & abutting largest property.*

Do you like the inclusion of Business Park uses and development standards? Why or why not? *Yes! Uses that will be compatible with existing residential uses that predominate in the area.*

Which use and development standard is most important to you? *Public park potential, with "mild" commercial abutting, might be a better fit/mix, not industrial, unless a highly speculative business industrial park.*

Have you been to a previous meeting about this property? Yes No

Are there any uses shown on the Allowed Uses board that concern you or that you would prefer not to see and why? _____

Are there any development standards shown on the Development Standards board that concern you and why? The 100 ft maximum for a residential area is too high - suggest 50 ft.

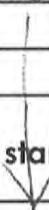
Do you like the inclusion of Business Park uses and development standards? Why or why not? _____

Which use and development standard is most important to you? Set backs and Greenway - or vegetation barriers.

- Over -

Have you been to a previous meeting about this property? Yes No

Are there any uses shown on the Allowed Uses board that concern you or that you would prefer not to see and why? 100 foot allowances for building height

Are there any development standards shown on the Development Standards board that concern you and why? 

Do you like the inclusion of Business Park uses and development standards? Why or why not? Seems okay. Business park should be used to create maximum number of jobs - not for "cloud" needs of Internet companies that do not generate more than a few jobs.

Which use and development standard is most important to you? _____

Over

1. a traffic light i.e. on 94th and 86th would be necessary to allow residents East of 94th surrounding 86th to have easy egress.

2. Both AT&T and Verizon want cell towers in the area. This is a good location for them.

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I have a concern about traffic generation. It already is difficult to make a left turn from 86th on to 94th Ave. This project needs traffic control so this does not become worse.

Any cell phone tower that is planned near homes in the area need to be placed in this complex, away from the existing homes. There are at least 2 that have been proposed. No towers should be placed near homes.

Allowed Uses in the Light Industrial (IL) and Business Park (BP) Zones

Type of Use	Light Industrial (IL)	Business Park (BP)
Resource Use	Agricultural, Forestry, Fishing, Hunting, Utilities, and Construction	Agricultural, Forestry, Fishing, Hunting, Utilities, and Construction (no storage yards)
Manufacturing	Food, textiles, leather, wood, paper, chemicals, plastics, rubber, nonmetallic minerals, fabricated metal products, machinery, computer, electronic appliance, transportation equipment, furniture	Food, footwear, paper, fabricated metal products, machinery, computer, electronic appliance, transportation equipment (In all cases the uses within these categories are limited)
Wholesale Trade	Durable and nondurable good, electronics	Durable and nondurable good, electronics
Retail Trade	Construction and industrial equipment sales, auto parts stores, building material and supplies, food and beverage, health and personal care, gas station, clothing store, sporting goods store, hobby/book/music store	Auto parts stores, food and beverage, health and personal care, gas station, clothing store, sporting goods store, hobby/book/music store
Transportation and Warehousing	Rail, truck, transit and ground passenger transportation; pipeline transportation, scenic and sightseeing transportation, support activities for transportation, postal service, couriers and messengers, warehousing and storage	Truck, transit and ground passenger transportation; pipeline transportation, postal service, couriers and messengers, warehousing and storage
Information	Publishing, motion picture and sound recording, insurance carriers, real estate, professional scientific and technical services , educational services, health care (no nursing homes), entertainment and recreation, food services, personal and laundry services, public administration	Publishing, motion picture and sound recording, insurance carriers, real estate, professional scientific and technical services , educational services, health care, entertainment and recreation, accommodations, food services, personal and laundry services, religious/civic organizations, public administration
Other Uses	Personal property storage, parks and trails, public facilities, electrical vehicle infrastructure, coffee stands, agricultural stand and markets	Parks and trails, public facilities, electrical vehicle infrastructure, coffee stands, agricultural stand and markets

**Please note that this is a summary of the main use categories, not a comprehensive list of all possible uses on the site. For a comprehensive list, please ask a staff member.

Development Standards in the Light Industrial (IL) and Business Park (BP) Zones

Type of Use	Light Industrial (IL)	Business Park (BP)
Minimum Lot Area	None	None
Minimum Lot Width	None	5 Acres
Maximum Building Height	100 feet	100 feet
Front/Street Side Setback	20 feet	20 feet
Side (Interior) Setback	0 feet	20 feet
Rear Setback	0 feet	20 feet
Minimum Site Landscaped Area	10 %	15 %
Additional Requirements	<ul style="list-style-type: none"> • 10 foot wide landscape buffer • No design regulations • Up to 10% commercial retail allowed 	<ul style="list-style-type: none"> • No site-obscuring fencing over 4 feet high • Blank walls discouraged • Vegetative buffer at least 11 feet high • Parking areas separated from street by landscaping and other features at least 3 feet high • Coordination with transit agency • Structures clustered to maximize open space • Pedestrian access plan • Up to 20% commercial retail allowed

The following standards have been identified through previous community engagement and are incorporated into the master plan:

Requirements Unique to this Master Plan

- Include 20 foot wide landscape buffer along southern site border
- Place southern road and interior landscape between existing residential neighborhood and new industrial development
- Limit road access points on NE 94th to minimum necessary per code
- Design 88th access point to accommodate future signalization
- Provide pedestrian access to future Leichner Park





