



## CPZ2020-0001 REACH Affordable Housing

### Supporting Documents

*Click on the text to quickly access that section of the document. Please note that there is no back button in the PDF to return to this page. You will need to scroll back to return or hit the **Home** button on your keyboard.*

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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](mailto:ADA@clark.wa.gov)

**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, October 15, 2020 at 6:30 p.m.** via video/telephonic connection. There will be no in-person attendance at Planning Commission meetings until further notice due to the Covid-19 pandemic, but public participation, by one or more of the following ways, is encouraged:

**How to testify:**

1. **To access via computer, use this link:** <http://bit.ly/Oct15HearingA> Meeting ID: 146 360 6436 / Password: 1234
2. **To access via phone, call** 1-408-418-9388 and enter access code: 146 360 6436
3. **Submit written comments prior to the meeting to:**  
**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. If received two days before the start of the meeting, it will be emailed to the commission prior to the meeting time.

**If you prefer to watch and listen only:** Livestream from your personal computer at [www.cvtv.org](http://www.cvtv.org) or broadcast cable channel 23.

The Planning Commission will consider the following:

**2020 Annual Reviews and Dockets amending the 20-Year Growth Management Comprehensive Plan Text and Map, Zone Map, and Clark County Code (Title 40):**

1. **CPZ2020-00009 Hidden Glen** – A proposal to amend the comprehensive plan and zoning from Commercial (Community Commercial) to Office Residential (OR-22) on six parcels, which are approximately 7.33 acres (97835030, 97835-032, 97835040, 97835050, 986034150, and 144724000).

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

2. **CPZ2020-00010 25<sup>th</sup> Promenade North** – A proposal to amend the comprehensive plan and zoning from Commercial (Community Commercial) to Urban High Density Residential (R -30) on one parcel (20020000). The parcel is currently split zoned with R-30 and CC zoning and is 3.45 acres

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

3. **CPZ2020-00001 Reach** – A proposal to amend the comprehensive plan and zoning designation from Commercial (NC) to Urban Medium Density Residential (R-22) on six parcels, which are cumulatively 4.21 acres (104530004, 104530040, 104600000, 104530016, 104530041, and 104530002).

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

The staff report, related materials, hearing agenda, and detailed instructions on how to provide testimony will be available 15 days prior to the hearing date on the county's web page at [www.clark.wa.gov/pc](http://www.clark.wa.gov/pc). If you are unable to access these documents, please contact the clerk of the commission Sonja Wisser at [Sonja.Wisser@clark.wa.gov](mailto:Sonja.Wisser@clark.wa.gov) or [564.397.4558](tel:564.397.4558).

For other formats, contact the Clark County ADA Office 72 hours prior to the meeting so that reasonable accommodations for accessibility can be made at [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov), voice [564.397.2322](tel:564.397.2322), TTY Relay Service 711 or 800.833.6388, or Fax [564.397.6165](tel:564.397.6165). (28 CFR 35.102-35.104 ADA Title 1.)

Approved as to Form only:

Anthony F. Golik  
Clark County Prosecuting Attorney

By: \_\_\_\_\_  
Christine Cook  
Senior Deputy Prosecuting Attorney

**PLEASE PUBLISH: September 30, 2020**

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

**Columbian Account 70914**



CLARK COUNTY WASHINGTON

COMMUNITY PLANNING

PO Box 9810 • Vancouver, WA 98666-9810

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## *Notice of public hearing*

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# 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.*

## Land Use Changes-Reach (CPZ2020-00001)

Clark County Planning Commission

### PUBLIC HEARING

**OCT 15 2020 / 6:30 PM**

Due to COVID-19, the meeting will be held remotely via Webex. There are two ways to attend the meeting.

1. **Join by computer:**  
<http://bit.ly/Oct15HearingA>  
Meeting #: 146 360 6436  
Password: 1234
2. **Join by phone:**  
1-408-418-9388  
Meeting #: 146 360 6436

### TESTIMONY

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

**AT HEARING** Testimony may be given orally during the hearing.

**EMAIL** [sonja.wiser@clark.wa.gov](mailto:sonja.wiser@clark.wa.gov)

#### MAIL

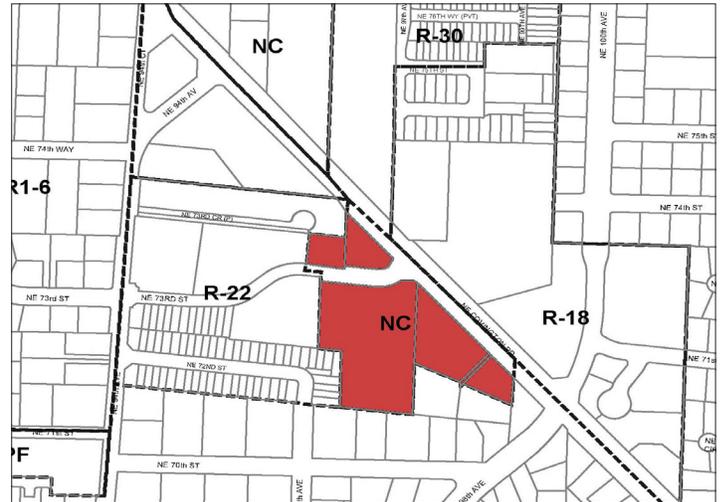
Clark County Planning Commission  
c/o Sonja Wiser  
PO Box 9810 / Vancouver, WA 98666-9810

*Written comments received two days prior to the meeting will be forwarded to the commission.*

*Detailed information on how to join the meeting, the hearing process, and how to provide oral testimony can be found online at [www.clark.wa.gov/pc](http://www.clark.wa.gov/pc).*

### STAFF CONTACT

Sharon Lumbantobing, Planner II  
[sharon.lumbantobing@clark.wa.gov](mailto:sharon.lumbantobing@clark.wa.gov) / 564.397.4909



### PROPOSAL

The Planning Commission will consider a proposal to amend the comprehensive plan and zoning designation from Commercial (Neighborhood Commercial) to Urban Medium Density Residential (R-22) on six parcels along NE Covington Road, which are cumulatively 4.21 acres.

*The six parcels, 104530004, 104530040, 104600000, 104530016, 104530041, and 104530002 are shown in red.*

### PROPOSAL MATERIALS

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

#### ONLINE

[www.clark.wa.gov/pc](http://www.clark.wa.gov/pc)

#### CONTACT STAFF

See contact information in purple box.

# LAND USE AMENDMENT

## Notice of public hearing to consider the following



### CPZ2020-00001 Reach

The Planning Commission will consider a proposal to amend the comprehensive plan and zoning designation from Commercial (Neighborhood Commercial) to Urban Medium Density Residential (R-22) on six parcels along NE Covington Road, which are cumulatively 4.21 acres.

The six parcels, 104530004, 104530040, 104600000, 104530016, 104530041, and 104530002 are shown in blue.

### PROPOSAL MATERIALS

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

#### ONLINE

[www.clark.wa.gov/pc](http://www.clark.wa.gov/pc)

### STAFF CONTACT

Sharon Lumbantobing Planner II  
[sharon.lumbantobing@clark.wa.gov](mailto:sharon.lumbantobing@clark.wa.gov)  
564.397.4909

Clark County Planning Commission

## PUBLIC HEARING

# OCT 15 2020 / 6:30 PM

Due to COVID-19, the meeting will be held remotely via Webex. There are two ways to attend the meeting.

1. Join by computer: <http://bit.ly/Oct15HearingA>  
Meeting #: 146 360 6436  
Password: 1234
2. Join by phone: 1-408-418-9388  
Meeting #: 146 360 6436



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).

NAME	STREET	CITY	STATE	ZIP
AHO AUDREY C	9521 NE 73RD ST	VANCOUVER	WA	98662
ATWOOD DEBRA	7300 NE 100TH AV UNIT 4	VANCOUVER	WA	98662
BAILEY JUDITH A	9811 NE COVINGTON RD	VANCOUVER	WA	98662
BAKER KIMBERLY SUE	9703 NE 75TH WAY	VANCOUVER	WA	98662
BAZUKIN ANDREY	6402 NE 86TH CT	VANCOUVER	WA	98662
BOLTZ TRACI & GALT PATRICIA	7300 NE 100TH AV #40	VANCOUVER	WA	98662
CARRILLO DANIEL G & ALEJANDRES CIRA R	7300 NE 100TH AV #27	VANCOUVER	WA	98662
CASCADIA VILLAGE APARTMENTS LLC	4150 SW MOODY AV	PORTLAND	OR	97239
CLARK COUNTY CLEAN WATER PROGRAM	PO BOX 9810	VANCOUVER	WA	98666
COLUMBIA RIVER MENTAL HEALTH	PO BOX 1337	VANCOUVER	WA	98666
CONKLIN ELIZABETH A & BRASE DONNA A JONES	7300 NE 100TH AV #6	VANCOUVER	WA	98662
COVINGTON COMMONS LP	4150 SW MOODY AV	PORTLAND	OR	97239
COVINGTON DEVELOPMENT LLC	PO BOX 1122	WASHOUGAL	WA	98671
COVINGTON MHP LLC	31 AIRPORT BLVD STE G	SOUTH SAN FRANCA		94080
COVINGTON TOWNHOME PROPERTIES LLC	5440 SW WESTGATE DR #37	PORTLAND	OR	97221
COVINGTON TOWNHOME PROPERTIES LLC	5440 SW WESTGATE DR STI	PORTLAND	OR	97221
CURREN BARTON & CURREN CELESTE	PO BOX 820258	VANCOUVER	WA	98682
DE ORTA JUAN C	7300 NE 100TH AV #19	VANCOUVER	WA	98682
DILLON INVESTMENT PROPERTIES LLC	835 W U ST	WASHOUGAL	WA	98671
DUNHAM DANIEL & DUNHAM DENISE	7300 NE 100TH AV #21	VANCOUVER	WA	98662
ELDREDGE KAREN LEAH & ELDREDGE STEPHEN ELLIOTT	7300 NE 100TH AV #29	VANCOUVER	WA	98662
ELLIS FRED & ELLIS TERESA	PO BOX 822221	VANCOUVER	WA	98662
ERICKSON FORREST	7300 NE 100TH AV #18	VANCOUVER	WA	98662
FARREY ANDREW & FARREY RUTH A	9519 NE 73RD ST	VANCOUVER	WA	98662
FERRELL JOHN L & FERRELL SUSAN M	14310 NE MAHNKE DR	BRUSH PRAIRIE	WA	98606
FERRELL MATTHEW JOHN	14310 NE MAHNKE DRIVE	VANCOUVER	WA	98606
FIELDS CHARLES	7300 NE 100TH AV #3	VANCOUVER	WA	98662
FLORES PEDRO G	7300 NE 100TH AV #37	VANCOUVER	WA	98662
FULWIDER RACHAEL MARIE	9611 NE 72ND ST	VANCOUVER	WA	98662
GAKIN DIANNE M	9800 NE 70TH ST	VANCOUVER	WA	98662
GILLESPIE TAMARA DAWN	PO BOX 822311	VANCOUVER	WA	98682
GLUKHENKO ALEVTINA & PRIMACHENKO VENIAMIN	7101 NE 97TH AV	VANCOUVER	WA	98662
GUZMAN GAUDENCIO	7300 NE 100TH AV #22	VANCOUVER	WA	98662
HANKINS MATTHEW & HANKINS JESSICA	9707 NE 70TH STREET	VANCOUVER	WA	98662
HANLEY DONALD & HANLEY CATHERINE	7300 NE 100TH AV #43	VANCOUVER	WA	98662
HENDERSON JENNIE R	7300 NE 100 AV 38	VANCOUVER	WA	98662

HENRY JAMES D & JORDAHL JACQUELINE R	9602 NE 70TH ST	VANCOUVER	WA	98662
HERNANDEZ JORGE M & RODRIGUZ LETICIA T	7300 NE 100TH AV UNIT 9	VANCOUVER	WA	98662
HOLLOWAY GEO R JR & HOLLOWAY LIBBEY L	7300 NE 100TH AV #24	VANCOUVER	WA	98662
HORNBECK ROBERT & HORNBECK	1913 PINE VALLEY LANE	JONESBORO	AR	72404
HUTCHINSON JOSH CHAD	9812 NE 70TH ST	VANCOUVER	WA	98662
JAIMES JUAN & JAIMES LILIAN	7300 NE 100TH AV #23	VANCOUVER	WA	98662
JENSEN CAROL L	9703 NE 70TH ST	VANCOUVER	WA	98662
JOHNSON ALLAN & JOHNSON DIANE	7300 NE 100TH AV #28	VANCOUVER	WA	98662
JOHNSON CINDY	7010 NE 98TH AV	VANCOUVER	WA	98662
JOHNSON JESSALYN N & LARGENT MICHAEL L	7300 NE 100TH AV #44	VANCOUVER	WA	9862
JONES CHARLES F & JONES SANDRA L	7300 NE 100TH AV UNIT 35	VANCOUVER	WA	98662
KAPMAR ALEKSANDR & KAPMAR VALENTINA	7200 NE 100TH AV UNIT 7	VANCOUVER	WA	98662
KEMP BENJAMIN J	7300 NE 100TH AV #11	VANCOUVER	WA	98662
KH & WS LLC	3419 SE 165TH AV	VANCOUVER	WA	98683
LEMASTER TERRY S	7300 NE 100TH AV #12	VANCOUVER	WA	98662
LESTER LILLY & BROOKS DUSTIN	7300 NE 100TH AV #15	VANCOUVER	WA	98662
LEU JASON & LEU AUNTIGA TRUSTEES	78 ROSSMORE	IRVINE	CA	92620
LORENZ JOHN T & LORENZ JONI M TRUSTEES	PO BOX 797	STAYTON	OR	97383
MARIAN ALEXANDRU & MARIAN TATIANA	7300 NE 100TH AV #32	VANCOUVER	WA	98662
MATSON JACK WARREN	7300 NE 100TH AV #36	VANCOUVER	WA	98662
MCCLELLAN SHELLY	7107 NE 97TH AV	VANCOUVER	WA	98662
MCKAY JACOB & MCKAY AIMEE	7300 NE 100TH AV #20	VANCOUVER	WA	98662
MEEKER RICHELLE K	9605 NE 72ND ST	VANCOUVER	WA	98662
MILLER BRYCE A & MILLER AUDREY M	17310 NE 28TH CT	RIDGEFIELD	WA	98642
MILLER DAVID H & MILLER CYNTHIA L TRUSTEES	PO BOX 830	BATTLE GROUND	WA	98604
MIS URIBE BEATRIS A	7300 NE 100TH AV #31	VANCOUVER	WA	98662
MORRIS TERRI LYNN	PO BOX 13023 NE HWY 99 S	VANCOUVER	WA	98686
NEAPHEN NORMAN & NEAPHEN KATHRYN	7300 NE 100TH AV #2	VANCOUVER	WA	98662
NELSON JOEL W & NELSON HYLARIE J	7300 NE 100TH AV #41	VANCOUVER	WA	98662
Occupant	7010 NE 98TH AVE	VANCOUVER	WA	98662
Occupant	7103 NE 97TH AVE	VANCOUVER	WA	98662
Occupant	7105 NE 97TH AVE	VANCOUVER	WA	98662
Occupant	7300 NE 100TH AVE	VANCOUVER	WA	98662
Occupant	7300 NE 100TH AVE UNIT 1	VANCOUVER	WA	98662
Occupant	7300 NE 100TH AVE UNIT 10	VANCOUVER	WA	98662
Occupant	7300 NE 100TH AVE UNIT 11	VANCOUVER	WA	98662
Occupant	7300 NE 100TH AVE UNIT 12	VANCOUVER	WA	98662
Occupant	7300 NE 100TH AVE UNIT 13	VANCOUVER	WA	98662
Occupant	7300 NE 100TH AVE UNIT 14	VANCOUVER	WA	98662



Occupant	9518 NE 70TH ST	VANCOUVER	WA	98662
Occupant	9518 NE 73RD CIR	VANCOUVER	WA	98662
Occupant	9520 NE 72ND ST	VANCOUVER	WA	98662
Occupant	9520 NE 73RD CIR	VANCOUVER	WA	98662
Occupant	9522 NE 72ND ST	VANCOUVER	WA	98662
Occupant	9522 NE 73RD CIR	VANCOUVER	WA	98662
Occupant	9524 NE 72ND ST	VANCOUVER	WA	98662
Occupant	9524 NE 73RD CIR	VANCOUVER	WA	98662
Occupant	9525 NE 72ND ST	VANCOUVER	WA	98662
Occupant	9526 NE 73RD CIR	VANCOUVER	WA	98662
Occupant	9528 NE 73RD CIR	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT A50	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT A51	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT A52	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT A53	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT B54	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT B55	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT B56	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT B57	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT B58	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT B59	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT B60	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT B61	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT B62	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT B63	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT B64	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT B65	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT B66	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT C67	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT C68	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT C69	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT C70	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT C71	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT C72	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT C73	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT D74	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT D75	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT D76	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT D77	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT D78	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST UNIT D79	VANCOUVER	WA	98662
Occupant	9600 NE 73RD ST A	VANCOUVER	WA	98662
Occupant	9601 NE 72ND ST	VANCOUVER	WA	98662
Occupant	9601 NE 73RD ST	VANCOUVER	WA	98662
Occupant	9601 NE 73RD ST UNIT E80	VANCOUVER	WA	98662
Occupant	9601 NE 73RD ST UNIT E81	VANCOUVER	WA	98662
Occupant	9601 NE 73RD ST UNIT E82	VANCOUVER	WA	98662
Occupant	9601 NE 73RD ST UNIT E83	VANCOUVER	WA	98662
Occupant	9601 NE 73RD ST UNIT E84	VANCOUVER	WA	98662
Occupant	9601 NE 73RD ST UNIT E85	VANCOUVER	WA	98662
Occupant	9601 NE 73RD ST UNIT E86	VANCOUVER	WA	98662





SAN VIRAK & SAN BOPHA ETAL	9009 NE 91ST ST	VANCOUVER	WA	98662
SCHREINER CLAYTON H	9719 NE 70TH ST	VANCOUVER	WA	98662
SOLIS JOSE LUIS	7300 NE 100TH AV #13	VANCOUVER	WA	98662
STOLZ KATIE L	7300 NE 100TH AV UNIT 30	VANCOUVER	WA	98662
STONER AMMERI ETAL	7300 NE 100TH AV SP 42	VANCOUVER	WA	98662
STOUDT LLOYD L	9708 NE 70TH ST	VANCOUVER	WA	98662
STUTZ KAY	PO BOX 821203	VANCOUVER	WA	98682
THOMAS WILLIAM J & THOMAS LINDA K	9804 NE 70TH ST	VANCOUVER	WA	98662
THORESON JACK M & THORESON CARLA D	3003 NE 42ND ST	VANCOUVER	WA	98663
UNITED INVESTMENT MANAGEMENT LLC	7407 NE 153RD AV	VANCOUVER	WA	98682
VALERIO JOSEFINA SANTILLAN	7300 NE 100TH AV #14	VANCOUVER	WA	98662
VANCOUVER PROPERTIES LLC	3200 NW YEON AV	PORTLAND	OR	97210
VAZQUEZ-GUZMAN MARIA ELENA & VIRGEN-RAMIREZ JUAN	7300 NE 100TH AV #1	VANCOUVER	WA	98662
WEGNER LINDA H	7300 NE 100TH AV #33	VANCOUVER	WA	98686
WHISENHUNT JOSEPH A	9700 NE 70TH ST	VANCOUVER	WA	98662
WIRKKALA DAVID & WIRKKALA SYLVIE	9605 NE 70TH ST	VANCOUVER	WA	98662
ZUNIGA RAUL	7300 NE 100TH AV #10	VANCOUVER	WA	98662
SHARON LUMBANTOBING	1300 Franklin, PO Box 9810	VANCOUVER	WA	98666
MARILEE MCCALL	1300 Franklin, PO Box 9810	VANCOUVER	WA	98666

**Affidavit of Publication  
STATE OF WASHINGTON**

**County of Clark**

**ss:**

**COLUMBIAN**

CLARK CTY COMMUNITY PLANNING-L  
PO BOX 9810  
VANCOUVER WA 98666-9810

REFERENCE:  
0000070914  
0000386770 DNS: DP22020-00001 REACH

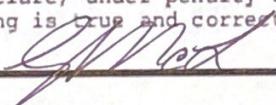
I, the undersigned say,  
That I am over the age of eighteen and not interested in the above entitled matter; that I am now, and at all times embraced in the publication herein mentioned, was, the principal clerk of the printer of The Columbian, a daily newspaper printed, published and circulated in the said county and adjudged a newspaper of general circulation by the Superior Court of the County of Clark, State of Washington, under Proceeding No. 802006715; that the advertisement, of which the annexed is a true printed copy, was published in the above-named newspaper on the following dates, To wit:

PUBLISHED ON 05/29/2020.  
TOTAL COST: 54.40  
FILED ON: 05/29/2020

**NOTICE OF DETERMINATION OF NON SIGNIFICANCE (DNS)**  
**NOTICE IS HEREBY GIVEN** that the following proposal has been determined to have no probable significant adverse impact on the environment, and that an environmental impact statement is not required under RCW 43.21C.030(2)(c). Written comments on the following proposal, or DNS, may be submitted to the Responsible Official by June 16, 2020.  
**DESCRIPTION:**  
CP22020-00001 REACH - The proposal requests the county to amend the comprehensive plan and zoning from Commercial (NC) to Urban Medium Density Residential (R-22) on three parcels, which are cumulatively 3.11 acres (104530004, 104530040, and 104600000).  
**ACTION REQUESTED:** It is requested that the County Council amend the comprehensive plan and zoning from Commercial (NC) to Urban Medium Density Residential (R-22) on two parcels, which are cumulatively 2.83 acres (104530004 and 104530040).  
**RESPONSIBLE OFFICIAL:** Oliver Orjako, Director Community Planning  
PO Box 9810  
Vancouver WA 98666-9810  
oliver.orjako@clark.wa.gov  
May 29 - 386770

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature \_\_\_\_\_





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

03/27/2020

Ms. Sharon Lumbantobing  
Planner II  
Clark County  
1300 Franklins Street  
Post Office Box 9810  
Vancouver, WA 98666-9810

Sent Via Electronic Mail

Re: Clark County--2020-S-1319--60-day Notice of Intent to Adopt Amendment

Dear Ms. Lumbantobing:

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.

**This is a proposal to amend the comprehensive plan and zoning designation from Commercial (NC) to Urban Medium Density Residential (R-22) on three parcels (104530004, 104530040 and 104600000). Two adjacent property owners are requesting to participate in this request (104530016, 104530041, and 104530002). These six parcels total 4.21 acres. Map change only; no comprehensive plan text amendments.**

We received your submittal on 03/27/2020 and processed it with the Submittal ID 2020-S-1319. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 05/26/2020.

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](mailto:reviewteam@commerce.wa.gov), or call Ike Nwankwo, (360) 725-2950.

Sincerely,

Review Team  
Growth Management Services



# Retail MarketPlace Profile

Covington Commons LP  
 9703 NE Covington Rd Vancouver WA 98662  
 Ring: 1 mile radius

Latitude: 45.6741  
 Longitude: -122.5735

## Summary Demographics

2019 Population	13,262
2019 Households	4,475
2019 Median Disposable Income	\$55,902
2019 Per Capita Income	\$27,175

## 2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$142,624,234	\$149,445,471	-\$6,821,237	-2.3	83
Total Retail Trade	44-45	\$128,901,540	\$138,369,707	-\$9,468,167	-3.5	63
Total Food & Drink	722	\$13,722,694	\$11,075,765	\$2,646,929	10.7	20

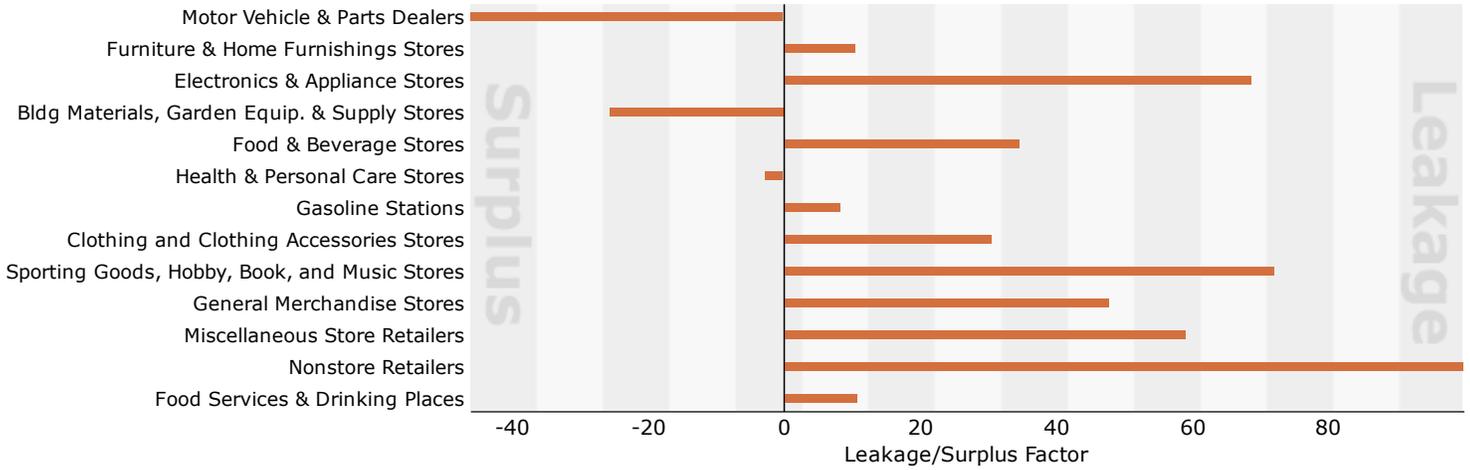
## 2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$27,739,018	\$75,330,391	-\$47,591,373	-46.2	10
Automobile Dealers	4411	\$21,559,470	\$66,717,152	-\$45,157,682	-51.2	3
Other Motor Vehicle Dealers	4412	\$3,983,684	\$6,999,963	-\$3,016,279	-27.5	3
Auto Parts, Accessories & Tire Stores	4413	\$2,195,864	\$1,613,275	\$582,589	15.3	3
Furniture & Home Furnishings Stores	442	\$4,382,414	\$3,544,095	\$838,319	10.6	6
Furniture Stores	4421	\$2,326,189	\$1,772,025	\$554,164	13.5	4
Home Furnishings Stores	4422	\$2,056,225	\$1,772,070	\$284,155	7.4	2
Electronics & Appliance Stores	443	\$4,654,080	\$856,170	\$3,797,910	68.9	2
Bldg Materials, Garden Equip. & Supply Stores	444	\$8,082,377	\$13,695,726	-\$5,613,349	-25.8	7
Bldg Material & Supplies Dealers	4441	\$7,330,822	\$13,695,726	-\$6,364,904	-30.3	7
Lawn & Garden Equip & Supply Stores	4442	\$751,555	\$0	\$751,555	100.0	0
Food & Beverage Stores	445	\$21,320,040	\$10,320,765	\$10,999,275	34.8	7
Grocery Stores	4451	\$18,551,954	\$8,912,799	\$9,639,155	35.1	5
Specialty Food Stores	4452	\$2,013,443	\$1,407,966	\$605,477	17.7	2
Beer, Wine & Liquor Stores	4453	\$754,643	\$0	\$754,643	100.0	0
Health & Personal Care Stores	446,4461	\$8,803,609	\$9,324,693	-\$521,084	-2.9	4
Gasoline Stations	447,4471	\$10,605,753	\$8,972,168	\$1,633,585	8.3	3
Clothing & Clothing Accessories Stores	448	\$7,187,871	\$3,813,233	\$3,374,638	30.7	8
Clothing Stores	4481	\$4,845,364	\$2,857,383	\$1,987,981	25.8	7
Shoe Stores	4482	\$803,046	\$653,267	\$149,779	10.3	1
Jewelry, Luggage & Leather Goods Stores	4483	\$1,539,461	\$302,583	\$1,236,878	67.1	1
Sporting Goods, Hobby, Book & Music Stores	451	\$4,571,920	\$737,674	\$3,834,246	72.2	4
Sporting Goods/Hobby/Musical Instr Stores	4511	\$4,037,374	\$633,423	\$3,403,951	72.9	4
Book, Periodical & Music Stores	4512	\$534,545	\$0	\$534,545	100.0	0
General Merchandise Stores	452	\$24,235,516	\$8,543,877	\$15,691,639	47.9	2
Department Stores Excluding Leased Depts.	4521	\$15,433,428	\$6,823,400	\$8,610,028	38.7	1
Other General Merchandise Stores	4529	\$8,802,088	\$1,720,477	\$7,081,611	67.3	2
Miscellaneous Store Retailers	453	\$5,472,248	\$1,408,440	\$4,063,808	59.1	9
Florists	4531	\$276,167	\$59,301	\$216,866	64.6	1
Office Supplies, Stationery & Gift Stores	4532	\$1,051,900	\$210,889	\$841,011	66.6	2
Used Merchandise Stores	4533	\$711,866	\$486,735	\$225,131	18.8	3
Other Miscellaneous Store Retailers	4539	\$3,432,315	\$651,515	\$2,780,800	68.1	3
Nonstore Retailers	454	\$1,846,694	\$0	\$1,846,694	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$1,491,256	\$0	\$1,491,256	100.0	0
Vending Machine Operators	4542	\$63,353	\$0	\$63,353	100.0	0
Direct Selling Establishments	4543	\$292,085	\$0	\$292,085	100.0	0
Food Services & Drinking Places	722	\$13,722,694	\$11,075,765	\$2,646,929	10.7	20
Special Food Services	7223	\$229,933	\$0	\$229,933	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$387,845	\$0	\$387,845	100.0	0
Restaurants/Other Eating Places	7225	\$13,104,915	\$11,059,958	\$2,044,957	8.5	20

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Esri 2019 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2019 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

## 2017 Leakage/Surplus Factor by Industry Subsector



## 2017 Leakage/Surplus Factor by Industry Group

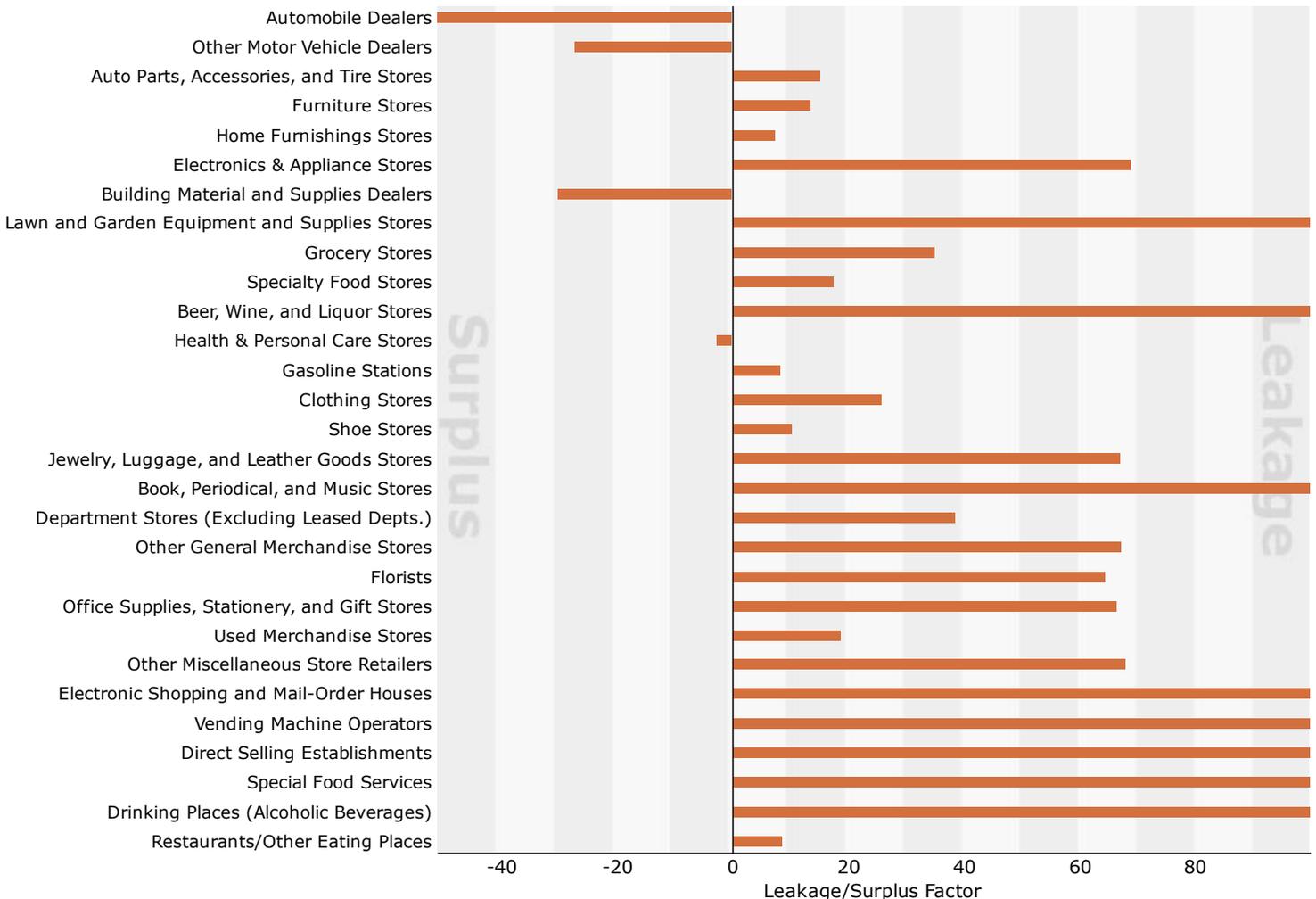


EXHIBIT 'A'

A tract of land in a portion of Lot 16 of "FOURTH PLAIN HOMESTEAD LOTS" according to the plat thereof recorded in Volume "A" of Plats at Page 56, records of Clark County, Washington in a portion of the Northwest quarter of Section 9, Township 2 North, Range 2 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Southeast corner of "COVINGTON TOWNHOMES" according to the plat thereof recorded in Book 311 of Plats at Page 436, records of Clark County, Washington; thence North  $01^{\circ}32'34''$  East, along the East line of said COVINGTON TOWNHOMES plat 25.07 feet; thence North  $00^{\circ}59'18''$  East, along said East line, 58.85 feet to the Southerly Right-of-Way Line of N.E. Covington Road as dedicated to Clark County by that certain deed recorded under Auditor's File #3151539, records of Clark County, Washington; then South  $41^{\circ}42'57''$  East, along said Southerly Right-of-Way, 200.45 feet; thence South  $11^{\circ}54'07''$  West, along said dedicated Right-of-Way Line 40.25 feet to the Northerly dedicated Right-of-Way Line of N.E. 73<sup>rd</sup> Street, per said Auditor's File #3151539; thence along the arc of a 73.00 foot radius non-tangent curve to the right, through a central angle of  $31^{\circ}01'29''$ , for an arc distance of 39.53, the long chord which bears South  $81^{\circ}01'56''$  West, 39.05 feet; thence North  $83^{\circ}27'19''$  West, along said Northerly Right-of-Way Line, 91.15 feet to an existing fence line; thence North  $01^{\circ}09'53''$  East, along said existing fence line, 55.59 feet; thence North  $01^{\circ}32'34''$  East, along said existing fence line, 45.25 feet to the POINT OF BEGINNING; containing 15,716 square feet, more or less.

*tax parcel # 104530-040*



**From:** [Sharon Lumbantobing](#)  
**To:** "[Susan Ferrell](#)"  
**Subject:** RE: [Contains External Hyperlinks] Re: Parcel ID Number 104530016  
**Date:** Monday, February 03, 2020 4:26:53 PM

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Hi John and Susan,

Thank you for your email. This email is sufficient. You will be joining CPZ2020-00001 REACH in their request to change the comp plan and zoning designation from NC to R-18. You are welcome to attend the Planning Commission and county council public hearings and provide public comment. I will let you know the dates once they are scheduled later in the year.

Best,  
Sharon



**Sharon Lumbantobing**  
Planner II  
COMMUNITY PLANNING

564.397.4909



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**From:** Susan Ferrell [mailto:ferrellfamily@att.net]  
**Sent:** Monday, February 03, 2020 4:22 PM  
**To:** Sharon Lumbantobing  
**Subject:** [Contains External Hyperlinks] Re: Parcel ID Number 104530016

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

Sharon

We would like to participate in the comprehensive plan and zoning designation on our parcel ID number 104530016. The property address is 9815 NE Covington Rd Vancouver WA 98662.

Let us know if you need anything else.

John and Susan Ferrell

On Wednesday, January 22, 2020, 3:37:41 PM PST, Sharon Lumbantobing <sharon.lumbantobing@clark.wa.gov> wrote:

Hi John and Susan,

This link will take you to the section of the Clark County Code which talks about allowed uses in the R-22 zone.

<https://www.codepublishing.com/WA/ClarkCounty/?ClarkCounty40/ClarkCounty40220/ClarkCounty40220020.html>

4,000 sq ft is the minimum lot size for the R-22 zone. The Use Table in the code will show you all the allowed uses, such as duplex and multi-family dwellings, among a long list of many other uses. There are setback requirements, so it is difficult for me to answer how many units you could put on the lot as it depends on what you plan to build.

Please let me know if you have any other questions.

Best,

Sharon



**Sharon Lumbantobing**  
Planner II  
COMMUNITY PLANNING

564.397.4909



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**From:** Susan Ferrell [mailto:ferrellfamily@att.net]  
**Sent:** Wednesday, January 22, 2020 3:21 PM  
**To:** Sharon Lumbantobing  
**Subject:** Parcel ID Number 104530016

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

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Sharon,

We received a letter from you for the above parcel asking if we wanted to have the property become R-22. My husband spoke with you on the phone but forgot to ask what this would do for us? In other words could we then put multiple dwellings on the property and if so how many? It looks like by definition R-22 allows for 22 dwellings per acre. Our lot is 1/3 of an acre so would that mean we could have 7 dwellings on the lot?

Thanks for your time

John and Susan Ferrell

This e-mail and related attachments and any response may be subject to public disclosure under state law.

**From:** [Sharon Lumbantobing](#)  
**To:** "[Brian Walker](#)"  
**Subject:** RE: Parcel Identification Number 104530002  
**Date:** Monday, February 03, 2020 5:11:37 PM

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Dear Brian,

This is to confirm receipt of your email and to confirm that Parcel 104530002 would like to join the docket request to change the comp plan and zoning from Neighborhood Commercial to R--18. You will be joining CPZ2020-00001 REACH in their request to change the comp plan and zoning designation from NC to R-18.

You are welcome to attend the Planning Commission and county council public hearings and provide public comment. I will let you know the dates once they are scheduled later in the year.

Kind regards,  
Sharon

Sharon Lumbantobing  
Planner II  
COMMUNITY PLANNING

564.397.4909

-----Original Message-----

From: Brian Walker [<mailto:attorneywalker@me.com>]  
Sent: Monday, February 03, 2020 4:56 PM  
To: Sharon Lumbantobing  
Cc: Yumi Walker; Brian Walker  
Subject: Parcel Identification Number 104530002

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

Sharon,

I am writing this email to confirm that we are interested in having our property included in the request to have it re-zoned from NC to R-22.

I am a bit concerned, however, because your letter, dated January 15, 2020, references the parcel number above, but the parcel number set forth in the fourth paragraph of your letter uses a different parcel number. To be clear, it is the parcel number corresponding to 9807 NE Covington Rd., Vancouver, WA 98662.

When you have a moment, please confirm that you have received this email.

Brian Walker, Owner  
Covington Development, LLC  
( 360) 713-7331