

**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, 6<sup>th</sup> 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 152<sup>nd</sup> 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 152<sup>nd</sup> 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 152<sup>nd</sup> Ave and NE 99<sup>th</sup> St intersection.

Staff Contact: Jose Alvarez, [Jose.Alvarez@clark.wa.gov](mailto: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 304<sup>th</sup> St and east of NW 71<sup>st</sup> Ave.
4. **CPZ2019-00006 25<sup>th</sup> 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 127<sup>th</sup> St, Vancouver, WA.

Staff Contact: Sharon Lumbantobing, [Sharon.Lumbantobing@clark.wa.gov](mailto: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, 3<sup>rd</sup> Floor, Vancouver, Washington. For other formats, contact the Clark County ADA Office at [ADA@clark.wa.gov](mailto: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](mailto: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:

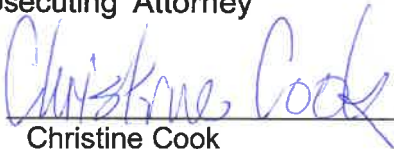
CLARK COUNTY COUNCIL

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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**

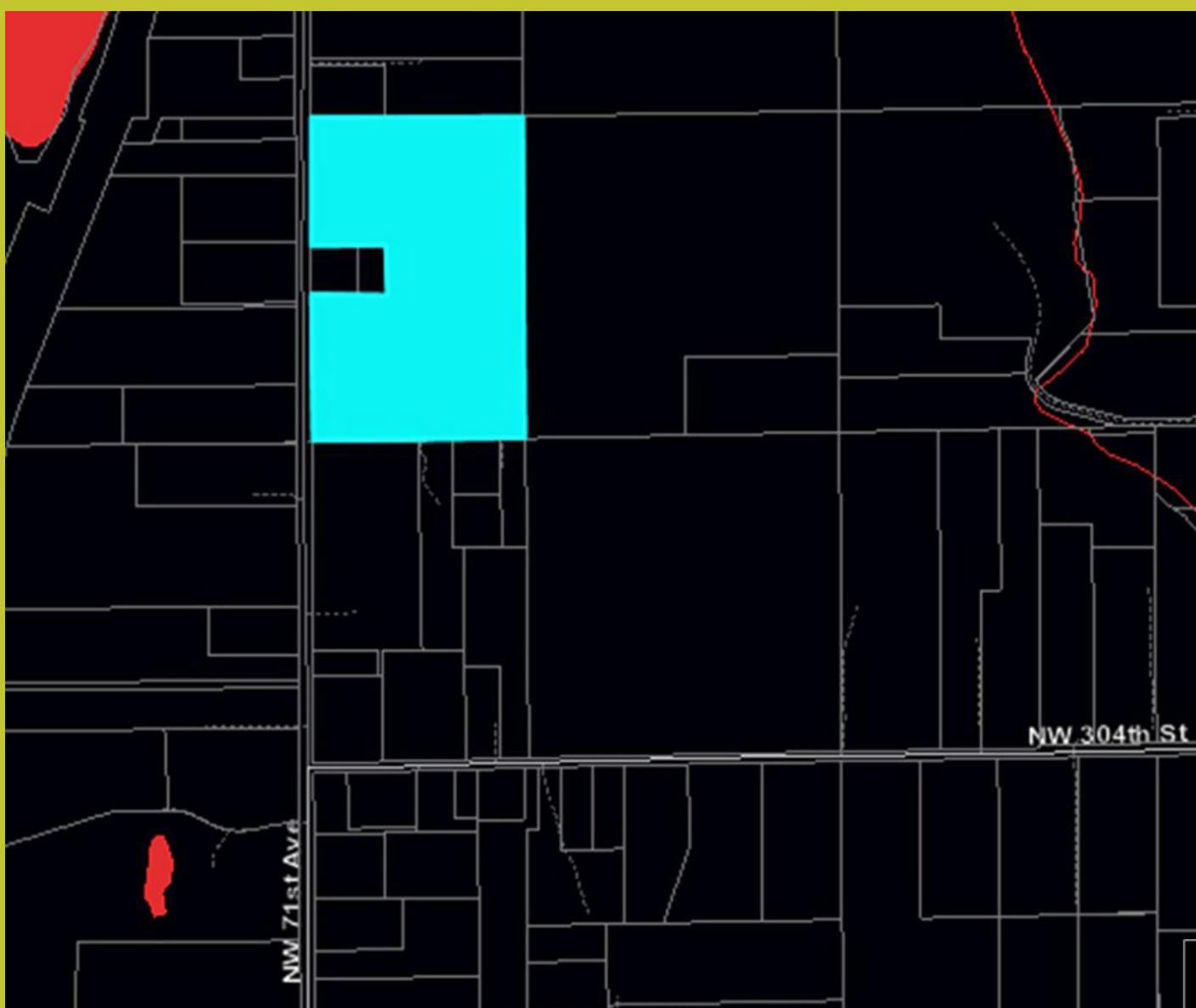
Please Bill:

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

**Columbian Account 70914**

# LAND USE AMENDMENT

Notice of public hearing to consider the following



Clark County Council

## PUBLIC HEARING

**SEPT 17 2019 / 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).

### CPZ2019-00004 Groth

The County Council will consider 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.

*Map shows area of proposed change in blue. The parcel is located north of NW 304th St and east of NW 71st Avenue.*

### 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/cpz2019-00004](http://www.clark.wa.gov/community-planning/cpz2019-00004)

#### IN PERSON

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

### STAFF CONTACT

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



**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 (CPZ2019-00004 Groth)

Clark County Council

### **PUBLIC HEARING**

**SEPT 17 2019 / 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](mailto: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**

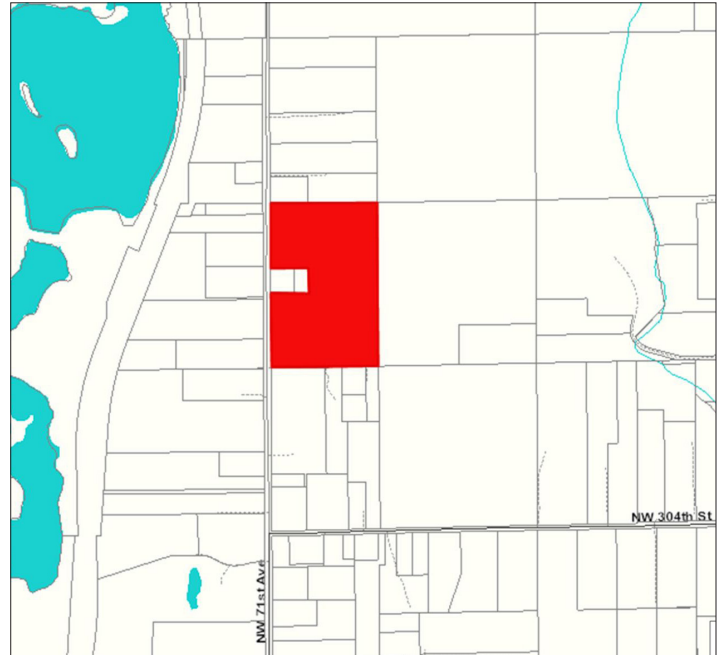
Staff reports, related materials and hearing agenda can be accessed, online or in person, 15 days prior to the hearing date:

#### **ONLINE**

[www.clark.wa.gov/community-planning/cpz2019-00004](http://www.clark.wa.gov/community-planning/cpz2019-00004)

#### **IN PERSON**

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



### **PROPOSAL**

Clark County Council will consider an application 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 shown in red and is located north of NW 304th Street and East of NW 71st Avenue.*

### **STAFF CONTACT**

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

NAME	STREET	CITY	STATE	ZIP
BONVILLAIN JANE M & BONVILLAIN TROY A	31212 NW 71ST AV	RIDGEFIELD	WA	98642
CLARK COUNTY LEGACY LANDS	PO BOX 9810	VANCOUVER	WA	98666
CRISIFULLI VIRGIE L	6809 NW 309TH ST	RIDGEFIELD	WA	98642
DMD INVESTMENT GROUP LLC	1400 NE 48TH ST	VANCOUVER	WA	98663
DOKKEN DENNIS I & DOKKEN DEBORAH M	6711 NW 309TH ST	RIDGEFIELD	WA	98642
FLAPPER ASHLEY COSTENTINE & FLAPPER KEVIN ANDREAS	31106 NW 71ST AV	RIDGEFIELD	WA	98642
GILBERT ROBERT L & GILBERT ARLINE L	PO BOX 95	SKAMOKAWA	WA	98647
GRANTHAM RAYMOND D & GRANTHAM DIANNA L	6717 NW 309TH ST	RIDGEFIELD	WA	98642
GROTH DAVID WILLIAM & GROTH CHERYL IRENE CO TRUSTEES ETAL	112 W 11TH STREET #250	VANCOUVER	WA	98660
HARDY KITTY	21506 NW 31ST AV	RIDGEFIELD	WA	98642
HICKEY DANIEL N & HICKEY LINDA	6701 NW 309TH ST	RIDGEFIELD	WA	98642
JORDAN ERNEST P	31515 NW 71ST AV	RIDGEFIELD	WA	98642
LEHTO LANCE V & LEHTO PAMELA A	30626 NW 71ST AV	RIDGEFIELD	WA	98642
MCDOWELL TERRI L & MORTENSEN TONI L	4014 NE 65TH AV	VANCOUVER	WA	98661
MORTENSEN ROBERT JR & MORTENSEN TONI	31403 NW 71ST AV	RIDGEFIELD	WA	98642
NELSON AARON M & NELSON AMANDA V	31016 NW 71ST AV	RIDGEFIELD	WA	98642
Occupant	31018 NW 71ST AVE	RIDGEFIELD	WA	98642
Occupant	31318 NW 71ST AVE	RIDGEFIELD	WA	98642
Occupant	31615 NW 71ST AVE	RIDGEFIELD	WA	98642
Occupant	6702 NW 304TH ST	RIDGEFIELD	WA	98642
Occupant	6911 NW 309TH ST	RIDGEFIELD	WA	98642
SHAW JOHN EDWARD TRUSTEE	31304 NW 71ST AV	RIDGEFIELD	WA	98642
TOWN DAVID & TOWN DEBRA	31314 NW 71ST AV	RIDGEFIELD	WA	98642
TOWN JOHN & TOWN KRYSTAL	31502 NW 71ST AV	RIDGEFIELD	WA	98642
TOWN MARK & TOWN SUSAN	30812 NW 71ST AV	RIDGEFIELD	WA	98642
WALKER ROGER D	30906 NW 71ST AV	RIDGEFIELD	WA	98642
WEEKS DANIEL O	31512 NW 71ST AV	RIDGEFIELD	WA	98642
WEEKS ROBERT O & WEEKS BARBARA TRUSTEES	1309 NE 49TH ST	VANCOUVER	WA	98663
WOOLDRIDGE GARY & WOOLDRIDGE MARY	31117 NW 71ST AV	RIDGEFIELD	WA	98642
WRAY LARRY L (C/B)	30611 NW 71ST AV	RIDGEFIELD	WA	98642
SHARON LUMBANTOBING	1300 FRANKLIN ST, PO BOX 9810	VANCOUVER	WA	98666
MARILEE MCCALL	1300 FRANKLIN ST, PO BOX 9810	VANCOUVER	WA	98666

**From:** [Lumbantobing, Sharon](mailto:Lumbantobing_Sharon)  
**To:** ["naccc.chair@gmail.com"](mailto:naccc.chair@gmail.com)  
**Cc:** ["M Allen"](mailto:M.Allen); ["dougballou@comcast.net"](mailto:dougballou@comcast.net)  
**Subject:** notice of Clark County Council public hearing on Sept 17 2019  
**Date:** Tuesday, August 27, 2019 12:56:06 PM  
**Attachments:** [Council Mailer SEPT17 Groth.pdf](#)  
[Council Mailer Sept 17 25th Ave Subdivision.pdf](#)  
[Council Mailer SEPT 17 Neighborhood Pet Clinic.pdf](#)

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Dear Neighborhood Associations and NACCC:

Attached please find the Notice of Public Hearing for the Clark County Planning Commission for the 2019 Annual Reviews to amend the 20-Year Growth Management Comprehensive Plan Map and Zone Map for:

CPZ 2019-00004 Groth (neighborhood association is inactive)

CPZ 2019-00006 25<sup>th</sup> Ave Subdivision (NE Hazel Dell Neighborhood Association)

CPZ2019-00007 Neighborhood Pet Clinic (Felida Neighborhood Association)

If you have any questions, I can be reached at the number below.

Regards,  
Sharon



**Sharon Lumbantobing**  
Planner II  
COMMUNITY PLANNING

564.397.4909



**AFFIDAVIT OF  
POSTING  
PUBLIC NOTICE**  
(Form DS1309-Revised 12/1001)



**Project Name:** Groth  
**Case Number:** CPZ2019-00004  
**Hearing Date:** September 17, 2019

**POSTING**

This is to certify that I, Jenna Kay, conspicuously posted signs in two places on August 29, 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. 31117 NW 71<sup>st</sup> Ave, Vancouver, WA
2. Intersection of NW 309<sup>th</sup> St and NW 71<sup>st</sup> Ave, Vancouver, WA

**Signature**  **Date:** August 29, 2019  
**Return to Community Planning**





## Clark County Planning Commission

Karl Johnson, Chair  
Ron Barca, Vice Chair  
Rick Torres  
Steve Morasch  
Matt Swindell

### CLARK COUNTY PLANNING COMMISSION THURSDAY, AUGUST 15, 2019

6:30 P.M. - PUBLIC HEARING

CC HEARING ROOM, 6<sup>TH</sup> FLOOR  
PUBLIC SERVICES BUILDING  
1300 FRANKLIN STREET  
VANCOUVER, WA

### AGENDA

#### I. CALL TO ORDER

#### II. ROLL CALL & INTRODUCTION OF GUESTS

#### III. GENERAL & NEW BUSINESS

- A. Approval of Agenda for August 15, 2019
- B. Approval of Minutes for July 18, 2019
- C. Communications from the Public

#### IV. PUBLIC HEARING ITEMS:

##### A. *2019 Annual Reviews amending the 20-Year Growth Management Comprehensive Plan and Zone Map:*

1. **CPZ2019-00004 Groth** – A proposal to amend the comprehensive plan and zoning designation from Rural 10 (R-10) with Rural (R-10) zoning to Rural 5 (R-5) comprehensive plan designation with Rural (R-5) zoning on one parcel as follows: 210776000.
2. **CPZ2019-00006 25<sup>th</sup> Ave Subdivision** – A proposal to amend the comprehensive plan and zoning from Urban Low Density Residential (UL) with single family residential (R1-6) zoning and Highway 99 Single Family Residential Overlay to Urban Medium Density Residential (UM) with Residential (R-18) zoning and Highway 99 Mixed Residential Overlay on one parcel as follows: 145032000.

3. **CPZ2019-00007 Neighborhood Pet Clinic** – A proposal to amend the comprehensive plan and zoning from Urban Low Density Residential (UL) with Single Family Residential (R 1-10) zoning to Commercial (C) with Community Commercial zoning (CC) on one parcel as follows: 118138224.

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

- B. **CPZ2019-00029 Development Agreement Procedures** - The proposal will consider amending the Clark County Code to add new Section 40.550.030 to create consistent process and criteria for review of proposed development agreements.

**Staff Contact: Matt Hermen at (564) 397-4343 or**

**Matt.hermen@clark.wa.gov**

**Alternate Staff Contact: Oliver Orjiako at (564)397-4112 or**

**Oliver.orjiako@clark.wa.gov**

## V. OLD BUSINESS

## VI. NEW BUSINESS

## VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

## VIII. ADJOURNMENT

### **STAFF REPORT AND RECOMMENDATIONS:**

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

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

### **SUBMISSION OF WRITTEN TESTIMONY:**

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

### **E-MAIL TESTIMONY:**

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

**ACCOMMODATION OF PHYSICAL IMPAIRMENTS:**

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

**HEARING COVERAGE:**

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

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



**CLARK COUNTY WASHINGTON**  
**COMMUNITY PLANNING**

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TO: Clark County Planning Commission  
FROM: Oliver Orjiako, Director *OO*  
PREPARED BY: Sharon Lumbantobing, Planner II  
DATE: August 15, 2019  
SUBJECT: CPZ2019-00004 GROTH ANNUAL REVIEW FOR  
COMPREHENSIVE GROWTH MANAGEMENT PLAN AND MAP  
AMENDMENT

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**PROPOSED ACTION**

The applicant is requesting to amend the comprehensive plan designation and zoning from Rural 10 (R-10) to Rural 5 (R-5) on one parcel (210776000) that is 26.29 acres.

**BACKGROUND**

The applicant owns one parcel (210776000) that is designated Rural 10 (R-10) and is located north of NW 304<sup>th</sup> St. and east of NW 71<sup>st</sup> Ave. The subject parcel was previously owned by Clark County Public Works and was considered as a potential sand and gravel resource, but it was determined that it did not fulfill that need and was surplused and sold to the current owner in 2016 via public auction. The parcel was selectively logged under a forest practices permit (FOR2017-000388). There is a natural gas easement on the property for a petroleum pipeline.

The properties to the north, south, and west are zoned R-5, with the exception of two smaller parcels to the west (210801000 and 210809000), which are surrounded by the subject parcel on three sides. Both parcels are zoned R-10 and are under one acre. The property owner has submitted a letter stating that they are not interested to participate in this re-designation request.

The subject parcel abuts parcels to the east that are owned by Clark County Legacy Lands. Parcels 210783000, 210784000, and 210785000 were initially purchased in anticipation of the county trading them for 320 acres surrounding Mud Lake (now called Lake Rosannah) with the Morgan Family (Plas Newydd Ranch). That exchange never came together and the county plans to harvest timber from these three parcels at some point in the future as part of its sustainable forestry program. Parcel 210783000 (35 acres) and parcel 210785000 (5 acres) are both zoned R-10, while 210784000 is zoned R-20 (40 acres).

The applicant is requesting to amend the comprehensive plan designation and zoning from Rural 10 (R-10) to Rural 5 (R-5) on one parcel (210776000). The subject parcel is 26.29 and if rezoned to R-5, could potentially be subdivided into 5 new lots (3 more than the current R-10 zoning allows).



## GENERAL INFORMATION:

Parcel Number: 210776000  
Location: The parcel is located north of NW 304<sup>th</sup> St. and east of NW 71<sup>st</sup> Ave.  
Area: 26.29 acres  
Owner(s): Steve Waugh, David William Groth, and Cheryl Irene Groth  
Existing land use:

Site: Rural 10 (R-10), undeveloped, bisected by petroleum pipeline  
North: Rural 5 (R-5), undeveloped  
South: Rural 5 (R-5), developed  
West: Rural 5 (R-5), developed; and Rural 10 (R-10), developed  
East: Rural 10 (R-10), undeveloped Clark County Legacy Lands

## SUMMARY OF PUBLIC INVOLVEMENT PROCESS

Sixty-day notification was sent to the Department of Commerce on Feb. 15, 2019 under RCW 36.70A.106. A Notice of Determination of Non-Significance and SEPA Environmental Checklist was published in the Columbian newspaper on July 31, 2019. A legal notice was published for the Planning Commission hearing on July 31, 2019. A notice of application and Planning Commission hearing was posted on the property on July 31, 2019.

All public comments are included in the Planning Commission Hearing binder.

## APPLICABLE CRITERIA, EVALUATION, AND FINDINGS

### CRITERIA FOR ALL MAP CHANGES

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

### Growth Management Act (GMA)

The GMA goals set the general direction for the county in adopting its framework plan and comprehensive plan policies. The GMA lists thirteen overall goals in RCW 36.70A.020 plus the shoreline goal added in RCW 36.70A.480(1). The goals are not listed in order of priority. The GMA goals that apply to the proposed action are Goal 4.

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

WAC 365-196-425 Rural Element states that counties "shall permit land uses that are compatible with the rural character of such lands and provide for a variety of rural densities". WAC 365-196-425 further states:

- (a) The rural element shall include measures that apply to rural development and protect rural character. Counties must define rural character to guide the development of the rural element and the implementing development regulations.
- (b) The act identifies rural character as patterns of land use and development that:

- (i) Allow open space, the natural landscape, and vegetation to predominate over the built environment;
- (ii) Foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
- (iii) Provide visual landscapes that are traditionally found in rural areas and communities;
- (iv) Are compatible with the use of land by wildlife and for fish and wildlife habitat;
- (v) Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- (vi) Generally do not require the extension of urban governmental services; and
- (vii) Are consistent with protection of natural surface water flows and ground water and surface water recharge and discharge areas.

**Finding:** The Clark County Comprehensive Plan provides for a variety of rural densities, such as 1 and 2.5 acre parcels in Rural Center Residential Districts (RC-1 and RC 2.5), and 5, 10, and 20 acres in Rural Districts (R-5, R-10, and R-20) for residential living in the rural areas located outside rural centers. Clark County Code also contains provisions for Rural Cluster Development as follows: “The purpose of rural cluster development is to provide for small lot residential development in the rural districts (R-5, R-10, and R-20), which maintains rural character, maintains and conserves larger remainder parcels, protects and/or enhances sensitive environmental and wildlife habitat areas, and minimizes impacts to necessary public services. These goals are achieved by allowing the placement of homes on a small portion of the property while maintaining the majority of the site in a remainder parcel. This is consistent with the goals and policies of the Growth Management Act, especially the provisions for innovative development techniques to conserve open space and resource lands” (CCC 40.210.020.D)

The proposed change from R-10 to R-5 would protect rural character and visual landscapes found in rural areas, and is compatible with neighboring rural land uses. Therefore, the proposed amendment is consistent with the State GMA Goal 4 and with WAC 365-196-425. The applicant is encouraged to consider a rural cluster development at the time of development to protect and enhance sensitive environmental and wildlife habitat areas. The remainder parcel could be located to contain forested areas, prominent hillsides, meadows and ridges. The rural cluster provision would ensure that the characteristics of the site are not altered.

### **Community Framework Plan**

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

- Goal 3.2.0 states that “Rural areas should meet at least one of the following criteria:
- Opportunities exist for small scale farming and forestry which do not qualify for resource land designation;
  - The area serves as a buffer between designated resource land or sensitive areas;
  - Environmental constraints make the area unsuitable for intensive development;
  - The area cannot be served by a full range of urban level-of-service; or,

- The area is characterized by outstanding scenic, historic or aesthetic values which can be protected by a rural designation.” [Framework Plan, page 15].

**Finding:** The subject parcel is currently zoned Rural (R-10). Both an R-5 and an R-10 designation ensure that the character of the site will remain rural and not be served by a full range of urban level-of-service. The R-10 designation is intended to act as a buffer to Natural Resource Lands, and protect environmentally critical areas. The subject parcel does abut Clark County Legacy Lands to the east, however, these Legacy Lands parcels were purchased in anticipation of the county trading them for other parcels in an exchange that never came together. These Legacy Lands parcels will be used for a harvest timber in the future as part of the county’s sustainable forestry program. The intended use of these parcels does not require that they be buffered by an R-10 designation to the west, where the subject parcel is located.

The subject parcel was originally encumbered with critical areas related to Bald Eagle protections, but in 2016, bald eagles were removed from the Washington State Priority Habitat and Species list and delisted under the Federal Endangered Species Act. There are no longer any county regulations that pertain to bald eagles. Bald eagles are still subject to the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act and property owners should follow USFWS guidelines to avoid a violation of Federal Law. Management practices for development including avoiding disturbance of nesting eagles based on the distance to the nest and the time of year nesting and rearing generally occur. However, with the removal of the Bald Eagle protections by WSDFW, the current R-10 designation is not required as a buffer to protect environmentally critical areas.

### **Countywide Planning Policies (CWPP)**

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

Policy 3.0.1 The county shall recognize existing development and provide lands, which allow rural development in areas, which are developed or committed to development of a rural character” [CWPP, page 89].

**Finding:** The proposed amendment to change from R-10 to R-5 would allow rural development and maintain rural character. The site is contiguous with other rural lands zoned R-5 to the west. The applicant is encouraged to consider a rural cluster development at the time of development to protect and enhance sensitive environmental and wildlife habitat areas.

### **Comprehensive Growth Management Plan 2015-2035 (2016 Plan)**

The 20-Year Comprehensive Growth Management Plan contains many policies that guide urban form and efficient land use patterns. The most relevant goals and policies applicable to this application are as follows:

## Rural Lands

**Goal: Compatible with maintaining rural character and rural (levels of service), ensure that lands outside of urban growth areas are viable places to live and work.**

“3.1.1 Clark County shall maintain and protect the character of rural lands defined as those lands outside of urban growth areas by promoting:

- Large lot residential development compatible with adjacent farming, forestry and mining, and not needing urban facilities and services...”

3.1.2 Land use designations on the Clark County Comprehensive Plan Land Use Map include areas that are rural in character and meet one or more of the following criteria:

- Generally characterized by a larger lot size;
- Do not require urban levels of public service;
- Opportunities exist for farming and mineral activities;
- The area is contiguous with other rural lands and can serve as a buffer between large-lot residential development and resource activities or urban areas;
- The area is not needed to provide capacity for population or employment growth in the 20-year forecast; and
- The area has outstanding scenic, historic, environmental, resource, or aesthetic values” [2016 Plan, page 90].

**Finding:** The subject parcel is contiguous with rural lands zoned R-5 to the west. The proposed amendment from R-10 to R-5 would allow the parcel to be divided in the future into up to five 5 lots, which would allow five single-family homes to be built. The above policies in the 20-Year Comprehensive Growth Management Plan would still be maintained with an amendment from R-10 to R-5. The applicant is encouraged to consider a rural cluster development at the time of development to protect and enhance sensitive environmental and wildlife habitat areas. The remainder parcel could be located to contain forested areas, prominent hillsides, meadows and ridges. The rural cluster provision would ensure that the characteristics of the site are not altered.

**Conclusion: Criterion A has been met.**

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

The Rural 5, 10, and 20 (R-5, R-10 and R-20) designations are intended to provide lands for residential living in the rural area. Natural resource activities such as farming and forestry are allowed and encouraged to occur as small scale activities in conjunction with the residential uses in the area. These areas are subject to normal and accepted forestry and farming practices. The Rural 5, 10, and 20 base zones implement this designation. [2016 Plan, page 36].



#### 40.210.020 Rural Districts (R-20, R-10, R-5)

##### A. Purpose.

The rural districts are intended to provide lands for residential living in the rural area. Natural resource activities such as farming and forestry are allowed and encouraged in conjunction with the residential uses in the area. These areas are subject to normal and accepted forestry and farming practices. [CCC 40.210.020].

**Finding:** R-5, R-10, and R-20 base zones provide lands for residential living in the rural area. The R-10 designation is intended to prevent premature development of future urban areas adjacent to urban reserves, act as a buffer to natural resource lands, and protect environmentally critical areas.

While the subject parcel was originally encumbered with critical areas related to Bald Eagle protections, in 2016 bald eagles were removed from the Washington State Priority Habitat and Species list and delisted under the Federal Endangered Species Act. There are no longer any county regulations that pertain to bald eagles. With the removal of the Bald Eagle protections by WSDFW in 2016, the current R-10 designation is not required as a buffer to protect environmentally critical areas. The Clark County Legacy Lands parcels which abut the subject parcel were purchased in anticipation of the county trading them for other parcels in an exchange that never came together. These Legacy Lands parcels will be used for a harvest timber in the future as part of the county's sustainable forestry program. The intended use of these Legacy Lands parcels does not require that they be buffered by an R-10 designation to the west, where the subject parcel is located.

**Conclusion: Criterion B is met.**

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

**Finding:** The proposed map amendment is suitable for the proposed designation. Rural districts are intended to provide lands for residential living in the rural area. The properties to the north, south, and west are zoned R-5. Two smaller parcels to the west (PINs 201801000 and 210809000), which are surrounded by the subject parcel on three sides, are zoned R-10, but both are under one acre and cannot be further subdivided. North of Ridgefield and west of Interstate 5, there are a mix of zones (R-5, R-10, R-20, and FR-80), with R-5 being the predominant zone. The site is suitable for the proposed designation and it is consistent with the comprehensive plan policies and the surrounding zoning.

**Conclusion: Criterion C has been met.**

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

**Finding:** The proposed land use amendment (a) responds to a substantial change in conditions applicable to the area within which the subject property lies. While the subject parcel was originally encumbered with critical areas related to Bald Eagle protections, in 2016, bald eagles were removed from the Washington State Priority Habitat and Species list and delisted under the Federal Endangered Species Act. There are no longer any county regulations that pertain to bald eagles. The Bald Eagle mapping did not extend on the subject parcel itself, but to adjacent parcels, and a healthy eagle population has returned to the area. With the state-wide removal of the Bald Eagle protections in 2016, the current R-10 designation is not required as a buffer to protect environmentally critical areas. The Clark County Legacy Lands parcels which abut the subject parcel to the east also do not require the R-10 designation to act as a buffer as the county plans to harvest timber from these parcels at some point in the future as part of its sustainable forestry program.

**Conclusion: Criterion D has been met.**

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

The policy for Rural lands as they related to public facilities states that “3.1.7 Rural lands generally shall be served by septic tanks and individual wells (when public water is not available). Wastewater treatment shall be provided by individual on-site treatment systems or approved alternative sewage treatment technologies.”

**Finding:** The location of the subject parcel is outside of the urban area that connects to Ridgefield’s Urban Growth Area. Once developed, the site would be served by septic systems, individual potable wells, and provisions for stormwater management will be made as required. The proposed amendment to the comprehensive plan map would not significantly impact the transportation system. There are no transit routes in the vicinity of the subject parcel. The proposed land use amendment will minimally increase trips and, therefore, the surrounding transportation system will operate within the adopted threshold. Please refer to the attached Transportation Impact Analysis for further information regarding transportation for this proposal.

**Conclusion: Criterion E has been met.**

## **RECOMMENDATION AND CONCLUSIONS**

Based on the information and the findings presented in this report, staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to Clark County Councilors to amend the comprehensive plan designation and zoning from Rural 10 (R-10) to Rural 5 (R-5) on one parcel (210776000) with a suggestion that the applicant consider a rural cluster development at the time of development.

The following table lists the applicable criterion and summarizes the findings of the staff report for CPZ2019-00004. The Planning Commission findings will be added to the table after public deliberation at the Planning Commission hearing scheduled for this application.

<b>COMPLIANCE WITH APPLICABLE CRITERIA</b>		
	<b>Criteria Met?</b>	
	<b>Staff Report</b>	<b>Planning Commission Findings</b>
<b>Criteria for All Map Changes</b>		
<b>A.</b> Consistency with GMA & Countywide Policies	YES	
<b>B.</b> Conformance with Location Criteria	YES	
<b>C.</b> Site Suitability and Lack of Appropriately Designated Alternative Sites	YES	
<b>D.</b> Amendment Responds to Substantial Change in Conditions, Better Implements Policy, or Corrects Mapping Error	YES	
<b>E.</b> Adequacy/Timeliness of Public Facilities and Services	YES	
<b>Recommendation:</b>	<b>APPROVAL</b>	

# Transportation Impact Analysis

## Annual Review Case: CPZ 2019-00004 Groth

### Introduction

This report provides a transportation analysis of the proposed comprehensive plan amendment and zone change. The report identifies the likely localized and general transportation impacts and shows how applicable adopted transportation policies have or have not been met by the applicant's proposal. Subsequent development will need to comply with applicable county development regulations, including standards governing the design of access and those that ensure transportation system concurrency. Clark County's Comprehensive Growth Management Plan 2015-2035 utilizes the Regional Transportation Council's (RTC) travel demand forecasting model to determine locations where improvements to the transportation system may be necessary. RTC's model planning horizon is through 2035.

### Requested Amendment

The applicant is requesting to amend the Comprehensive Plan designation and zoning for the following parcel: 210776000 (26.29 acres). The applicant proposes a comprehensive plan designation of Rural 5 (R-5) with zoning of Rural (R-5). The change would be from a comprehensive plan designation and zoning of Rural 10 (R-10) to Rural 5 (R-5) comprehensive plan designation with Rural (R-5) zoning. The subject site is 26.29 acres and located at the northwest corners of the NW 71<sup>st</sup> Ave. and NW 309<sup>th</sup> St. intersection. NW 71<sup>st</sup> Ave. is a two-lane rural local roadway north of NW 304<sup>th</sup> St. South of NW 304<sup>th</sup> St., NW 71<sup>st</sup> Ave. is classified as a two-lane rural minor collector (Rm-2) roadway. NW 304<sup>th</sup> St. is classified as a two-lane rural minor collector (Rm-2).

### Summary of Transportation Impact Findings

The proposed Comprehensive Plan map amendment is located in the rural area of Clark County. The transportation level of service standards applicable in the rural area only apply to unsignalized intersections of regional significance. The transportation analysis demonstrates that re-designating and rezoning the property to a comprehensive plan designation of Rural (R-5) is consistent with county transportation policies. The proposed land use change would not significantly impact the transportation system. The transportation impact analysis shows that:

- The accepted Level-of-Service (LOS) for unsignalized intersections of regional significance per Title 40 Concurrency is LOS "E" [CCC 40.350.020.G.1.c].
- The current LOS for westbound approach southbound left at NW 71<sup>st</sup> Ave./NW 304<sup>th</sup> St. is LOS A in the P.M. peak period. [Groth Annual Review Rezone Traffic Impact Study, page 5].
- The 20-year projected LOS for westbound approach southbound left is LOS A the for westbound approach southbound left at NW 71<sup>st</sup> Ave./NW 304<sup>th</sup> St. [Groth Annual Review Rezone Traffic Impact Study, page 10].
- The existing zoning buildout is expected to generate 19 daily, 1 A.M. peak hour (0 ingress, 1 egress), and 2 P.M. peak hour (1 ingress, 1 egress) net new trips. [Groth Annual Review Rezone Traffic Impact Study, page 2].
- The proposed comprehensive plan and rezone is expected to generate 28 more daily, 3 more A.M. peak hour (1 ingress, 2 egress), and 3 more P.M. peak hour (2 ingress, 1 egress) net new trips per day. [Groth Annual Review Rezone Traffic Impact Study, page 2].

Estimates of daily, A.M. peak hour, and P.M. peak hour trips generated by the build out of the existing and proposed zonings were developed from rates published in “Trip Generation, 10<sup>th</sup> Edition” (Institute of Transportation Engineers (ITE), 2017). A single family detached residential dwelling unit averages 9.44 daily trips. (ITE code 210)

All of the study area intersections are projected to operate at acceptable levels of service in the 2039 “Existing Zoning Build-Out” and 2039 “Proposed Zoning Build-Out.”

### **Compliance with Clark County Transportation Policy**

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

#### **Community Framework Plan**

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

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

Findings: The applicant’s traffic study demonstrates that the proposed plan amendment will minimally increase trips and therefore the surrounding transportation system will operate within the adopted threshold LOS E standards or better. The proposed Comprehensive Plan map amendment is consistent with the Community Framework Plan Goals and Policies.

#### **Countywide Planning Policies (CWPP)**

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

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

Findings: The proposed rural land use is balanced and compatible with the planned rural land use density. The proposed Comprehensive Plan amendment and zone change will add additional trips to the transportation system, but will not result in degradation to mobility and

movement of goods and people. Therefore, the proposed amendment is consistent with the applicable Countywide Planning Policies.

### **Comprehensive Growth Management Plan 2015-2035 (2016 Plan)**

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

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

### **5.1 System Development Policy**

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

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

### **5.3 System Preservation Policies**

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

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

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

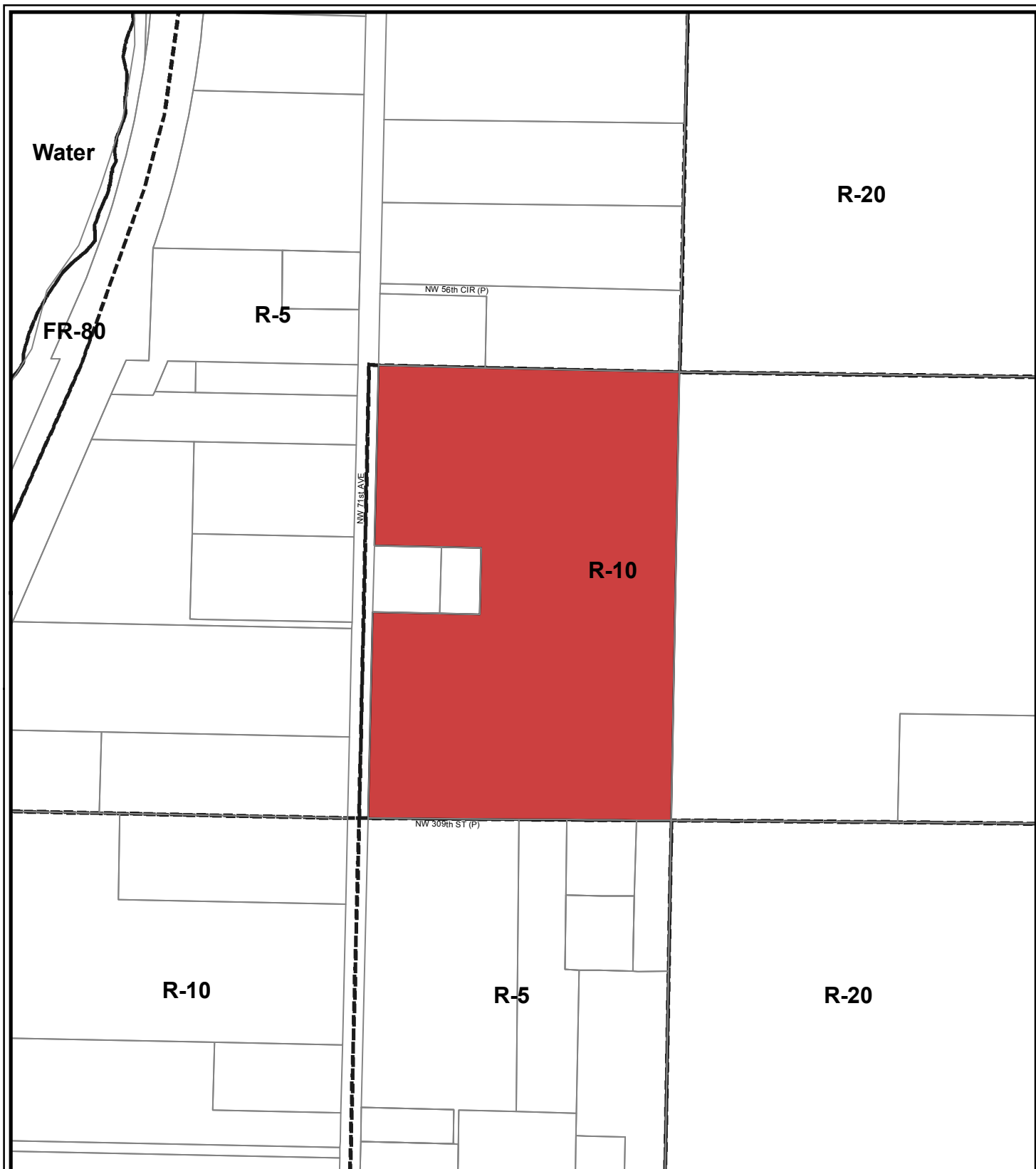
Analysis: According to the applicant’s traffic study, the subject site will operate at an acceptable level-of-service. The location of the proposed plan amendment is outside of the urban area that connects to Ridgefield’s Urban Growth Area. There are no transit routes in the vicinity of the proposed plan amendment. The proposal does for a Comprehensive Plan and zoning amendment does not include development of the subject parcels. During the development review process the applicant will have to meet access spacing standards and applicable development code regulations. Chip Seal pavement preservation on NW 304<sup>th</sup> St. was completed in 2018. The proposed Comprehensive Plan Amendment and Rezone will operate at an acceptable level-of-service and is consistent with the 20-year Capital Facilities Plan.

Finding: The proposed plan designation and zoning amendment applies rural land uses with the rural transportation system, ensuring consistency with the transportation system development and preservation. The proposed plan designation and zoning amendment is consistent the applicable Comprehensive Plan Goals and Policies.

## **RECOMMENDATION AND CONCLUSIONS**







The applicant has submitted a transportation analysis through 2039 that demonstrates that transportation impacts from this proposed land use change are not anticipated to cause any significant impacts to the transportation system within the site vicinity. As indicated above, Clark County's Comprehensive Growth Management Plan 2015-2035 utilizes the Regional Transportation Council's (RTC) travel demand forecasting model to determine locations where improvements to the transportation system may be necessary. RTC's model planning horizon is through 2035.

The transportation analysis demonstrates that the proposed comprehensive plan and zoning amendment will add a minimal amount of trips through the intersection of NW 71<sup>st</sup> Ave. & NW 304<sup>th</sup> St. maintaining a LOS "A", which is well above the Clark County standard of LOS "E." The transportation analysis demonstrates that application CPZ2019-00004 is consistent with all applicable Clark County transportation policies. Staff finds that the proposed comprehensive plan amendment and rezone of the subject parcel **meets compliance** with the Clark County Transportation Policy.



File # CPZ2019-00004, SN 210776000  
 T4N R1E Sec 07  
 Preliminary Land Division

Owner: GROTH DAVID WILLIAM & GROTH CHERYL

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



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





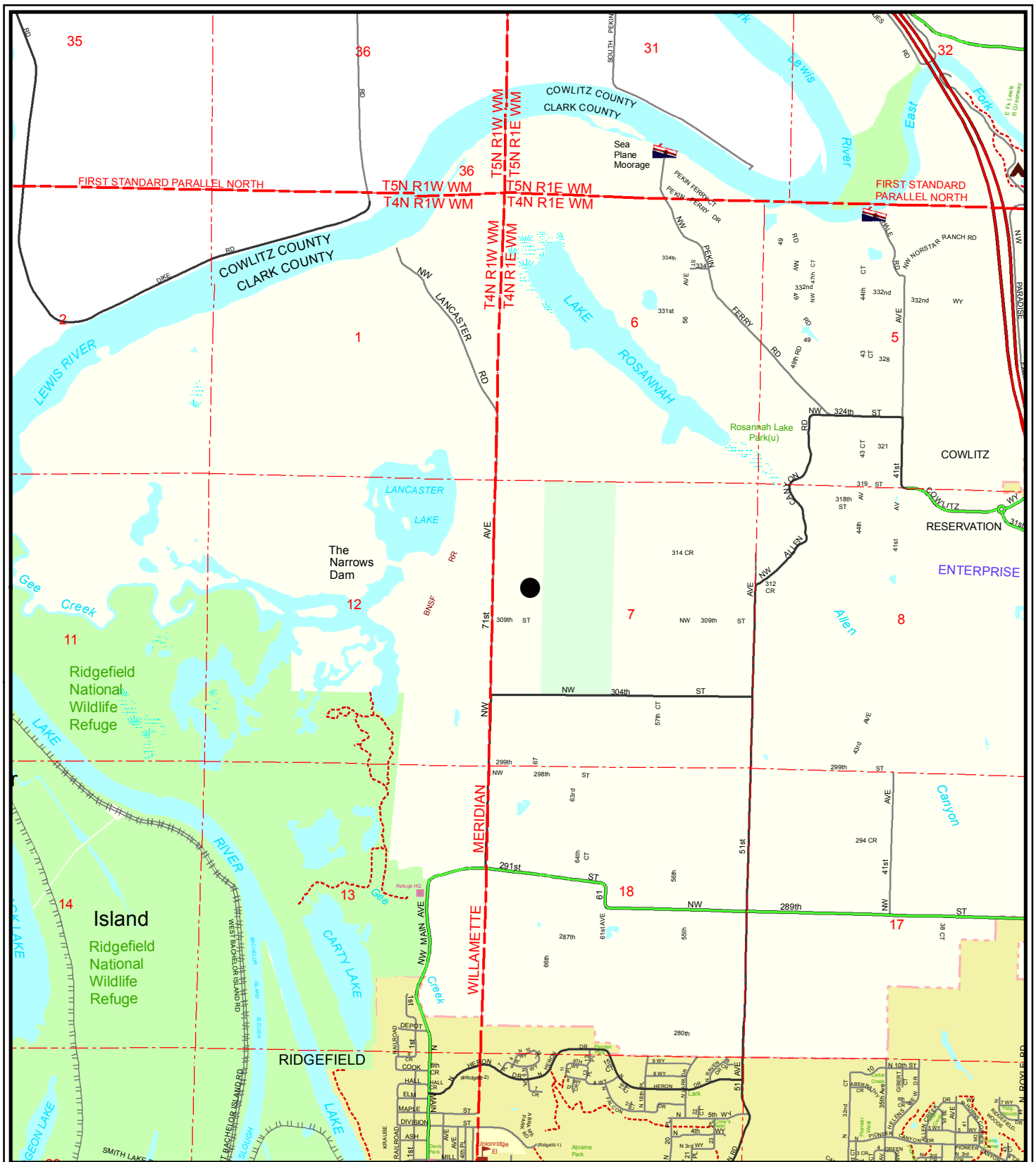
File # CPZ2019-00004, SN 210776000  
 T4N R1E Sec 07  
 Preliminary Land Division

Owner: GROTH DAVID WILLIAM & GROTH CHERYL

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



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



File # CPZ2019-00004, SN 210776000

T4N R1E Sec 07

Preliminary Land Division

Owner: GROTH DAVID WILLIAM & GROTH CHERYL I

● Subject Property Location



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

**From:** [Mary Wooldridge](#)  
**To:** [Lumbantobing, Sharon](#)  
**Subject:** Rezoning  
**Date:** Monday, May 06, 2019 1:24:54 PM

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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.

Ms. Lumbantobing,

I want to apologize for not responding sooner. I've been ill for several weeks thanks to my grandchildren.

I am not interested in joining Steve Waugh and David Groth (PIN 210776600) in their rezoning application.

Thank you for taking the time to talk with me.

Mary Wooldridge  
31117 NW 71st Ave  
Ridgefield, WA 98642

Sent from my iPad

**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 August 9, 2019.

**DESCRIPTION:**

**CPZ2019-00004 Groth** – The proposal requests the county amend the comprehensive plan and zoning on one parcel with a total of 26.29 acres from Rural 10 (R-10) comprehensive plan designation with Rural (R-10) zoning to Rural 5 (R-5) comprehensive plan designation with Rural (R-5) zoning.

**ACTION REQUESTED:** It is requested that the County Council amend the comprehensive plan and zoning on one parcel with a total of 26.29 acres from Rural 10 (R-10) comprehensive plan designation with Rural (R-10) zoning to Rural 5 (R-5) comprehensive plan designation with Rural (R-5) zoning.

**RESPONSIBLE OFFICIAL:**

Oliver Orjiako, Director  
Community Planning  
PO Box 9810  
Vancouver WA 98666-9810  
[oliver.orjiako@clark.wa.gov](mailto:oliver.orjiako@clark.wa.gov)

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**BILL TO:**

Sonja Wiser, Program Assistant  
Clark County Community Planning  
PO Box 9810  
Vancouver, WA 98666-9810  
(360) 397-2280 ext. 4558  
[Sonja.wiser@clark.wa.gov](mailto:Sonja.wiser@clark.wa.gov)

**PUBLICATION DATE:** July 31, 2019

**PLEASE E-MAIL OR CALL TO CONFIRM RECEIPT AND PUBLICATION DATE**



## DETERMINATION OF NON-SIGNIFICANCE

**Description of Proposal:** CPZ2019-00004 Groth – The proposal requests the county amend the comprehensive plan and zoning on one parcel with a total of 26.29 acres from Rural 10 (R-10) comprehensive plan designation with Rural (R-10) zoning to Rural 5 (R-5) comprehensive plan designation with Rural (R-5) zoning.

**Proponent:** Valerie Uskoski

**Location of proposal, including street address, if any:** The parcel number is 210776000 located at approximately NW 71<sup>st</sup> Ave and NW 304<sup>th</sup> St.

**Lead Agency:** Clark County, Washington

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

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

Comments must be submitted by: August 9, 2019

**Responsible Official:** Oliver Orjiako  
**Position/title:** Director  
**Address:** **RE: SEPA Comments**  
Clark County Community Planning  
1300 Franklin Street; 3<sup>rd</sup> Floor  
P.O. Box 9810  
Vancouver, WA 98666-9810

**Date:** July 16, 2019      **Signature:** 

The staff contact person and telephone number for any questions on this review is Sharon Lumbantobing, Planner II, (360) 397-2280 ext. 4909.



# SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

## 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.

Revised 9/1/11



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

**A. Background**

1. Name of proposed project, if applicable:  
*Groth Annual Review*
2. Name of applicant:  
*Steve Waugh & David Groth*
3. Address and phone number of applicant and contact person:  
*Applicant:*  
*Steve Waugh and David Groth*  
*112 W 11<sup>th</sup> Street Suite 250*  
*Vancouver, WA 98660*  
*360-903-4239*  
  
*Contact:*  
*Valerie Uskoski*  
*1101 Broadway St #130*  
*Vancouver, WA 98660*  
*360-635-5223*
4. Date checklist prepared:  
*12/6/2018*
5. Agency requesting checklist:  
*Clark County.*
6. Proposed timing or schedule (including phasing, if applicable):  
*Not applicable.*
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.  
*No current plans but the parcel may be developed or subdivided in the future.*
8. List any environmental information that has been or will be prepared related to this proposal.  
*None.*
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.  
*No other applications are pending.*
10. List any government approvals or permits needed for your proposal:  
*Clark County approval for rezoning the property within the Comprehensive Plan through an annual review process.*
11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on



this page. (Lead agencies may modify this form to include additional specific information on project description.)

*The applicant is proposing the amend Comprehensive Plan and Zoning Maps for the property. The applicant is proposing that the zone change from R-10 to R-5. The Comprehensive Plan designation will be changed from R-10 to R-5, both rural residential designations.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.
- The site is a 26.29 acre parcel comprised of one tax lot (210776000), described as the NW 1/4 of Section 07, T4N, R1E, W.E., Clark County. While the site has no mailing address it is located north of NW 309<sup>th</sup> Street along NW 71st Ave in Ridgefield, Washington.*

## B. Environmental Elements

Agency use only

### 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 and the approximate percentage of the slope?  
*The steepest slope is greater than 15% in the NE corner of the site.*
- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.  
*Per Clark County GIS soil types are classified as Washougal gravelly Loam (WgB), Sara silt loam (SLB and SLF) and Gee silt loam (GeB).*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.  
*Clark County GIS classifies a section of the northeast corner of the site as a Severe Erosion Hazard Area due to the steep slopes.*
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.  
*None proposed.*
- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.  
*Not applicable for Annual Review/rezone. If the site is developed in future , a further SEPA checklist will be provided.*
- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

*None.*

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

*None.*

## **2. Air**

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

*Not applicable for Annual Review/rezone.*

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

*No.*

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

*None proposed.*

## **3. Water**

Agency use only

- a. Surface:

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

*No; known water bodies are over 1000 feet from the site.*

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

*Not applicable as no site work proposed.*

- 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.

*Not applicable.*

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

*No.*

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the 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:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.  
*No ground water will be withdrawn with the rezone. The property is with the Clark Public Utilities (CPU) service district however service lines do not currently exist in the area. Future development will use water provided by CPU if service is available or water will be provided through the construction of ground water wells under the Washington State Department of Ecology regulations. Wells in the area range from approximately 25 feet below ground surface to over 300 feet below ground surface.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.  
*None.*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.  
*Not applicable for Annual Review.*

- 2) Could waste materials enter ground or surface waters? If so, please describe.  
*No.*

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:  
*None proposed.*

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#### 4. Plants

a. Check or circle types of vegetation found on the site

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
-

- Crop or grain
  - Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
  - Water plants: water lily, eelgrass, milfoil, other
  - Other types of vegetation
- b. What kind and amount of vegetation will be removed or altered?  
*None proposed.*
- c. List threatened or endangered species on or near the site.  
*None known.*
- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:  
*None proposed.*

---

## 5. Animals

- a. Circle any birds and animals which have been observed on or near the site:
- Birds: hawk, heron, eagle, songbirds, other;
  - Mammals: deer, bear, elk, beaver, other; and,
  - Fish: bass, salmon, trout, herring, shellfish, other.
- b. List any threatened or endangered species known to be on or near the site. Agency use only  
*There are no known species on or adjacent to the site that are on the Federal or State threatened and Endangered Species list.*
- c. Is the site part of a migration route? If so, please explain.  
*The site is within the Pacific Flyway and north of the Ridgefield National Wildlife Refuge.*
- d. List proposed measures to preserve or enhance wildlife:  
*None proposed.*

---

## 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.  
*Not applicable for Annual Review/rezone.*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please 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:  
*None.*

---

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe.  
*Not applicable for Annual Review/rezone.*

- 1) Describe special emergency services that might be required.  
*None.*

- 2) Proposed measures to reduce or control environmental health hazards, if any:  
*None proposed.*

b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?  
*Noise from traffic is expected to be typical of a rural residential area.*

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.  
*Not applicable for Annual Review/rezone.*

Agency use only

- 3) Proposed measures to reduce or control noise impacts:  
*None proposed.*

---

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?  
*The current site is vacant. The adjacent sites include low density residential properties and vacant, forested lots.*
- b. Has the site been used for agriculture? If so, please describe.  
*The site has been used for agriculture (hay) and forestry activities.*
- c. Describe any structures on the site.  
*There are no structures on the site.*
- d. Will any structures be demolished? If so, please describe.  
*No.*

- e. What is the current zoning classification of the site?  
*R-10*
- f. What is the current comprehensive plan designation of the site?  
*R-10, Rural Lands.*
- g. What is the current shoreline master program designation of the site?  
*None.*
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.  
*Beyond the severe erosion hazard/landslide mapping associated with the slopes in the northeast corner, the site does not contain any known environmentally sensitive areas.*
- i. How many people would reside or work in the completed project?  
*No people would reside or work on site after the zone change although in future it is possible that the site would be developed as low density residential.*
- j. How many people would the completed project displace?  
*None.*
- k. Please list proposed measures to avoid or reduce displacement impacts:  
*None proposed.*
- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:  
*The Annual Review is intended to amend the Comprehensive Plan and Zoning designation so that the projected land use can be compatible with the plan and other related codes.*

## 9. Housing

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.  
*None proposed, although in future it is possible that the site would be developed as low density residential.*
- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.  
*None.*
- c. List proposed measures to reduce or control housing impacts:  
*None proposed.*

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## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?  
*No structures are proposed.*
- b. What views in the immediate vicinity would be altered or obstructed?  
*None.*
- c. Proposed measures to reduce or control aesthetic impacts:  
*None proposed.*

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**11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
*No light or glare will be produced with this proposal.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
*No – the process will not involve any site work.*
- c. What existing off-site sources of light or glare may affect your proposal?  
*None.*
- d. Proposed measures to reduce or control light and glare impacts:  
*None Proposed.*

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**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
*Paradise Point State Park is approximately 4.5 miles from the site, and Lancaster Lake is within a mile.*
- b. Would the project displace any existing recreational uses? If so, please describe.  
*No.*
- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:  
*None proposed.*

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**13. Historic and cultural preservation**

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.  
*None known.*
- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
*None known.*
- c. Proposed measures to reduce or control impacts:  
*None proposed.*

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#### 14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.  
*The site is accessed via NW 71<sup>st</sup> Ave. No change is proposed.*
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
*The site is not served by public transit. The nearest transit site is several miles from the site.*
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
*Not applicable. No parking spaces will be eliminated or created with this proposal.*
- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.  
*No roads, streets, or improvements to existing roads or streets are proposed with this proposal.*
- e. Will the project use water, rail, or air transportation? If so, please describe.  
*No.*
- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.  
*No trips will be generated by this proposal.*
- g. Proposed measures to reduce or control transportation impacts:  
*None proposed.*

Agency use only

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#### 15. Public services



- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

*This application will not result in an increased need for public services.*

- b. Proposed measures to reduce or control direct impacts on public services:

*None proposed.*

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## 16. Utilities

- a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

*No utilities are currently provided onsite.*

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

*No utilities are proposed with this application.*

## C. Signature

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

Signature: Valerie Urbanski Date Submitted: 5/14/2019

**D. SEPA Supplemental sheet for non-project actions**

Agency use only

**Instructions:**

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 of the proposal and the types of activities likely to result from this proposal. Please respond briefly and in general terms.

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

*Not applicable to Annual Review/rezone.*

Proposed measures to avoid or reduce such increases are:

*None proposed.*

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

*Not applicable to Annual Review/rezone.*

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

*None proposed.*

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

*Not applicable to Annual Review/rezone.*

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

*None proposed.*

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

*Other than steep slopes in the NE corner of the site, no environmentally sensitive areas exist on site.*

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

*None proposed*

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

*The proposal is to amend the Comprehensive Plan and Zoning Maps from Rural 10 (R-10) to Rural 5 (R-5). These are similar land uses from a Comprehensive Plan perspective. No site work is proposed with the Annual Review application although Rural-5 is potentially a more intensive land use than R-10 as higher residential density is permitted within this zone (typically 5AC lots instead of 10AC). Both are Rural lands so have inherently low density. The proposal is intending to amend the zoning so that it is more compatible with surrounding properties close to the site. No shorelines exist on site.*

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

Agency use only

*The Annual Review process is essentially a process amending the plan governing land use on the site. The process does not create significant impacts to land use and therefore warrants approval.*

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

*The proposal is intending to amend the Comprehensive Plan and Zoning Maps from Rural 10 (R-10) to Rural 5 (R-5). As mentioned previously, R-5 is potentially a more intensive land use than R-10 as higher residential density is permitted. If the zoning is amended and the site is built out, there will be minor impacts to the transportation and utility systems, although impact studies will be provided at the time of development application, as required by the Code.*

Proposed measures to reduce or respond to such demand(s) are:  
*Appropriate studies will be performed as required, when future development of the site is proposed.*

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

*The proposal is intending to amend the Comprehensive Plan and Zoning Maps from Rural 10 (R-10) to Rural 5 (R-5). This is an amendment of the Plan governing land use on the site. The narrative attached to this proposal details how the proposal conforms with local state and federal laws and requirements for the protection of the environment.*



**From:** [Valerie Uskoski](#)  
**To:** [Lumbantobing, Sharon](#)  
**Cc:** "[Dave Groth](#)"; [steve.waugh@acgvaluation.com](mailto:steve.waugh@acgvaluation.com)  
**Subject:** CPZ2019-00004 Groth  
**Date:** Monday, July 08, 2019 4:05:50 PM

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**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.

Good afternoon Sharon,

Thank you for providing the staff report for the Groth project. We were pleased to hear that the project has been recommended for approval by County staff.

The staff reports looks great, our only concern is the request to enter into a covenant restricting development to a rural cluster provision at this time. This is concerning for a variety of reasons that we've provided below. At this time our client is unwilling to provide a covenant without further discussion. In reviewing and considering your request we have the following concerns:

- A. The annual review was submitted to rezone the property. The application submitted with the county did not provide any proposals, future plans, application materials or otherwise to subdivide or develop the property. To condition the rezoned property to rural cluster standards at this stage goes beyond the bounds of the application as no development is proposed at this time. Until development work is undertaken, we don't have enough information to say where the soils will be suitable for septic, where wells can be placed, and where all adjacent infrastructure is located.
- B. The applicant has provided evidence showing that all criteria are met. The conditions are met regardless of whether the project is rezoned to R-5 with or without rural cluster conditions. The rural cluster provisions are therefore unnecessary at this time.
- C. Rural cluster developments are, in part, intended to enhance sensitive environmental and wildlife habitat areas. The site was logged in 2017. Known sensitive environmental areas on the property are not widespread, totaling approximately one acre of the twenty-six acre parcel and consists solely of an oak woodland. This area is insignificant in size, there is no advantage to utilizing a large remainder parcel. Additionally, the area encompassed by the gas line bisecting the property will never be able to develop due to the nature of the utility. Preserving the gas easement within an open space does not preserve land for future development. Parcel geometry permitting, these areas could be conserved in a single 5 acre lot while still providing for a single family residence. These areas will be conserved regardless of whether a future development project utilizes rural cluster standards or the rural district standards of 40.210.020.
- D. The property is not currently proposed for development. When the property develops, regardless of zoning, there are certain studies that need to be undertaken such as testing of soils for septic systems and separation from groundwater wells, both existing and proposed. Without knowing the locations of all adjacent wells, septic systems, and where the soil will perc for a septic system, it is presumptuous to assume the land can be developed under rural cluster standards without creating a dependency on public infrastructure. With lot sizes of one acre, the ability to manage stormwater, septic, and groundwater wells is severely restricted. It can be very challenging to fit septic and wells on one-acre tracts with other infrastructure which is why rural centers are typically in areas that have access to public

infrastructure such as Meadow Glade, Brush Prairie, and Hockinson.

- E. Rural cluster developments are, in part, intended to conserve resource lands. There are no resource lands on site. Furthermore, the county intends to harvest timber from neighboring properties. The condition is unnecessary when applied to this site.
- F. Larger five-acre parcels would be consistent with parcels in the vicinity of the property and better implement the comprehensive plan as there are a lack of critical areas on the property that would necessitate the cluster provision.
- G. If the county were willing to enter into an agreement to provide, at no cost to the landowners, public potable water and wastewater infrastructure to the property for service if the requested covenant precludes the ability develop in a cost effective manner, the applicant would be willing to reconsider. Based on the available information available, the request for a covenant requiring the property to develop under rural cluster standards is creating a higher likelihood of dependency of public services, contrary to the goals of the Comprehensive Plan.

We ask that the County staff reconsider the findings within the staff report and remove the condition requiring future subdivision of the site to be cluster development. We also ask that this email be included in the project record for review by Planning Commission prior to the land use hearing.

Please do not hesitate to contact us with any questions you may have or if you'd like to meet with us to further discuss our concerns.

Thank you,

Valerie Uskoski | Hayward Uskoski & Associates

Principal Engineer | 360-635-5223  
1101 Broadway St #130, Vancouver, WA 98660

**From:** [Lee, Patrick](#)  
**To:** [Lumbantobing, Sharon](#)  
**Subject:** RE: question about Legacy Lands  
**Date:** Tuesday, May 14, 2019 8:57:16 AM

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My responses are after your questions.

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**From:** Lumbantobing, Sharon  
**Sent:** Monday, May 13, 2019 1:50 PM  
**To:** Lee, Patrick  
**Subject:** question about Legacy Lands

Hi Pat,

I received an annual review for a 25 acre parcel (PIN 210776000), which is currently zoned R-10 and the applicant wants to rezone it to R-5 (and eventually split the parcel into 5 lots). It was sold at auction in 2016 and was previously owned by Clark County Legacy Lands.

- 1) Is the Legacy Lands considered a natural resource designation (like agric, and forest?) **No, it is not a land use designation. Legacy Land is a name of a program through which we acquire properties for future parks and conservation, regardless of zoning or land use designations.**
- 2) How can I track down documentation as to why the Legacy Lands program sold this parcel (PIN 210776000)? **This particular parcel was not a Legacy Land. It was mislabeled when we simplified our GIS designations in 2011. Many years ago Public Works bought it as a potential sand and gravel resource. They decided that it did not fulfill that need and/or they did not need it, so it was surplusd in 2016.**
- 3) I need to understand if 210776000 needs to remain R-10 to act as a buffer to Legacy Lands PIN 210783000 ? **No, I don't think that is critical. 210782000, 210783000, 210784000 and 210785000 were initially purchased in anticipation of the County trading them for 320 acres surrounding Mud Lake (now called Lake Rosannah) with the Morgan Family (Plas Newydd Ranch). That exchange never came together. We will harvest timber from those parcels at some point in the future as part of our sustainable forestry program.**
- 4) If I do recommend re-designating 210776000 to R-5, it would leave one of the Legacy Lands parcel (PIN 210776000) as an R-10 (which would be a spot zone, because it is surrounded by two R-20 zones to the north and south). Would you be agreeable if we rezoned 210776000 to R-20 at the same time as this annual review? **I would rather not. We paid for it as R-10. Parcel 210785000 is also zoned R-10. East of our landholdings there is R-5 zoning.**

I did not see any documents on TideMark or Maps Online that can address these questions.

Let me know if you want to talk on the phone or if you can point me in the direction of some documentation to help answer these questions.

Thank you,

Sharon



**Sharon Lumbantobing**  
Planner II  
COMMUNITY PLANNING

564.397.4909





**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, August 15, 2019 at 6:30 p.m.**, at the Public Services Center, 1300 Franklin Street, BOCC Hearing Room, 6<sup>th</sup> Floor, Vancouver, Washington to consider the following:

**2019 Annual Reviews amending the 20-Year Growth Management Comprehensive Plan and Zone Map:**

1. **CPZ2019-00004 Groth** – A proposal to amend the comprehensive plan and zoning designation from Rural 10 (R-10) with Rural (R-10) zoning to Rural 5 (R-5) comprehensive plan designation with Rural (R-5) zoning on one parcel as follows: 210776000.
2. **CPZ2019-00006 25<sup>th</sup> Ave Subdivision** – A proposal to amend the comprehensive plan and zoning from Urban Low Density Residential (UL) with single family residential (R1-6) zoning and Highway 99 Single Family Residential Overlay to Urban Medium Density Residential (UM) with Residential (R-18) zoning and Highway 99 Mixed Residential Overlay on one parcel as follows: 145032000.
3. **CPZ2019-00007 Neighborhood Pet Clinic** – A proposal to amend the comprehensive plan and zoning from Urban Low Density Residential (UL) with Single Family Residential (R 1-10) zoning to Commercial (C) with Community Commercial zoning (CC) on one parcel as follows: 118138224.

Staff Contact: [Sharon.Lumbantobing@clark.wa.gov](mailto: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/planning-commission-hearings-and-meeting-notes>


Copies are also available at Clark County Community Planning, 1300 Franklin Street, 3<sup>rd</sup> Floor, Vancouver, Washington. For other formats, contact the Clark County ADA office at [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov), voice 564-397-2322, Relay 711 or 800-833-6388, Fax 564-397-6165.

Anyone wishing to give testimony 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](mailto: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.

Approved as to Form only:

Anthony Golik  
Prosecuting Attorney

By:   
Christine Cook  
Senior Deputy Prosecuting Attorney

**PLEASE PUBLISH:**

**Wednesday, July 31, 2019**

Please Bill:

Clark County Community Planning  
Attn: Sonja Wiser, 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*

**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.*

## CPZ2019-00004 Groth

Clark County Planning Commission

### **PUBLIC HEARING**

**AUG. 15 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](mailto: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**

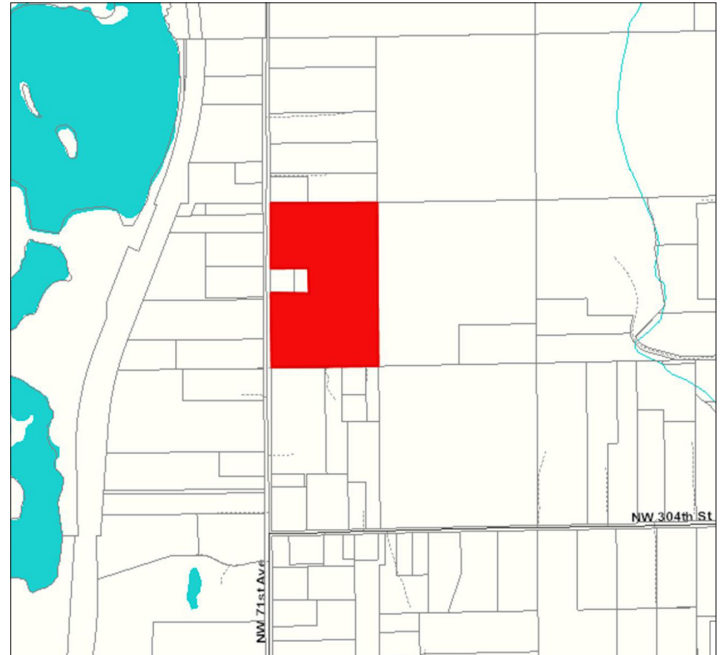
Staff reports, related materials and hearing agenda can be accessed, online or in person, 15 days prior to the hearing date:

### **ONLINE**

[www.clark.wa.gov/planning-commission](http://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 for one 26.29 acre parcel (210776000) from Rural 10 (R-10) with Rural (R-10) zoning to Rural 5 (R-5) with Rural (R-5) zoning.

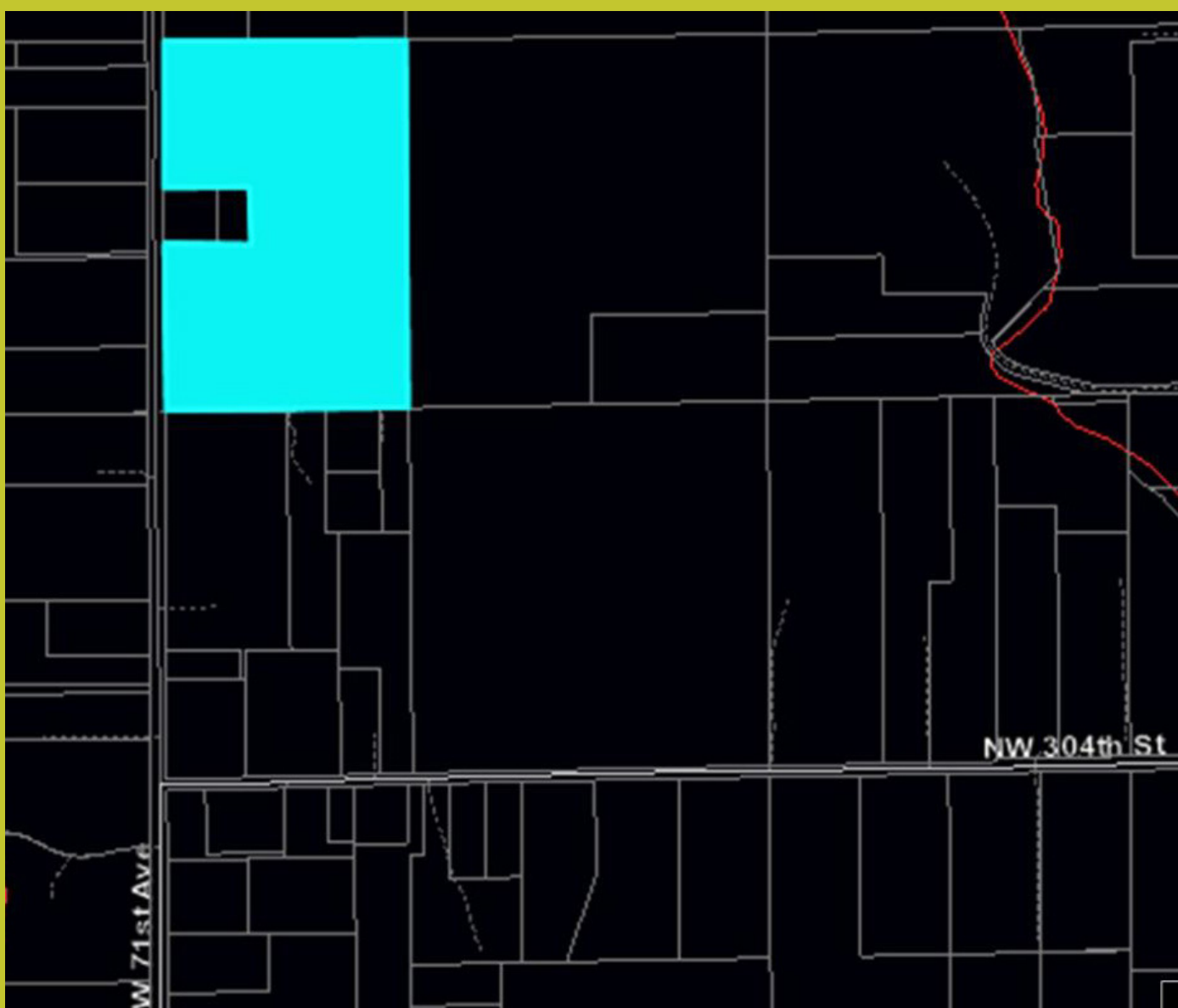
*The parcel is shown in red.*

### **STAFF CONTACT**

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

# LAND USE AMENDMENT

Notice of public hearing to consider the following



Clark County Planning Commission

## PUBLIC HEARING

**AUG. 15 2019 / 6:30 PM**

**Public Service Center**  
6th floor Hearing Room  
1300 Franklin Street  
Vancouver, WA



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

### CPZ2019-00004 Groth

An application has been submitted to amend the comprehensive plan and zoning maps for one 26.29 acre parcel (210776000) from a comprehensive plan designation of Rural 10 (R-10) with Rural (R-10) zoning to Rural 5 (Rural-5) comprehensive plan designation with Rural (R-5) zoning.

*Map shows area of proposed change in blue.*

### PROPOSAL MATERIALS

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

#### ONLINE

[www.clark.wa.gov/planning-commission](http://www.clark.wa.gov/planning-commission)

#### IN PERSON

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

### STAFF CONTACT

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

NAME	STREET	CITY	STATE	ZIP
BONVILLAIN JANE M & BONVILLAIN TROY A	31212 NW 71ST AV	RIDGEFIELD	WA	98642
CLARK COUNTY LEGACY LANDS	PO BOX 9810	VANCOUVER	WA	98666
CRISIFULLI VIRGIE L	6809 NW 309TH ST	RIDGEFIELD	WA	98642
DMD INVESTMENT GROUP LLC	1400 NE 48TH ST	VANCOUVER	WA	98663
DOKKEN DENNIS I & DOKKEN DEBORAH M	6711 NW 309TH ST	RIDGEFIELD	WA	98642
FLAPPER ASHLEY COSTENTINE & FLAPPER KEVIN ANDREAS	31106 NW 71ST AV	RIDGEFIELD	WA	98642
GILBERT ROBERT L & GILBERT ARLINE L	PO BOX 95	SKAMOKAWA	WA	98647
GRANTHAM RAYMOND D & GRANTHAM DIANNA L	6717 NW 309TH ST	RIDGEFIELD	WA	98642
GROTH DAVID WILLIAM & GROTH CHERYL IRENE CO TRUSTEES ETAL	112 W 11TH STREET #250	VANCOUVER	WA	98660
HARDY KITTY	21506 NW 31ST AV	RIDGEFIELD	WA	98642
HICKEY DANIEL N & HICKEY LINDA	6701 NW 309TH ST	RIDGEFIELD	WA	98642
JORDAN ERNEST P	31515 NW 71ST AV	RIDGEFIELD	WA	98642
LEHTO LANCE V & LEHTO PAMELA A	30626 NW 71ST AV	RIDGEFIELD	WA	98642
MCDOWELL TERRI L & MORTENSEN TONI L	4014 NE 65TH AV	VANCOUVER	WA	98661
MORTENSEN ROBERT JR & MORTENSEN TONI	31403 NW 71ST AV	RIDGEFIELD	WA	98642
NELSON AARON M & NELSON AMANDA V	31016 NW 71ST AV	RIDGEFIELD	WA	98642
Occupant	31018 NW 71ST AVE	RIDGEFIELD	WA	98642
Occupant	31318 NW 71ST AVE	RIDGEFIELD	WA	98642
Occupant	31615 NW 71ST AVE	RIDGEFIELD	WA	98642
Occupant	6702 NW 304TH ST	RIDGEFIELD	WA	98642
Occupant	6911 NW 309TH ST	RIDGEFIELD	WA	98642
SHAW JOHN EDWARD TRUSTEE	31304 NW 71ST AV	RIDGEFIELD	WA	98642
TOWN DAVID & TOWN DEBRA	31314 NW 71ST AV	RIDGEFIELD	WA	98642
TOWN JOHN & TOWN KRYSTAL	31502 NW 71ST AV	RIDGEFIELD	WA	98642
TOWN MARK & TOWN SUSAN	30812 NW 71ST AV	RIDGEFIELD	WA	98642
WALKER ROGER D	30906 NW 71ST AV	RIDGEFIELD	WA	98642
WEEKS DANIEL O	31512 NW 71ST AV	RIDGEFIELD	WA	98642
WEEKS ROBERT O & WEEKS BARBARA TRUSTEES	1309 NE 49TH ST	VANCOUVER	WA	98663
WOOLDRIDGE GARY & WOOLDRIDGE MARY	31117 NW 71ST AV	RIDGEFIELD	WA	98642
WRAY LARRY L (C/B)	30611 NW 71ST AV	RIDGEFIELD	WA	98642
SHARON LUMBANTOBING	1300 FRANKLIN ST, PO BOX 9810	VANCOUVER	WA	98666
MARILEE MCCALL	1300 FRANKLIN ST, PO BOX 9810	VANCOUVER	WA	98666

**From:** [Lumbantobing, Sharon](mailto:Lumbantobing_Sharon)  
**To:** "[naccc.chair@gmail.com](mailto:naccc.chair@gmail.com)"; "[M.Allen](mailto:M.Allen)"; "[dougballou@comcast.net](mailto:dougballou@comcast.net)"  
**Subject:** notice of 3 public hearings  
**Date:** Monday, July 22, 2019 4:35:55 PM  
**Attachments:** [PlanningComm\\_Mailer\\_AUG\\_15\\_Groth.pdf](#)  
[PlanningComm\\_Mailer\\_AUG\\_15\\_25th\\_Ave\\_Subdivision.pdf](#)  
[PlanningComm\\_Mailer\\_AUG\\_15\\_Neighborhood\\_Pet\\_Clinic.pdf](#)

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To: Neighborhood Association Council of Clark County (NACCC), and the NE Hazel Dell and Felida Neighborhood Associations:

Attached please find Notice of Public Hearing for the Clark County Planning Commission for the 2019 Annual Reviews to amend the 20-Year Growth Management Comprehensive Plan Map and Zone Map for:

- CPZ2019-00004 Groth (Enterprise/Paradise Point Neighborhood Association – inactive)
- CPZ2019-00006 25<sup>th</sup> Ave Subdivision (located in the NE Hazel Dell Neighborhood Association)
- CPZ2019-00007 Neighborhood Pet Clinic (located in the Felida Neighborhood Association)

If you have any questions, I can be reached at the number below.



**Sharon Lumbantobing**  
Planner II  
COMMUNITY PLANNING

564.397.4909





STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

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

February 16, 2019

Sharon Lumbantobing  
Planner II  
Clark County  
1300 Franklin Street 3rd Floor  
Vancouver, Washington 98660

Dear Ms. Lumbantobing:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

**County of Clark - Proposal to amend the Clark County Comprehensive Plan and zoning maps on one parcel with a total of 26.29 acres from Rural 10 (R-10) comprehensive plan designation with Rural (R-10) zoning to Rural 5 (R-5) comprehensive plan designation with Rural (R-5) zoning. CPZ2019-00004 Groth. These are map change amendments. There are no text amendments to go with these. These materials were received on February 15, 2019 and processed with the Material ID # 25782.**

**County of Clark - Proposal to amend the Clark County Comprehensive Plan and zoning maps on one parcel with a total of 0.29 acres from Urban Low Density Residential comprehensive plan designation (UL) with Single Family Residential (R 1-10) zoning to Commercial comprehensive plan designation (C) with Community Commercial zoning (CC). CPZ2019-00007 Neighborhood Pet Clinic. These are all map change amendments. There are no text amendments to go with these. These materials were received on February 15, 2019 and processed with the Material ID # 25783.**

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

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. 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 Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team  
Growth Management Services





# 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.

<b>Jurisdiction:</b>	Clark County
<b>Mailing Address:</b>	1300 Franklin Street, 3 <sup>rd</sup> Floor Vancouver, WA 98660
<b>Date:</b>	February 15, 2019

<b>Contact Name:</b>	Sharon Lumbantobing
<b>Title/Position:</b>	Planner II
<b>Phone Number:</b>	564-397-4909
<b>E-mail Address:</b>	Sharon.lumbantobing@clark.wa.gov

<b>Brief Description of the Proposed/Draft Amendment:</b> <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 <b>and</b> the Commerce Material ID number located in your Commerce acknowledgement letter.</i>	Proposal to amend the Clark County Comprehensive Plan and zoning maps on one parcel with a total of 26.29 acres from Rural 10 (R-10) comprehensive plan designation with Rural (R-10) zoning to Rural 5 (R-5) comprehensive plan designation with Rural (R-5) zoning. CPZ2019-00004 Groth  These are map change amendments. There are no text amendments to go with these.
<b>Is this action part of the scheduled review and update?</b> <i>GMA requires review every 8 years under <a href="#">RCW 36.70A.130(4)-(6)</a>.</i>	Yes: ____ No: X
<b>Public Hearing Date:</b>	Planning Commission: August 15, 2019 County Council: November 2019
<b>Proposed Adoption Date:</b>	February 2019 (effective date)

**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](mailto:reviewteam@commerce.wa.gov).





### 2016 Aerial Photography

Printed on: October 08, 2018

Account: 210776000  
 Owner: GROTH DAVID WILLIAM & GROTH CHERYL IRENE CO TRUSTEES ETAL  
 Address: 112 W 11TH STREET  
 C/S/Z: VANCOUVER, WA 98660

41201	41106	41105
41212	1107	41108
41213	41116	41117

 Subject Property(s)



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.

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

**Subject:** DNS for CPZ2019-00004 Groth  
**Date:** Tuesday, July 16, 2019 1:10:47 PM

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**Description of Proposal:** CPZ2019-00004 Groth – The proposal requests the county amend the comprehensive plan and zoning on one parcel with a total of 26.29 acres from Rural 10 (R-10) comprehensive plan designation with Rural (R-10) zoning to Rural 5 (R-5) comprehensive plan designation with Rural (R-5) zoning.

Comments are due by Friday, August 9, 2019

Staff Contact: Sharon Lumbantobing, 397-2280, Ext. 4909 or [sharon.lumbantobing@clark.wa.gov](mailto:sharon.lumbantobing@clark.wa.gov)

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



**AFFIDAVIT OF  
POSTING  
PUBLIC NOTICE**  
(Form DS1309-Revised 12/1001)



**Project Name:** Groth  
**Case Number:** CPZ2019-00004  
**Hearing Date:** August 15, 2019

**POSTING**

This is to certify that I, Sharon Lumbantobing, conspicuously posted signs in two places on July 25, 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. 31117 NW 71st Ave

2. Intersection of NW 309th St & NW 71st Ave

Signature Sharon Lumbantobing Date: July 25, 2019

Return to Community Planning



**CLARK COUNTY** WASHINGTON

**COMMUNITY PLANNING**

PO Box 9810 • Vancouver, WA 98666-9810

PRESORTED  
STANDARD  
US POSTAGE PAID  
VANCOUVER, WA  
PERMIT NO 130

## *Notice of public hearing*

**For other formats, contact the Clark County ADA Office**

**Voice** 564.397.2322 / **Relay** 711 or 800.833.6388

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



# LAND USE AMENDMENT

## NOTICE OF PUBLIC HEARING



# IN THE KNOW

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

## CPZ2019-00004 Groth

Clark County Planning Commission

### **PUBLIC HEARING**

**AUG. 15 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](mailto: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**

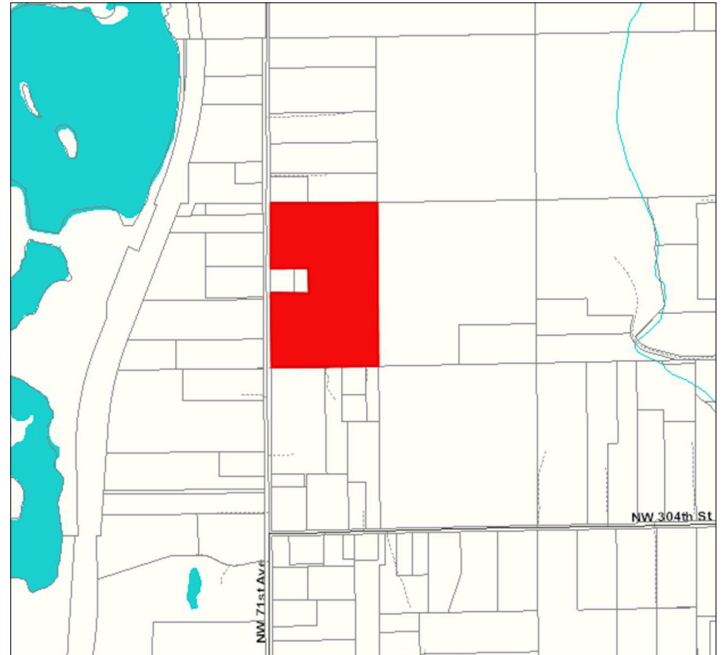
Staff reports, related materials and hearing agenda can be accessed, online or in person, 15 days prior to the hearing date:

### **ONLINE**

[www.clark.wa.gov/planning-commission](http://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 for one 26.29 acre parcel (210776000) from Rural 10 (R-10) with Rural (R-10) zoning to Rural 5 (R-5) with Rural (R-5) zoning.

*The parcel is shown in red.*

### **STAFF CONTACT**

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



April 17, 2019

Mary Wooldridge  
31117 NW 71st Ave  
Ridgefield, WA 98642

Dear Mrs. Wooldridge,

I work with Clark County Community Planning and am writing to let you know that your neighbors (Steve Waugh and David Groth (PIN 210776600)) have applied to have the comprehensive plan and zoning designation (CPZ2019-0004 Groth) on their property changed from R-10 to R-5.

Rural 10 (R-10) zoning has a 10 acre minimum lot size, while Rural 5 (R-5) zoning has a 5 acre minimum lot size.

Your parcel (PIN 201801000) is currently zoned R-10 but it is only .85 acres, while your other parcel (PIN 210809000) is zoned R-10 but is only .56 acre. By rezoning them as R-5, your lots will be more conforming with the zoning designation.

If the county council approves of the Groth comprehensive plan and zoning designation change from R-10 to R-5, it would leave your two parcels as the only R-10 parcels in the vicinity.

Would you be interested to join in the Groth land use application to have your two parcels changed from R-10 to R-5?

If you could please send me a response in writing (either by email or regular email) by May 15, 2019, that would be appreciated.

If you have any questions, I can be reached at 564-397-4909.

Look forward to hearing from you.

Kind regards,

Sharon Lumbantobing  
[Sharon.lumbantobing@clark.wa.gov](mailto:Sharon.lumbantobing@clark.wa.gov)







**CLARK COUNTY** WASHINGTON

**COMMUNITY PLANNING**

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### **PLANNING COMMISSION RECOMMENDATION**

**DATE ISSUED:** August 16, 2019

**SUBJECT: CPZ2019-00004 GROTH ANNUAL REVIEW FOR COMPREHENSIVE GROWTH MANAGEMENT PLAN AND MAP AMENDMENT**

On August 15, 2019, the Planning Commission voted 3 to 0 to recommend to the County Council that it approve/deny the proposal to amend the comprehensive plan designation and zoning from Rural 10 (R-10) to Rural 5 (R-5) on one parcel (180317002) which is 21.16.

Any person(s) or entity(ies) wishing to appeal a determination of non-significance shall file a written petition with the County Council at the Public Service Center, 1300 Franklin St, Vancouver, WA, 98660, within fourteen (14) calendar days of the issuance of this Clark County Planning Commission Recommendation. The County Council shall decide a SEPA appeal in conjunction with its decision made in a public hearing on the underlying recommendation in accordance with CCC 40.570.080.D.2.b(2). The date and time of the County Council public hearing on this recommendation will be published in The Columbian newspaper at least two weeks before the hearing, and will be posted at [www.clark.wa.gov/council-meetings](http://www.clark.wa.gov/council-meetings).

SEPA appeals must be written and must contain all of the following:

1. the case number designated by the county;
2. the name and original signature of each petitioner for the appeal;
3. a statement showing that each petitioner is entitled to file the appeal as an interested party;
4. the specific aspect(s) of the decision being appealed;
5. the reasons why each aspect is in error as a matter of fact or law; and
6. the evidence or law relied on to prove the error.

The case file is available for review online at [www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes](http://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes) or at 1300 Franklin Street, Vancouver, WA between 8:00 am and 5:00 PM M-F. Contact **Sonja Wiser (564) 397- 4558** or **[Sonja.Wiser@clark.wa.gov](mailto:Sonja.Wiser@clark.wa.gov)**.