

PROPOSED DOCKET AMENDMENTS - 2017 REVIEW

No.	Owner	Rep	Location	Parcels	Acres	Request	CP	ZONE	CP	ZONE	UGA	COMMENTS
ARTERIAL ATLAS												
1	Clark County	Clark County, Matt Hermen				NE 72nd and NE 119th St Circulation Plans						
2	Clark County	Clark County, Matt Hermen				NE 107th St. proposed extension re-alignment. SR-503 to NE 137th Ave.						
3	Clark County	Clark County, Matt Hermen				BOCC previously approved language to add to the atlas, was omitted. Add language to the atlas that explains the process to amend the atlas.						
PLAN AND CODE TEXT AMENDMENTS												
4	Comprehensive Plan text	Clark County, Oliver Orjiako				Policy 3.6.7 change the word "conversation" to "conservation"						
5	Clark County,SMP Code	Clark County, Gary Albrecht				Amendments to Shoreline Master Program code.						
6	Public Works	Clark County, Laurie Lebowsky				Park Impact Fee update, if needed.						
7	Clark County,SMP Code	Clark County, Gary Albrecht				Amendments to Shoreline Master Program code.						

No.	Owner	Rep	Location	Parcels	Acres	Request	CP	ZONE	CP	ZONE	UGA	COMMENTS
PARCEL REQUESTS												
8	Jose Martinez		39913 NE 221st Ave	986033094	0.08	Correct mapping error. Commercial building sits on two properties with two different zones. CR-2 zone and an RC-2.5-zone.	RC	RC-2.5	CR	CR-2	Rural	Support as mapping error
9	Cueto, Meriwether, Westridge HOA		20220 SE 10th Circle	177480958; 177496440; 177480940; 177480938; 177480960; 177480956	0.54	Boundary between jurisdictions splits five parcels.Two of the parcels have homes and are split between the City of Vancouver and the Camas UGA.	UL; I	R1-6; BP	UL	R-2	Vancouver/Camas	Support as mapping error
10	Wellner		NE 189th St extende and NE 17th Ave	181253000; 181207000; 181208000	10	Property owner owns 3 abutting parcels with 3 different zones would like to have them all be one zone.	UL	R1-10	UM	R-12	Vancouver	Adopted 2016 comp plan change leaves an isolated portion of R1-10 between MX and R-12. Recommend changing one parcel from UL (R1-10) to UM (R-12). The other parcel to the south is OR-22; don't recommend changing.
11	Powell		NE 78th St. and St. John's	144510000	0.6	Property owner requests a comp plan change from light industrial to commercial. Existing commercial use on property since prior to 1994. Has difficulty in expanding due to non-conforming status.	I	IL	C	C-3	Vancouver	May want to include 3 other properties at the intersection with the same issue. Small lots not likely to become industrial and have existing commercial uses.

12	Freund		10605 NE 117th Ave	200133000	4.5	Property owner requests a comp plan change from Industrial (IL) to Mixed Use (MX)	I	IL	MU	MX	Vancouver	Property is next to saddle club; it's one of three properties remaining that were given the option of MX use last year. It would make sense to contact remaining property owners and make all MX.
13	Whipple Creek SDA		302 NW 179th St	116500000	4.74	Change zoning to allow for electronic reader board sign.	MX: UH	MX: Urban Holding	C	GC	Vancouver	MX use code currently doesn't allow electronic readerboard signs. Can amend the code to allow for Electronic signs if development is primarily commercial. Property is also in UH and electronic signs are not allowed in that zone.
14	Johnson/Dillard		NE 99th and NE 25th St	145119000; 97755000; 97745000; 144935000; 145008000; 97775000	6	Two of the Property owners have contacted the county about change in zoning, given poor access and county owned property.	C	C-2	UL	R1-6	Vancouver	County owns property at the corner of intersection. One corner is a stormwater facility. Configuration doesn't make sense for commercial given the location of county owned property.
15	Wollam	Howsley	807 NW 179th St	182164000; 182168000; 182170000	39	The request is R1-20 to R-12. Change was made to R1-20 from R-12 in the 2016 plan update.	UL	R1-20	UM	R-12	Vancouver	This is similar to the Holt property, where the zoning was changed as part of the 2016 plan update to reflect changes in the Farigrounds Sub-Area plan. May want to consider additional properties to the south to ensure compatible transition between zones.

REQUESTS - STAFF RECOMMENDS NOT TO INCLUDE ON THE 2017 DOCKET

No.	Owner	Rep	Location	Parcels	Acres	Request	CP	ZONE	CP	ZONE	UGA	COMMENTS
16	Schmid/Runyan et al.		South of 4th Plain/ East of NE 182nd Ave	169504000; 169041000; 169039000; 169036000; 115332000; 115520000; 115510000; 115370000; 115384000; 115377000; 115378000; 115375000; 115376000; 169485000; 169474000; 115310000; 115362000; 115360000; 169470000; 169468000; 169476000; 115374000	112	Creation of Proebstel Rural Center	R	R-5	RC	RC-1 ; RC-2.5	Rural	Code requires 60% of property owners to sign petition to request change. Code states annual review process is followed to process request.
17	Gary Fox	Olson Eng.	10008 NE 117th Ave	200124000	0.83	Property owner thinks its too small to develop as residential.	UL	R1-6	C	CC	Vancouver	Could be considered through Annual Review
18	Gaither	SGA Eng.	NE 78th St. and St. John's	144516000; 144534000; 144492000; 144514000	14.11	General Commercial to Business Park; request revised to retain 200' of frontage along NE 78th St as GC.	C	GC	I	BP	Vancouver	Could be considered through Annual Review
19	Edwards		NW 119th St/NW Lakeshore	188667000	0.35	Felida Village development needs additional property for parking. The adjacent property is zoned residential. Code doesn't allow parking on residential land .	UL	R1-7.5	C	CC	Vancouver	Could be considered through Annual Review

