

NEIGHBORHOOD PET CLINIC

ANNUAL REVIEW APPLICATION

JANUARY 31, 2019



M 113 W 7th St, Suite 200, Vancouver, WA 98660 ☎ 360.597.9240
www.StandridgeInc.com

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I. DEVELOPMENT SUMMARY INFORMATION

Applicant: Dr. Jackie Rinta
PO Box 696
Ridgefield, WA 98642

Applicant's Representative: Standridge Design, Inc.
113 West 7th Street, Suite 200
Vancouver, Washington 98660
(360) 597-9240

Property Owners: Darren and Jacquanette Rinta
PO Box 696
Ridgefield, WA 98642

Request: Annual Review Approval

Location: NW 36th Ave and NW 127th St

Parcel ID's: 118138-224

Zoning Designation: R1-10 Single Dwelling Zone

II. PROPOSAL DESCRIPTION/REQUESTED REVIEW

The applicant requests to amend the comprehensive plan and rezone approximately 0.29 acres from Urban Low designation with an R1-10 zone to Community Commercial. The subject site is located to the west of the intersection of NW 127th Street and NW 36th Avenue.

The site is presently occupied by a single family residence. Surrounding parcels to the west, south and north are occupied by single family residences at low to medium densities. To the east is the Neighborhood Pet Clinic, a commercial use.

As shown in this application, there is limited opportunity for commercial development in this area. Since the comprehensive plan designation and zoning were established for the subject area, significant change has occurred. The area and public would be better served by a designation allowing commercial use.

III. CONFORMANCE WITH COMPREHENSIVE PLAN DESIGNATION MAP CHANGE CRITERIA

1. *The proponent shall demonstrate that the proposed amendment is consistent with the Growth Management Act and requirements, the Countywide Planning Policies, the Community Framework Plan, and Comprehensive Growth Management Plan, applicable city comprehensive plans, and including applicable capital facilities plans and official population growth forecasts;*

RESPONSE:

The proposal is consistent with the following Growth Management Act Goals

“Urban Growth Goal - Commercial development of appropriate scale for rural areas is encouraged within rural centers.”

The proposal is located within the urban area of Clark County where all utilities and other services are currently available.

“Reduce Sprawl Goal - Integrate land uses to reduce sprawl, promote physical activity through active transportation and foster neighborhood and community identity.”

1.4.1 Interrelated uses should generally be encouraged to locate in close proximity of each other: • Frequently used commercial activities and the residential areas they serve should be allowed and encouraged to locate near to one another. • Schools or other frequently used public facilities and the residential areas they serve should be allowed and encouraged to locate near to one another. • Commercial, industrial or other employers and the residential areas they serve should be allowed and encouraged to locate near to one another, as long as negative impacts from non-residential uses on the residential areas are mitigated.”

1.4.2 Encourage mixed-use developments, which provide opportunities to combine residential, commercial or other uses within individual structures, or within adjacent structures or developments.

1.4.4 Encourage compact commercial development with an appropriate mix of uses.

As illustrated in 1.4.1, 1.4.2 and 1.4.4. These sections would support the Pet Clinic to expand their business to the adjoining subject property and be beneficial to the residential areas with no negative impact. By allowing the Pet Clinic to rezone the subject adjacent parcel from R1-10 to CC meets the goal by integrating land uses to reduce sprawl. The proposal is located on an existing developed urban lot, therefore reducing development sprawl. Refer to Exhibit B.

“Economic Development Goal - Provide commercial and industrial employment opportunities to meet the needs of Clark County citizens.”

The proposal encourages economic development by allowing an existing business to expand and provide opportunity for residents which will encourage job growth in the community.

This request for a change in classification to a community commercial classification is also consistent with Goals and Policies of the Comprehensive Plan. Specifically:

“Land Use Element Goal – Integrate land uses to reduce sprawl, promote physical activity through active transportation and foster neighborhood and community identity.”

The Community Commercial designation will provide for integrated land uses that serve the Felida neighborhood. It will facilitate added commercial amenities to accompany existing commercial development immediately adjacent to the east.

“Community Design Goal –Development in urban areas and rural centers should incorporate diverse uses designed in a manner that provides a sense of community, supports the human scale and allows for multi-modal transportation options.”

There is demonstrated demand for commercial development in the Felida Neighborhood. The development standards established by Clark County support strong community design considerations through the planning process. The proposed community commercial classification will ensure new development blends with the Felida neighborhood.

“Rural Lands / Agricultural Lands Goal – To maintain and enhance productive agriculture lands and minimize incompatibilities with adjacent uses.

Providing for further development opportunity within an existing urban area will support greater urban density, minimizing pressure on the County’s rural lands.

“Transportation – Policy 5.2.11 Promote bicycle and pedestrian safety and increased bicycling and walking through safety and encouragement activities”

A primary reason for requesting the subject parcels be classified in the Comprehensive Plan as Community Commercial is the identified need for off-street parking to serve existing commercial development. The Community Commercial classification will

provide for this parking, improving the pedestrian and bicyclist environment along the frontage of NW 127th Street and NW 36th Avenue. These improvements will benefit the entire neighborhood.

2. *The proponent shall demonstrate that the designation is in conformance with the appropriate location criteria identified in the plan; and*

RESPONSE:

The applicant requests change to Community Commercial. Community Commercial is defined in the Comprehensive Plan as:

“A commercial center area provides services to several neighborhoods in urban areas of Clark County and is implemented with the Community Commercial zone. New community commercial areas should generally be between five and 20 acres in size, spaced two to four miles from similar uses or zones, serve a population of 10,000 to 20,000, locate at minor or major arterial crossroads and serve a primary trade area between 2 to 4 miles.”

The subject site It is located to the west of the intersection of NW 127th Street and NW 36th Avenue, which is classified as a Principal Arterial by the County. The site is immediately adjacent to an existing area classified as Community Commercial, and will serve as an expansion of this area. It serves the large neighborhoods of Felida and Salmon Creek.

3. *The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity; and*

RESPONSE:

As documented above, the site meets the locational criteria for community commercial. As shown below in response to the commercial approval criteria, there are no available parcels for commercial development in the vicinity.

4. *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; and*

RESPONSE:

The subject parcels are located at NW 36th Avenue and NW 127th Street, immediately to the west of a cluster of community commercial development. This commercial area has been successful at serving the demands of the growing Felida area. However, it lacks the ability to provide for amenities such as off-street parking.

The land use and market analysis show a clear lack of commercial property in the neighborhood. The demand for commercial use justifies a change in land use designation. The success of this existing commercial area attests to what this change will mean for the neighborhood.

5. *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.*

RESPONSE:

The site is fully served by public facilities. Water, sewer, transportation, schools, and fire protection services are available. Stormwater improvements will be provided at the time of development.

IV. CONFORMANCE WITH ADDITIONAL CRITERIA FOR COMMERCIAL MAP CHANGES

1. *A market analysis using the weighted block group centroid retrieval method shall be submitted which verifies the need for the new commercial area or center; and*

RESPONSE:

A Market Analysis, in the form of a Retail MarketPlace Profile created using the weighted block group centroid retrieval method, is included in the appendix to this application. The analysis shows that existing retail within a 1-mile radius of the site only serves 9.5% of retail potential. Additionally, within the 1 mile radius, the Market Analysis using Pets and Products Market Potential, 61% (over half) of the 1,876 households own pets. Clearly there is a need for new commercial expansion in this area.

2. *A land use analysis of available commercially designated and zoned land in the market area of the proposed site shall be submitted which demonstrates that the existing commercial land is inadequate. The most recent vacant lands model must be used for the land use analysis.*

RESPONSE:

According to the most recent vacant lands model, there are only three vacant parcels in the Felida neighborhood zoned for commercial development. One is parcel number 187909000, located on the west side of NW 36th Avenue just west of NW 124th Street. This parcel is served by a narrow flag pole driveway, and effectively has no street frontage. It is not suitable for commercial development at this time. The other parcels identified on the vacant lands model are numbers 188724000 and 188693000. Both are part of the Erickson's Lake Shore Development. It is actively under development with commercial use, and therefore not available. Based on this analysis, there are no developable parcels available for commercial development in the subject area.

V. CONFORMANCE WITH ZONE CHANGE CRITERIA

1. *Requested zone change is consistent with the comprehensive plan map designation.*

RESPONSE:

The community commercial zone implements the community commercial comprehensive plan classification.

2. *The requested zone change is consistent with the plan policies and location criteria and the purpose statement of the zoning district.*

RESPONSE:

As documented above, the requested change is consistent with the plan policies and location criteria. The Community Commercial district purpose is:

“These commercial areas are intended to provide for the regular shopping and service needs for several adjacent neighborhoods. The community commercial district is only permitted in areas designated as community commercial or mixed use on the comprehensive plan.”

The purpose of this request is to allow the existing Neighborhood Pet Clinic to have a more efficient business by allowing expansion and off-street parking. The business serves the Felida and Salmon Creek neighborhoods, and has a clearly demonstrated need for additional land area.

3. *The zone change either:*
- a. *Responds to a substantial change in conditions 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.*

RESPONSE:

The subject parcels are located at NW 36th Avenue and NW 127th Street, immediately to a cluster of commercial development along NW 36th Avenue. This area has a demonstrated success as a commercial center, and need for additional land to provide for improvements that will benefit the neighborhood.

The land use and market analysis show a clear lack of commercial property in the neighborhood. The demand for commercial use justifies a change in land use designation..

4. *There are adequate public facilities and services to serve the requested zone change.*

RESPONSE:

The site is fully served by public facilities. Water, sewer, transportation, schools, and fire protection services are available. Stormwater improvements will be provided at the time of development.

VI. CONCLUSION

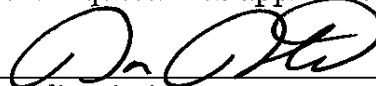
The applicant has met the burden of proof for approval of the an Annual Review application. The proposal meets all relevant criteria.

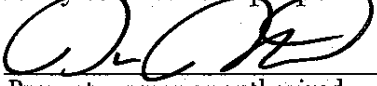
Development Application

Project name: Neighborhood Pet Clinic		
Type(s) of application (see reverse side): Annual Review, Comprehensive Plan Amendment & Zone Change		
Description of proposal: Amend the Comp Plan from Urban Low Density Residential to Community Commercial and rezone from R1-10 to Community Commercial		
Applicant name: Dr. Jackie Rinta		Address: P.O. Box 696 Ridgefield WA 98642
E-mail address: rintafam@comcast.net		Phone and fax: 360.698.5692
Property owner name (list multiple owners on a separate sheet): Darren & Jacquanette Rinta		Address: P.O. Box 696 Ridgefield WA 98642
E-mail address: rintafam@comcast.net		Phone and fax: 360.698.5692
Contact person name (list if not same as applicant): Greta Holmstrom, Standridge Design, Inc.		Address: 113 W 7th St, Ste 200, Vancouver, WA 98660
E-mail address: greta.holmstrom@standridgeinc.com		Phone and fax: 360-597-9240 x104
Project site information: Site address: 3613 NW 127th St. Vancouver WA 98685.		Comp plan designation: Urban Low Density Residential
Cross street: NW 36th Ave	Zoning: R1-10	Parcel numbers: 118138-224
Overlay zones: None	Legal: Lot 13 of North Columbia Gardens	Acreage of original parcels: 0.29
Township: 3N	Range: 1E	1/4 of section: SE of Sec 29

Authorization

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request. This application gives consent to the county to enter the properties listed above.

 1-28-19
Applicant's signature Date

 1-28-19
Property owner or authorized representative's signature Date

For staff use only	Case number:		Work order number:	
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Revised 6/14/12



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
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

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

Neighborhood Pet Clinic

Subject Property Account Number(s):

118138224

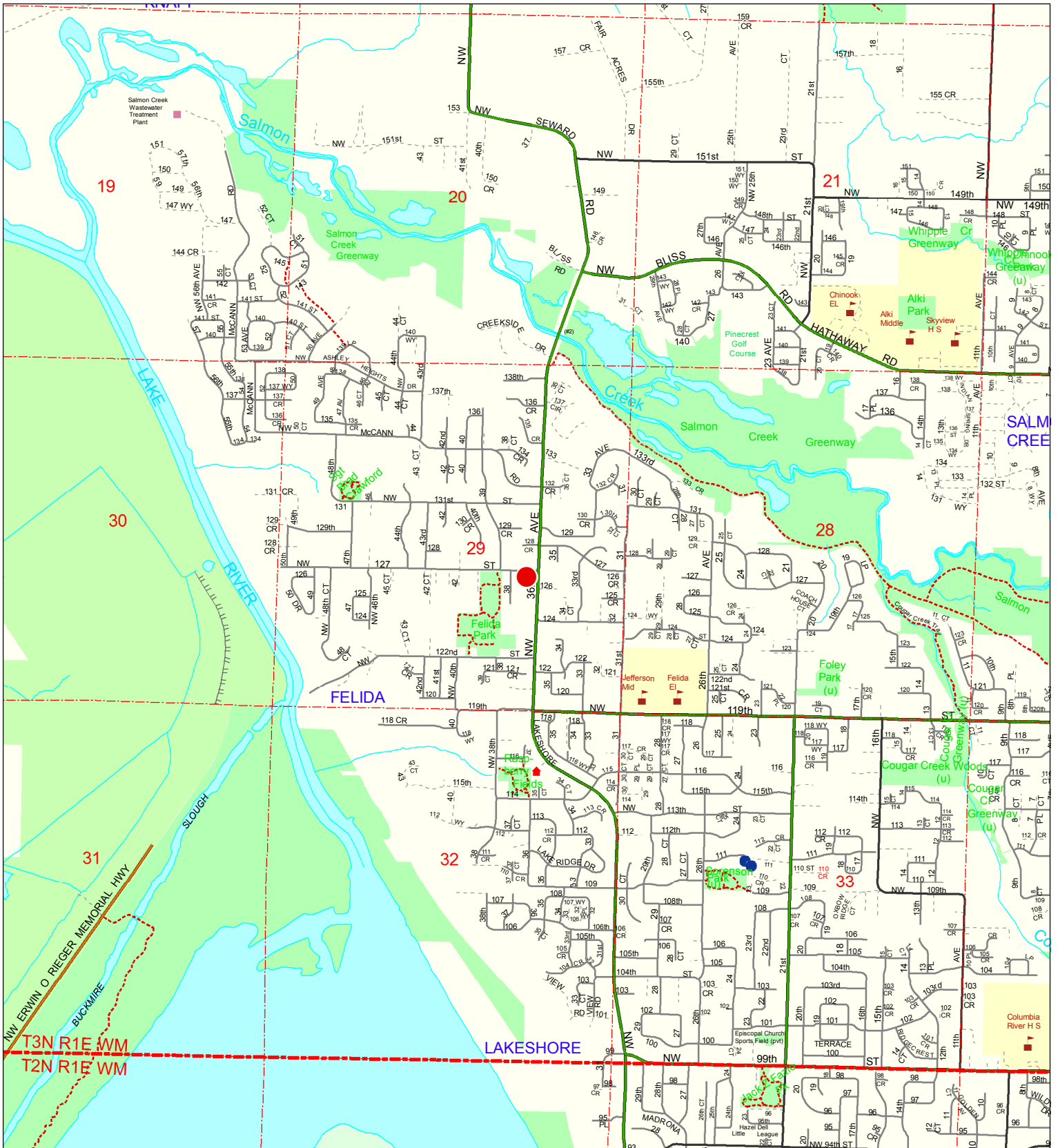
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Printed: October 31, 2018

Expires: October 31, 2019

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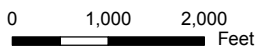
General Location

Account: 118138224
 Owner: RINTA DARREN & RINTA JACQUANETTE
 Address: PO BOX 696
 C/S/Z: RIDGEFIELD, WA 98642

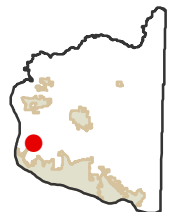
Printed on: October 31, 2018



Geographic Information System



● Location of Subject Property(s)



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

Property Information Fact Sheet

Mailing Information:

Account No.: 118138224
Owner: RINTA DARREN & RINTA JACQUANETTE
Address: PO BOX 696
C/S/Z: RIDGEFIELD, WA 98642

Assessed Parcel Size: 0.29 Ac

Property Type: SFR UNIT NOT SHARING STRUCTURE WITH OTHER USES

PARCEL LOCATION FINDINGS:

Quarter Section(s): SE 1/4,S29,T3N,R1E

Municipal Jurisdiction: Clark County

Urban Growth Area: Vancouver

Zoning: R1-10

Zoning Overlay: No Mapping Indicators

Comprehensive Plan Designation: UL

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: Hazel Dell: Current,
Hazel Dell 2016: End Date Dec. 31, 2016

Park Impact Fee District: 9

Neighborhood Association: Felida

School District: Vancouver

Elementary School: Felida

Junior High School: Jefferson

Senior High School: Skyview

Fire District: FD 6

Sewer District: ClarkRegional

Water District: Clark Public Utilities

Wildland: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): HoA, 100.0% of parcel

Hydric Soils: Non-Hydric, 100.0% of parcel

Flood Zone Designation: Outside Flood Area

CARA: Category 2 Recharge Areas

Forest Moratorium Area: No Mapping Indicators

Liquefaction Susceptibility: Very Low to Low

NEHRP: D

Slope: 0 - 5 percent, 100.0% of parcel

Landslide Hazards: No Mapping Indicators

Slope Stability: No Mapping Indicators

Habitat and Species Resources:

Habitat and Species Impacts: No Mapping Indicators

Cultural Resources:

Archeological Predictive: High, 100.0% of parcel

Archeological Site Buffers: Mapping Indicators Found

Historic Sites: No Mapping Indicators



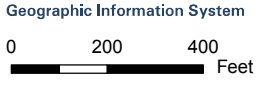
Elevation Contours

Account: 118138224
 Owner: RINTA DARREN & RINTA JACQUANETTE
 Address: PO BOX 696
 C/S/Z: RIDGEFIELD, WA 98642

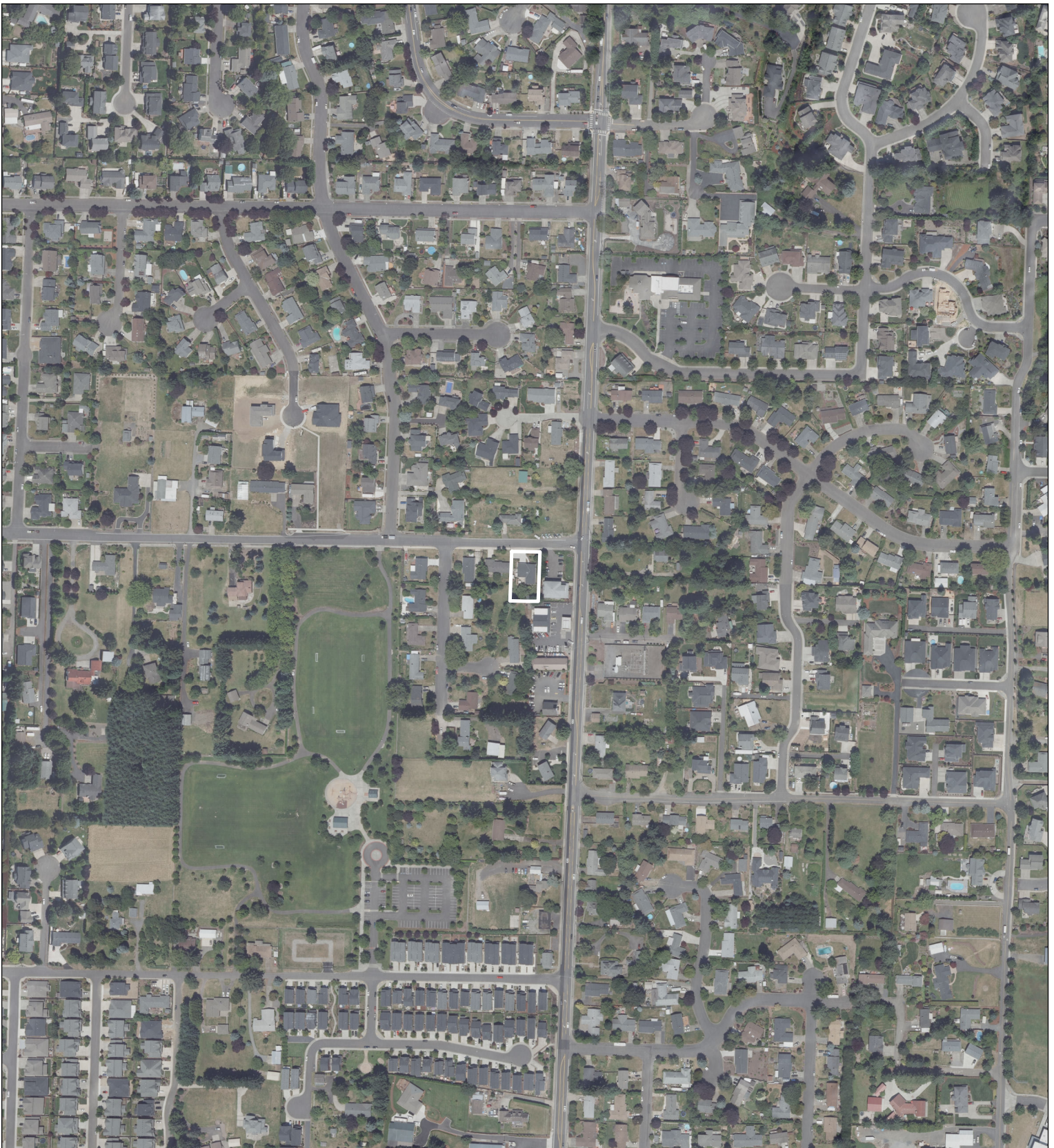
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours

Printed on: October 31, 2018

31119	31120	31121
31130	31128	31128
31131	31132	31133



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



2016 Aerial Photography

Account: 118138224
 Owner: RINTA DARREN & RINTA JACQUANETTE
 Address: PO BOX 696
 C/S/Z: RIDGEFIELD, WA 98642

Printed on: October 31, 2018



Geographic Information System

0 200 400 Feet

 Subject Property(s)

31119	31120	31121
31130	31126	31128
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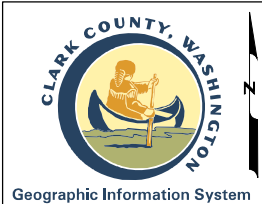


2016 Aerial Photography with Elevation Contours



Printed on: October 31, 2018

Account: 118138224
 Owner: RINTA DARREN & RINTA JACQUANETTE
 Address: PO BOX 696
 C/S/Z: RIDGEFIELD, WA 98642

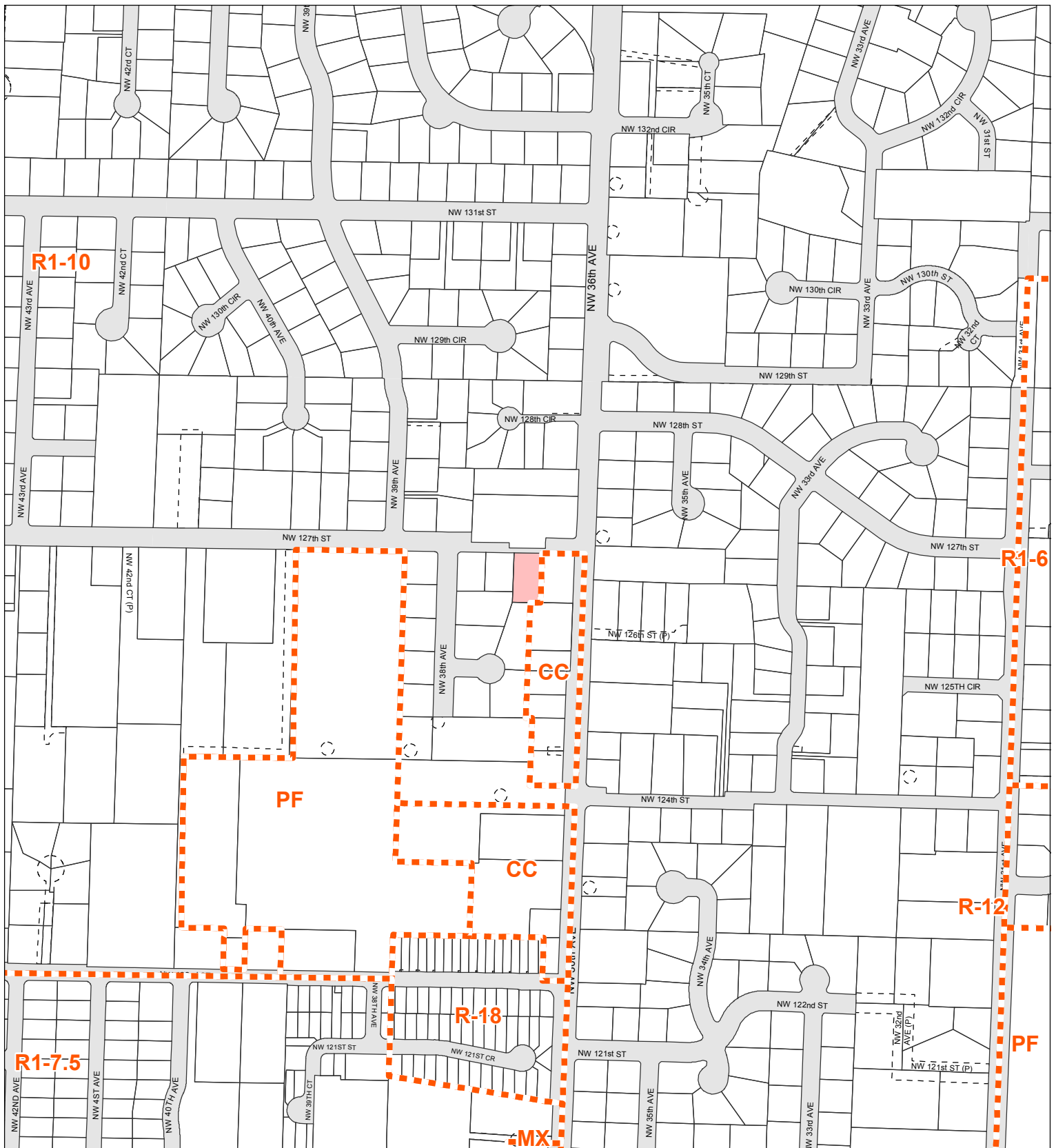
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31130	31129	31128
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0 100 200 Feet

 Subject Property(s)
 2' Elevation Contours

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Zoning Designations

Account: 118138224
 Owner: RINTA DARREN & RINTA JACQUANETTE
 Address: PO BOX 696
 C/S/Z: RIDGEFIELD, WA 98642

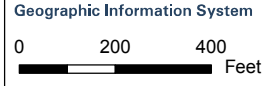
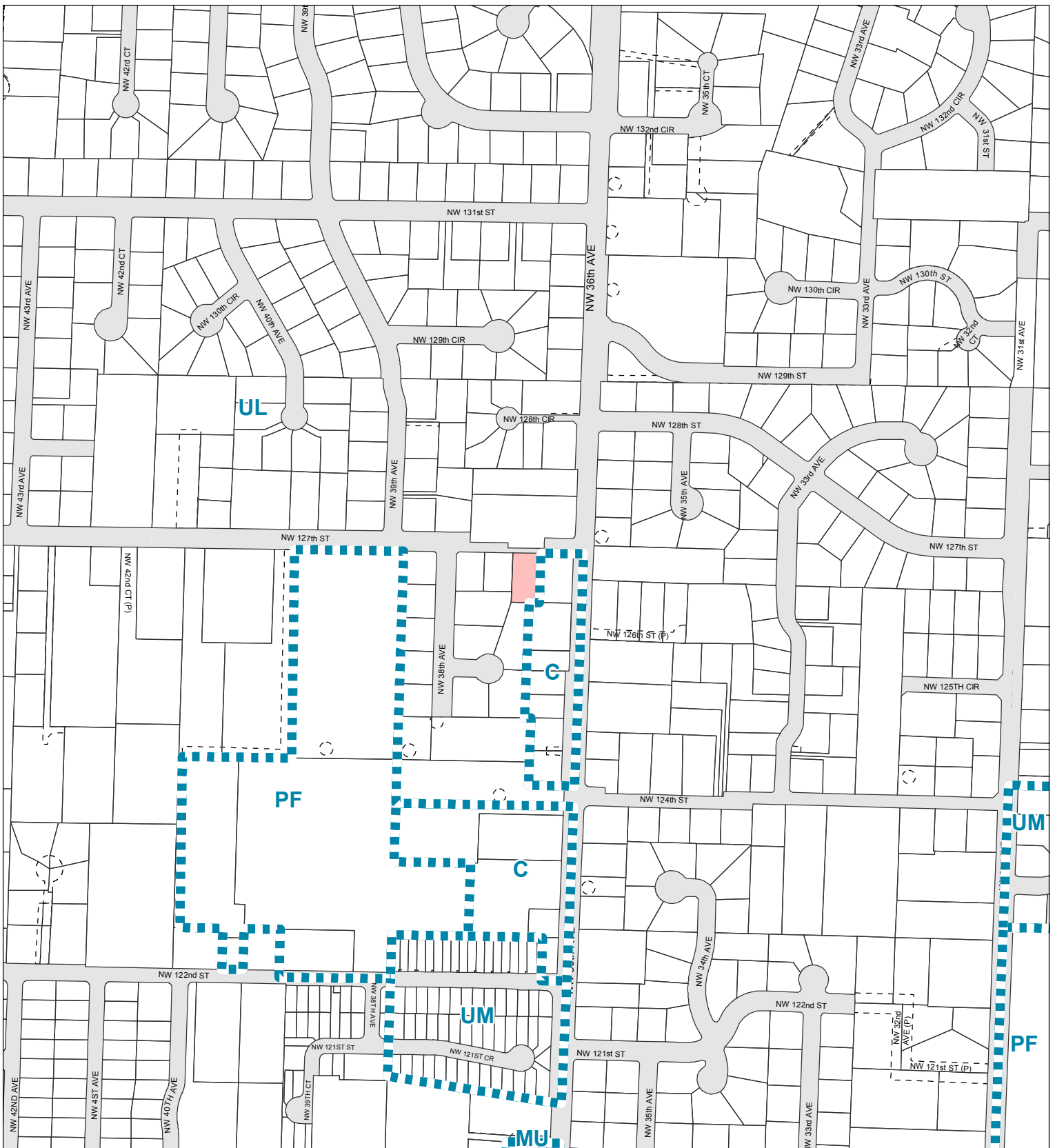
Printed on: October 31, 2018

Geographic Information System

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

31119	31120	31121
31130	31126	31128
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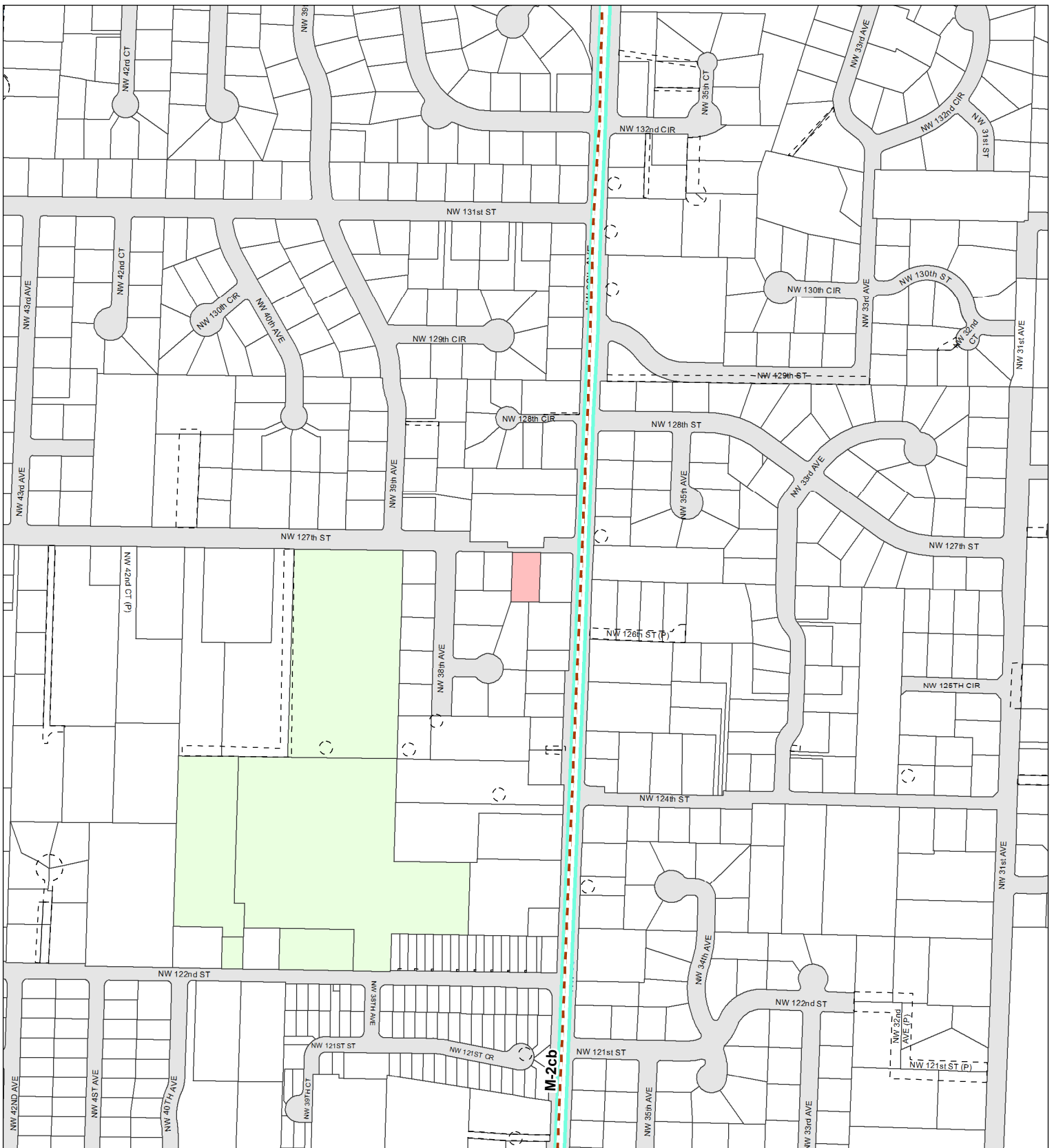
Comprehensive Plan Designations

Account: 118138224
 Owner: RINTA DARREN & RINTA JACQUANETTE
 Address: PO BOX 696
 C/S/Z: RIDGEFIELD, WA 98642

- Subject Property(s)
- Comprehensive Plan Boundary
- Public Road
- Transportation or Major Utility Easement
- Urban Reserve
- Industrial Reserve
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area
- Mining
- Railroad Industrial Reserve

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31119	31120	31121
31130	31126	31128
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Geographic Information System

0 200 400 Feet

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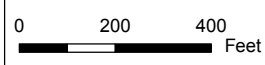
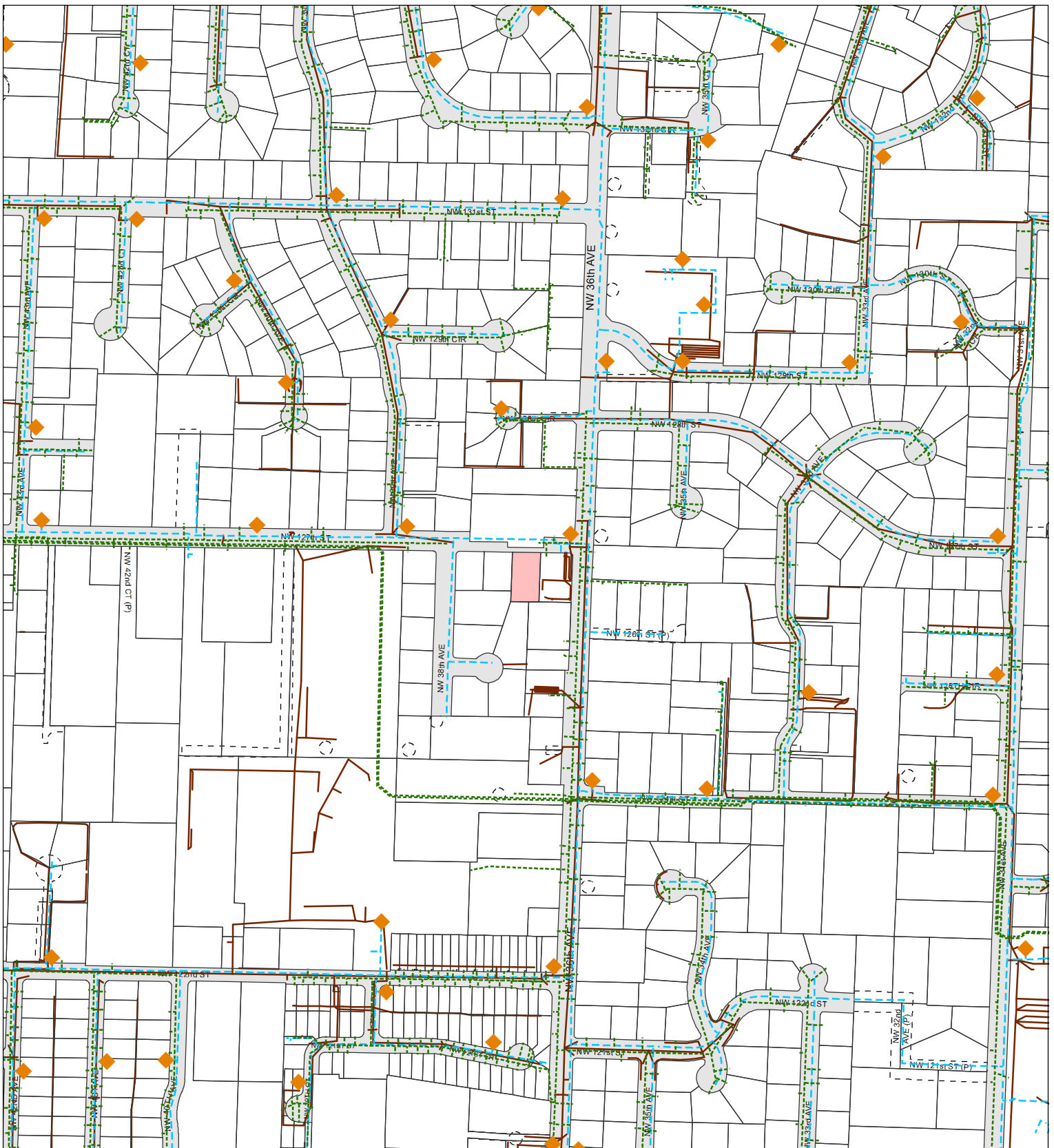
Arterials, C-Tran Bus Routes, Parks & Trails

Account: 118138224
 Owner: RINTA DARREN & RINTA JACQUANETTE
 Address: PO BOX 696
 C/S/Z: RIDGEFIELD, WA 98642

- Subject Property(s)
- Principal Arterial
- Rural Minor Collector
- Public Road
- Minor Arterial
- State Route
- Transportation or Major Utility Easement
- Collector
- Other
- Parks
- Rural Major Collector
- Proposed Arterial
- Trail
- C-Tran Route
- Scenic Highway

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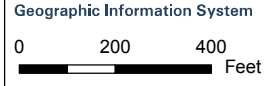
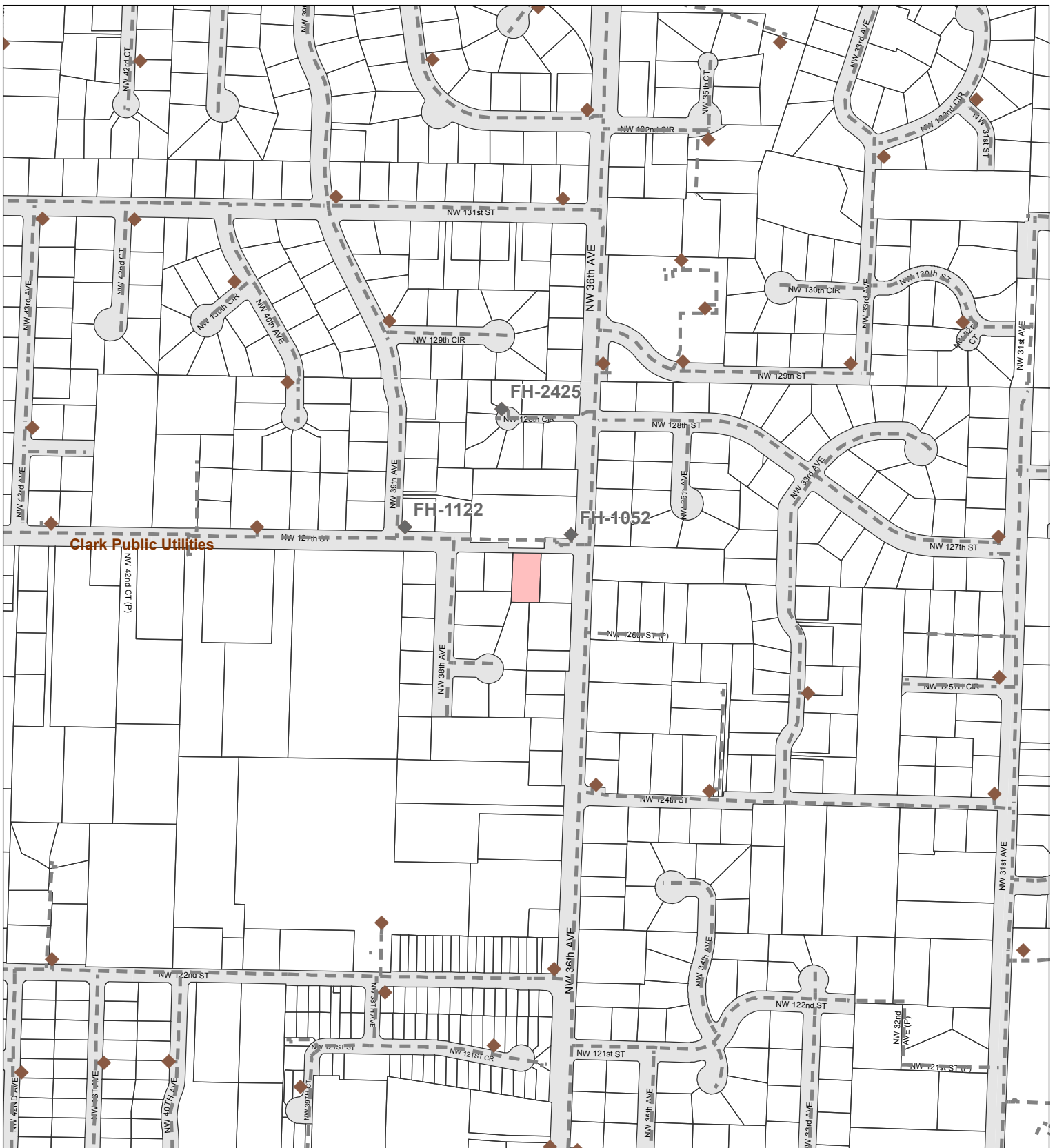
Water, Sewer, and Storm Systems

Account: 118138224
 Owner: RINTA DARREN & RINTA JACQUANETTE
 Address: PO BOX 696
 C/S/Z: RIDGEFIELD, WA 98642

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Water Lines
- Sewer Lines
- Storm Water Lines
- 1-year Wellhead ZOC
- 5-year Wellhead ZOC
- 10-year Wellhead ZOC
- Hydrants

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31119	31120	31121
31130	31124	31128
31131	31132	31133



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Water Systems

Account: 118138224
 Owner: RINTA DARREN & RINTA JACQUANETTE
 Address: PO BOX 696
 C/S/Z: RIDGEFIELD, WA 98642

- Subject Property(s)
- Public Road
- Water District Boundary
- Unknown Size Water Line
- < 10" Water Line
- 10-20" Water Line
- > 20" Water Line
- No Flow Data Hydrant
- 0 - 499 GPM at 20 PSI
- 500 - 999 GPM at 20 PSI
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- Hydrant > 500' from parcel(s)

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31130	31128	31128
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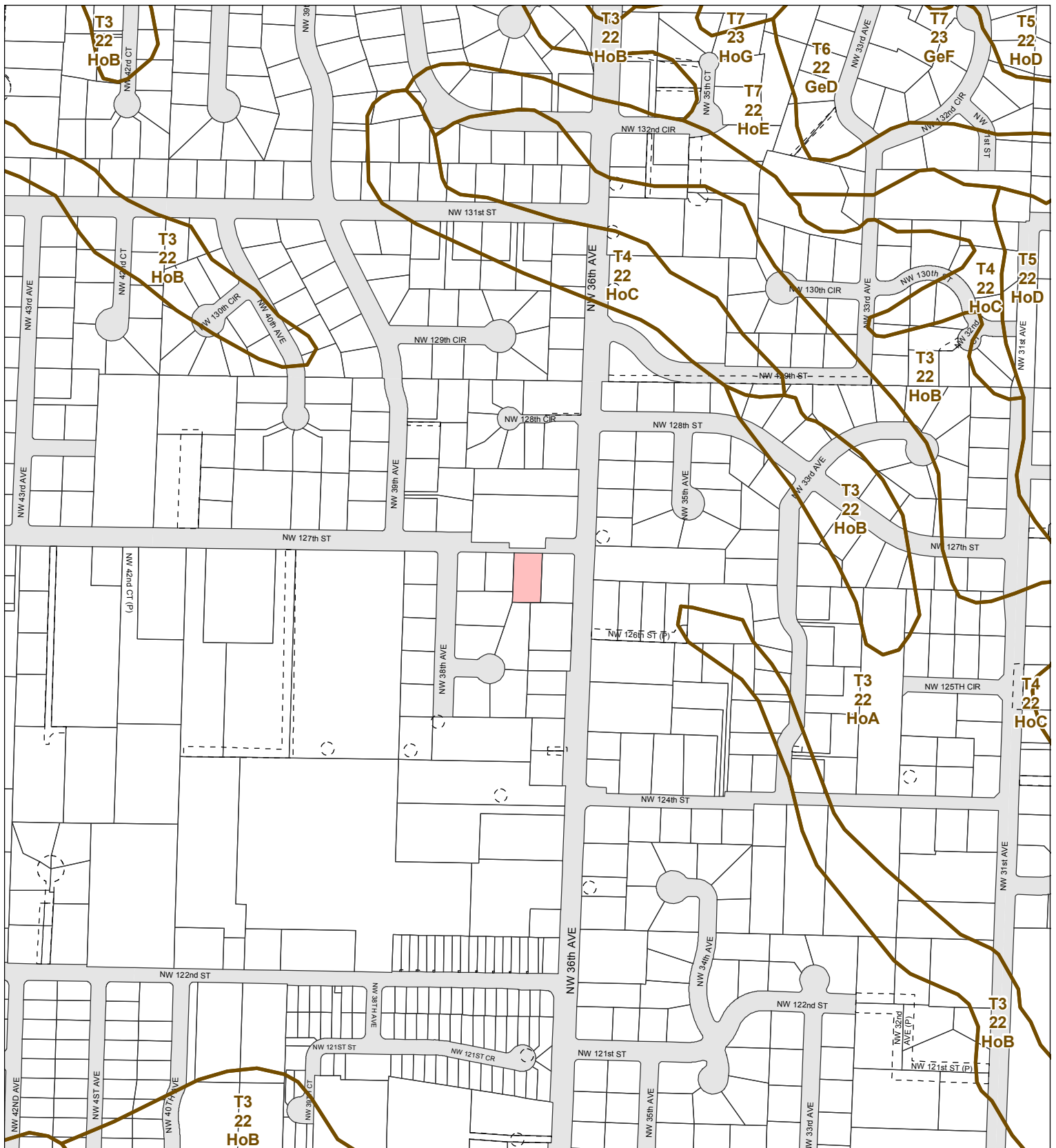
Hydrant Fire Flow Details

Account No.: 118138224
Owner: RINTA DARREN & RINTA JACQUANETTE
Address: PO BOX 696
C/S/Z: RIDGEFIELD, WA 98642

Water District(s)	Hydrant Data Update	Project Site Provider
Clark Public Utilities	January 1, 2017	Service Provider

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
FH-1052	Clark Public Utilities	8.0"	No Data	None	107 ft
FH-1122	Clark Public Utilities	8.0"	No Data	None	334 ft
FH-2425	Clark Public Utilities	8.0"	No Data	None	435 ft



Soil Types

Account: 118138224
 Owner: RINTA DARREN & RINTA JACQUANETTE
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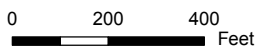
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

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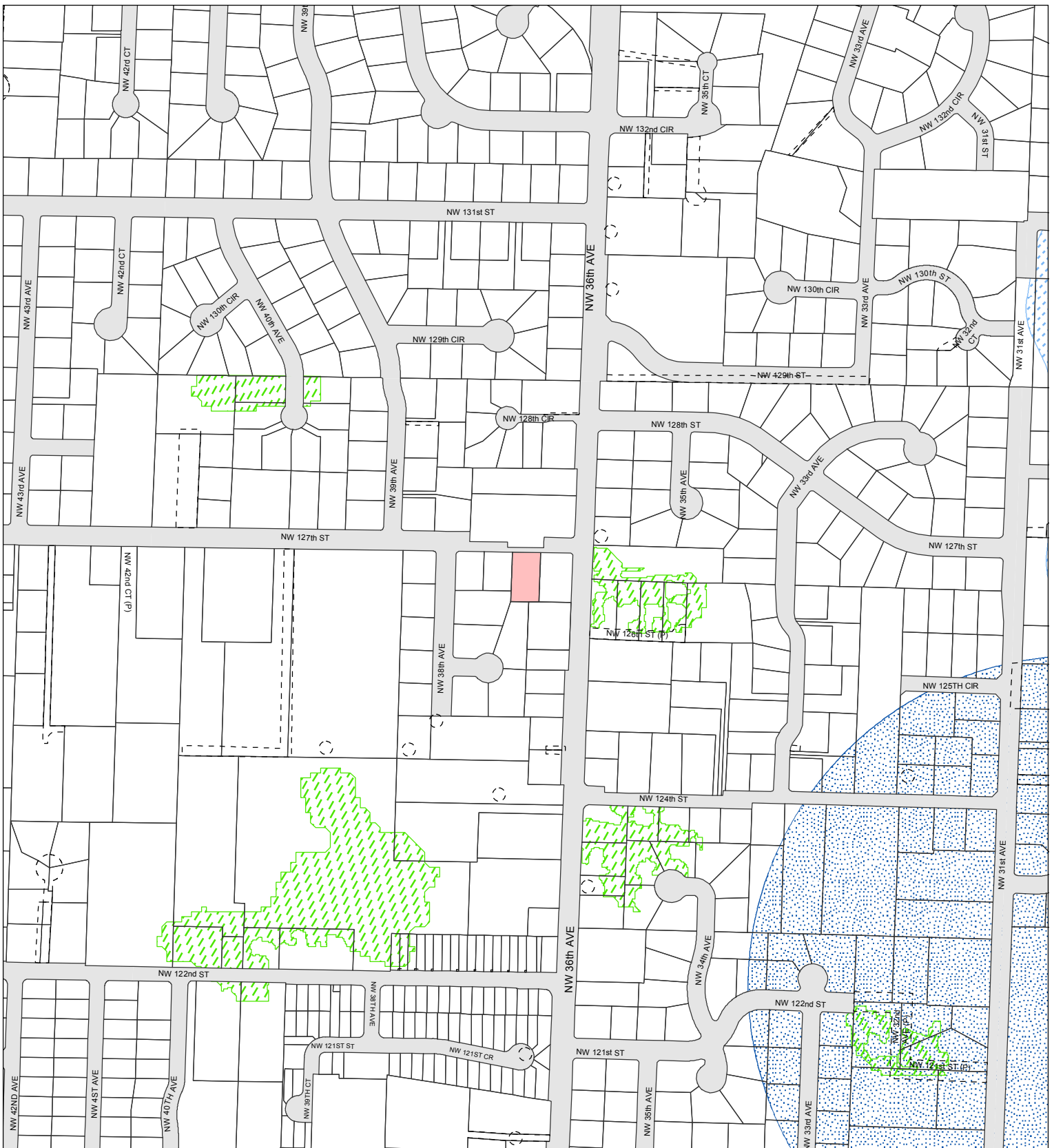
31119	31120	31121
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Geographic Information System



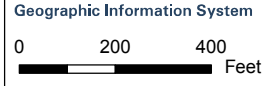
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Environmental Constraints I

Account: 118138224
 Owner: RINTA DARREN & RINTA JACQUANETTE
 Address: PO BOX 696
 C/S/Z: RIDGEFIELD, WA 98642

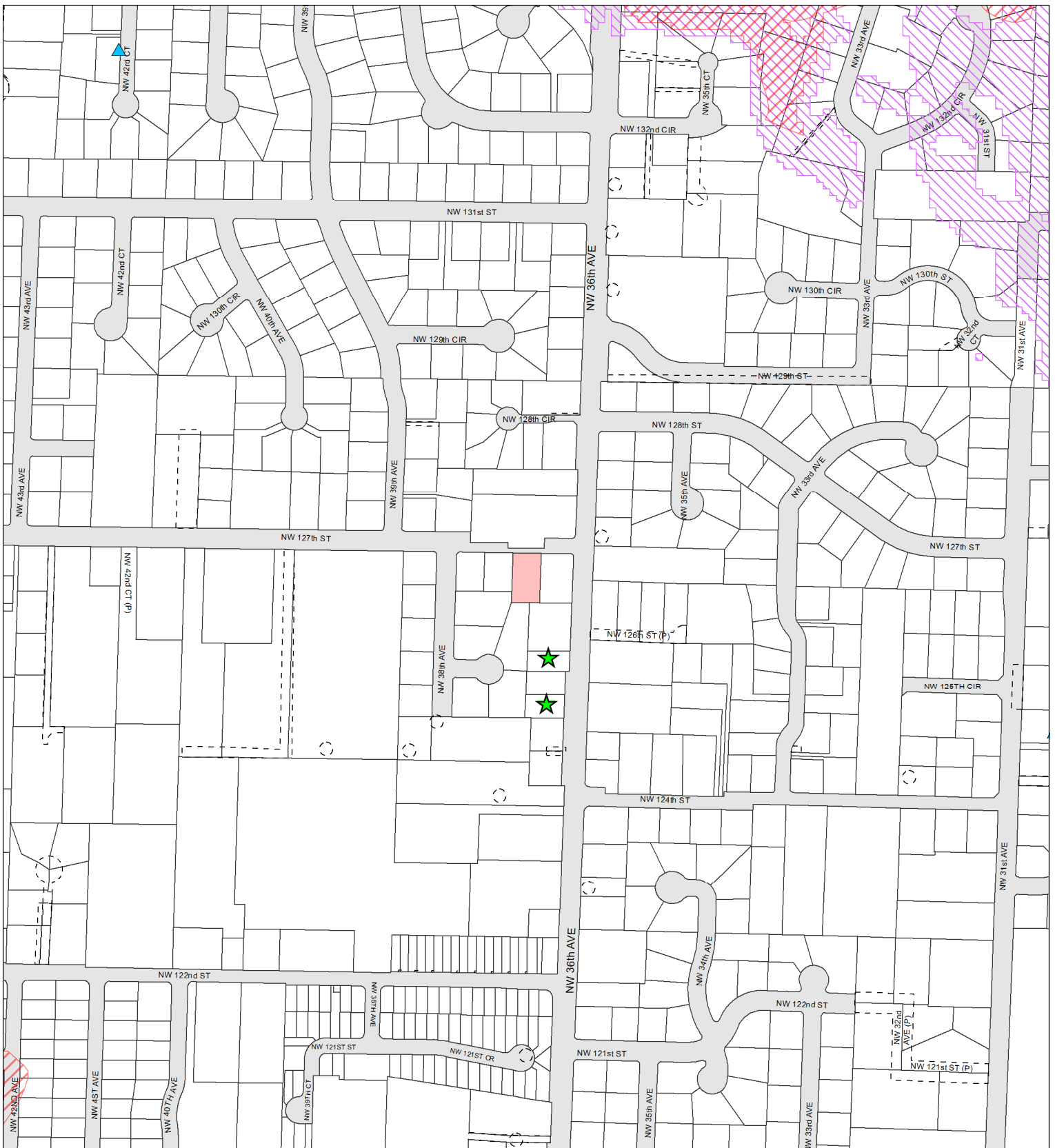
Printed on: October 31, 2018



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

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Wetland Inventory
- CARA Category 1
- Riparian Habitat or Species Area
- Non-Riparian Habitat or Species Area
- 100 year Floodplains
- Floodway
- Shorelines
- Stream

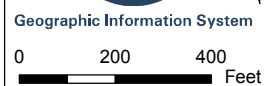
31119	31120	31121
31130	31124	31128
31131	31132	31133



Environmental Constraints II

Account: 118138224
 Owner: RINTA DARREN & RINTA JACQUANETTE
 Address: PO BOX 696
 C/S/Z: RIDGEFIELD, WA 98642

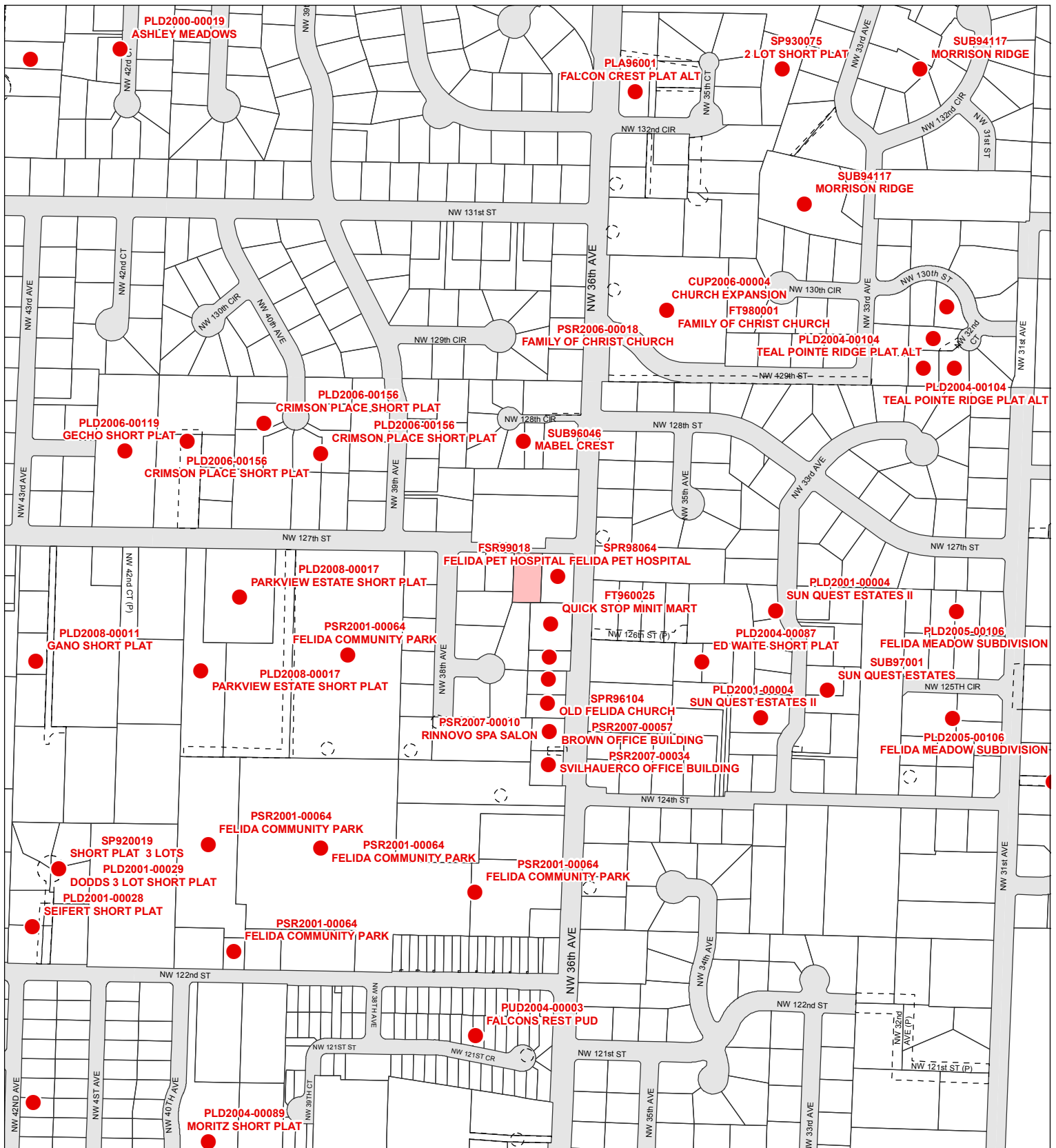
Printed on: October 31, 2018



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

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site
- INV Historic Site

31119	31120	31121
31130	31128	31128
31131	31132	31133

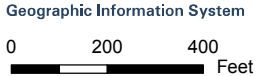


Adjacent Development

Account: 118138224
 Owner: RINTA DARREN & RINTA JACQUANETTE
 Address: PO BOX 696
 C/S/Z: RIDGEFIELD, WA 98642

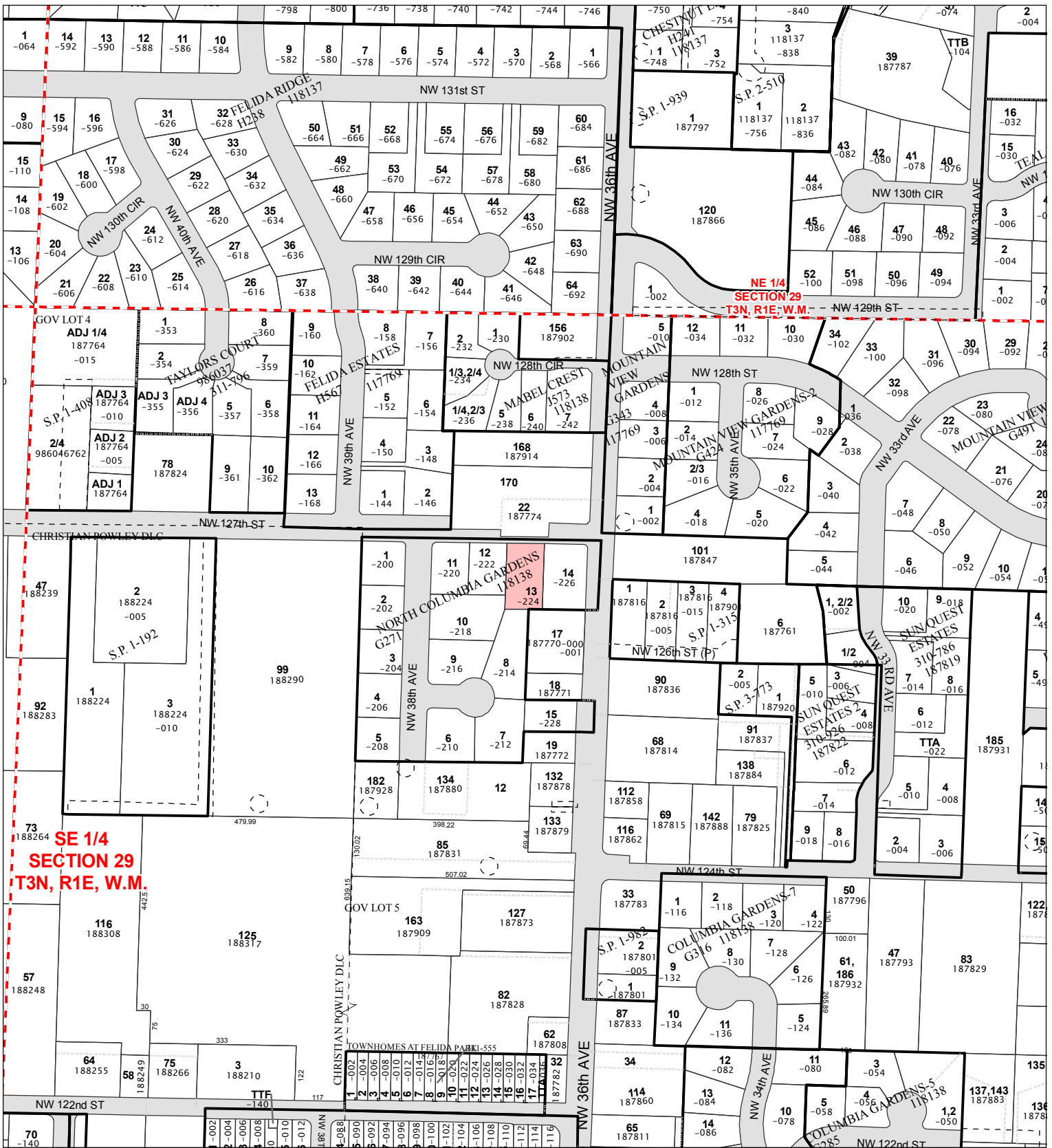
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

Printed on: October 31, 2018



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

31119	31120	31121
31130	31129	31128
31131	31132	31133



CLARK COUNTY, WASHINGTON

Geographic Information System

0 150 300 Feet

Quarter Section Parcels

Account: 118138224
 Owner: RINTA DARREN & RINTA JACQUANETTE
 Address: PO BOX 696
 C/S/Z: RIDGEFIELD, WA 98642

Printed on: October 31, 2018

- Subdivision Lines
- Donation Land Claim
- Section Quarters
- City Boundaries
- Subject Property(s)
- Road Right of Way - Actual Road May not Exist
- Transportation or Major Utility Easement

31119	31120	31121
31130	31129	31128
31131	31132	31133

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

LEGAL DESCRIPTION

“Lot 13, North Columbia Gardens, per the plat thereof recorded in Book G, Page 221, Clark County Plat Records”

10-30-2018

Neighborhood Pet Clinic

Intended use for: 3613 NW 127th Street, Vancouver, WA 98685

When the adjoining property to our veterinary clinic went up for sale, we were immediately intrigued. A client of ours, a realtor, showed us the house and property and we saw the floor plan and property fitting the needs of our clinic for growth and convenience for our staff, clients and neighbors. The following is a list of how we intend to use the property:

- Used as staff parking for 4-5 of our staff members that have been having to park across the street for the past 4 years since our taking possession of this clinic. We have had numerous complaints and vandalism from neighbors for parking across the street, even though it is in our legal right to park there. Surrounding business employees are also parking there from the Shell Station and Bistro. The growth of the businesses are not enough to handle the traffic and parking, so the new property will be able to remedy a good portion of that.
- A short walkway would be put in from the corner of our existing clinic to the front door of the new property so foot traffic will not be out on the street or sidewalk along with all the traffic.
- Annex (house) would be used as 3 additional exam rooms, small procedure room, and a comfort room for euthanasia's that serve as a private, quiet space for our clients. Clients would all park in our clinic parking lot, check in at the clinic, and walk over to the annex for their appointment.
- This is an "out-patient" facility only. There will be no overnight stays, and procedures with be vaccines, ear cleanings, skin testing, anal expression, blood draws etc. All major procedures and overnight stays will only be at Neighborhood Pet Clinic.
- The outside structure of the house will stay the same as it fits the theme of our clinic and we want to still maintain the "neighborhood" feel of the area.

We feel the change of zoning will be a benefit to the neighborhood and want to emphasize we are here to maintain the integrity of the neighborhood as it is part of who we service and who we are as private owners of the clinic for the past 19 years.

Darren and Dr. Jackie Rinta

January 26, 2019

TO: Sharon Lumbantobing, Clark County Annual Review Coordinator
(Sharon.Lumbantobing@clark.wa.gov)

Jose Alvarez (jose.alvarez@clark.wa.gov) Gary Albrecht (gary.albrecht@clark.wa.gov)

Project: Case #: PAC2018-00136, Neighborhood Pet Clinic

Request: Amend the Comprehensive Plan and Zoning Maps from Urban Low Residential (R1-10) to Community Commercial (CC)

Applicant: Dr. Jackie Rinta **Property Owners:** Darren and Jacquanette Rinta,
Neighborhood Pet Clinic and 3613 NW 127th Street

Rapid Development and Population Growth in Felida

In the past 25 years, Felida's agrarian/farming/open space landscape changed rapidly as remaining large acreage farms, home sites, accessory agricultural operations, "underutilized" areas, and vacant lands were subdivided for large scale subdivisions/residential development of thousands of new single-family and attached/zero lot line dwelling units. Residential infills (with incentives and variances) increased density and decreased requirements (e.g., smaller lots) in efforts to provide "affordable housing;" control urban sprawl; and maximize land use/lot coverage of buildable lands. Several public community and neighborhood parks were developed with community partnerships to preserve open space, improve quality of life and livability; and provide outdoor sports and recreation opportunities as Felida developed rapidly.

To encourage residential and business development in Felida, County approved mixed-use zoning in the "re-purposed" residential area; and a large scale Planned Unit Development that includes businesses with shared large parking lots on converted farmland. Several other large farms and home sites are in various stages of: new construction, vesting, and plans for new residential development in the vicinity. These residential projects in the "pipeline" and planned will further increase population growth and diminish buildable land supply in the near future.

Felida NA Board and Zone Change Request Review/Input

The existing Neighborhood Pet Clinic (Pet Clinic) and adjacent residential property - proposed for a zone change from R1-10¹ to CC² - are located within formal boundaries approved by the Clark County/Neighborhood Program and Felida Neighborhood Association (Felida NA, with +/- 17,000 people). Pursuant to County staff recommendations, applicant and owners approached Felida NA Board (elected volunteers) to review and provide input for this project.

The Pet Clinic and adjacent business "block" are located at the north end of the original, historic core business area of Felida located on the west side of the NW 36th Avenue - between area lining up with/equivalent to NW 125nd Street and NW 127th Street. This business

¹ Urban Low Residential 1-10 – R1-10

² Community Commercial - CC

“block” is experiencing **location and gentrification challenges in the fully developed “block” area**. There is no suitable, adjacent, appropriately zoned land available for any business expansion and on-site employee/customer parking in the adjacent area/”block.”

In addition, after road/category reclassification and improvements (including narrow bike lanes), no parking is allowed on Fruit Valley/Lakeshore/NW 36th Avenue (North of the Fourth Plain Blvd to above Bliss/Seward Roads intersection).³

Felida NA Board Voted to Write Letter Of Support

After review and discussion of the above zone change request,⁴ the Executive Board (4:0) and the majority of the Board Directors **voted to write this letter of support (LoS)** for amending the County Comp Plan and Zoning maps (i.e., R1-10 to CC).

Board member discussions/deliberations included concerns for local public health, safety, and welfare; need for on-site employee parking;⁵ business sustainability in a gentrified area of the original business “block”; lack of adjacent appropriately zoned land to add parking for adjacent businesses to accommodate increased demand for goods/services within the “block”;⁶ and expand businesses to meet supply/demand parallel to rapid population growth in the area. The independent/professional transportation impact study⁷ confirmed expectation of “no impact.”

Preferred Mitigation Alternative and Analysis

There is no space to increase capacity of the existing Pet Clinic parking lot. After receiving many complaints from neighbors about employees parking in the County right-of-way located at a busy intersection across the street, owners of the Pet Clinic decided to be good neighbors and responsible employers and planned to provide alternative employee parking.

Pet Clinic’s owners purchased adjacent residential property - when it was offered for sale -- to seize the opportunity to provide off-street employee parking and utilize the existing structure as an “annex” to improve effectiveness/efficiency of Pet Clinic business functions and logistics.⁸

³ Businesses on the gentrified “block” are competing for parking in adjacent residential areas and on the Clark County right-of-way on NW 127th.

⁴ Shared with the Felida NA Board by owners, on-site visits, and talking to several Felida NA residents.

⁵ The Pet Clinic and the Felida NA Board president received many complaints about Pet Clinic employees parking on the County right-of-way located across the street from

⁶ Some neighbors observed employees and clients of other businesses in this area parking on the County right-of-way, no complaints about other businesses were received. However, general comments about need for a parking lot were volunteered.

⁷ Page 12 of the 1/17/19 (received on 1/24/19) “*Neighborhood Pet Clinic Zone Change Transportation Impact Study*,” prepared by Daniel Stumpf, EI and William Farley, PE, Lancaster Engineering. (Also see text excerpt quoted on page 3 of 4 of this LoS conclusions.)

⁸ Proposed Zone Change from R1-10 to CC must be approved prior to permit applications for accessory/business uses on the adjacent property. Felida NA Board and neighbors expect to receive proposals in the next phase.

The adjacent property is strategically located on the same side of the NW 127th Street and connected by a sidewalk. A fence placed on the property line currently separates adjacent residential property and clinic property/parking lot where customers will continue to park.

The purchase of this site was logical in that it offers the only option in this location and is a **preferred mitigation alternative** that is effective, economical, practical, and equitable for this locale/vicinity. The adjacent property is strategically located/adjacent to the Pet Clinic property. However, it was determined during the pre-application process that intended uses require a zone change from R1-10 to CC.

After the proposed zone change is approved for the adjacent residential property, the Pet Clinic can begin plans to provide employee parking (4-5 cars) and, with proper permits, effectively re-organize business functions by acquiring permits to finalize plans to use the existing structure⁹ to provide less facility/labor intensive services during the day (e.g., rooms for grieving pet owners). This would provide effective/efficient separation of functions and utilization of the existing clinic space and equipment to meet increasing community demand for veterinarian services in an area that experienced rapid population growth and pet ownership.

Summary of Key Conclusions

Based on available information for the proposed project, the Felida NA Board supports the request for a zone change to: amend the County Comprehensive Plan and Zoning Maps from Urban Low Residential (R1-10) to Community Commercial (CC). This zone change is requested for the adjacent R1-10 property purchased by the applicant/owner of the Pet Clinic. Felida NA Board's major conclusions to support this request are summarized as follows:

- **there are no other feasible alternatives -- as there are no appropriately zoned (CC) properties available that are adjacent to the Pet Clinic; as easily accessible; or conveniently located for effective/efficient operations of the Pet Clinic**
- **the proposed zone change is the only viable/logical option – thus the preferred alternative -- to address/mitigate impacts of rapid population growth, increased demand for goods/services in this fully built out, site-specific/"block"/locale**
- **this project would facilitate plans to improve public health, safety, and general welfare in this location and mitigate lack of any available CC properties**
- **the site-specific proposal appears to comply with: Type IV/code text amendment criteria, the County Comprehensive and Growth Management Plans, Unified Development Code; and County policies, regulations, resolutions, and goals**
- **the request to rezone to CC is compatible and consistent with adjacent CC zones**
- **egress/ingress for the adjacent property zoned R1-10 is strategically located on the same side of the street as egress/ingress for the Pet Clinic (CC).**
- **the last paragraph of conclusions on page 12 of the 1/17/19 "*Neighborhood Pet Clinic Zone Change Transportation Impact Study*, "Daniel Stumpf, EI and William Farley, PE/Lancaster Engineering. states that: "*The proposed Neighborhood Pet Clinic zone change project is not anticipated to cause any significant impacts to***

⁹ Single family dwelling

the transportation system within the site vicinity upon implementation. Accordingly, no significant traffic delays or congestion is expected to result due to the zone change.”

As proposed, request for a zone change to CC from current zoning of R1-10 on the adjacent residential property is **compatible and consistent with existing land uses¹⁰ in the vicinity** and will benefit: established business; community pet owners and pets; local/county economy; environment and transportation – by reducing trips outside of the area; encourage economic growth/sustainability; and increase public safety, health, and general welfare in the area.

Therefore, the preferred alternative – **zone change from R1-10 to CC for adjacent property- would be more beneficial than the current mapped zone designation (R1-10).**

The County does not require applicants to file applications for future land, driveway, and structure improvements/reconfiguration plans in conjunction with requests for zone-changes. Therefore, Felida NA Board applauds owners of the Pet Clinic for proactive disclosure and transparency for plans that triggered a request for zone change from R1-10 to CC.

If you have any questions, need or have additional information, please do not hesitate to contact me or the Felida NA Board.

On behalf of the Felida NA Board:



Dr. Milada Allen, Felida NA President¹¹
c/o P.O. Box 61552, Vancouver, WA 98666
360-573-4030

cc: Felida NA Board members
Neighborhood Pet Clinic Owner Dr. Rinta
Property Owners (2) Darren and Jacquanette Rinta
Felida NA project files¹²

¹⁰ The owners indicated that there is no intent to demolish existing dwelling/build a new structure or substantially change the outer appearance of the existing single family dwelling. However, that would require a separate application, fees, review, notification, and permitting process.

¹¹ Bamboo: 2019 Felida NA projects – Neighborhood Pet Clinic ZC

¹² Ibid.



Retail MarketPlace Profile

3613 NW 127th St, Vancouver, Washington, 98685
 Ring Band: 0 - 1 mile radius

Prepared by Esri

Latitude: 45.71301

Longitude: -122.76875

Summary Demographics

2018 Population	9,032
2018 Households	3,035
2018 Median Disposable Income	\$92,140
2018 Per Capita Income	\$51,795

2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$182,568,873	\$7,894,754	\$174,674,119	91.7	18
Total Retail Trade	44-45	\$164,648,784	\$7,294,833	\$157,353,951	91.5	15
Total Food & Drink	722	\$17,920,089	\$599,921	\$17,320,168	93.5	2

2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$34,879,399	\$581,836	\$34,297,563	96.7	2
Automobile Dealers	4411	\$26,930,067	\$0	\$26,930,067	100.0	0
Other Motor Vehicle Dealers	4412	\$5,109,792	\$581,836	\$4,527,956	79.6	2
Auto Parts, Accessories & Tire Stores	4413	\$2,839,540	\$0	\$2,839,540	100.0	0
Furniture & Home Furnishings Stores	442	\$5,777,343	\$233,595	\$5,543,748	92.2	2
Furniture Stores	4421	\$2,962,961	\$120,342	\$2,842,619	92.2	1
Home Furnishings Stores	4422	\$2,814,382	\$113,253	\$2,701,129	92.3	1
Electronics & Appliance Stores	443	\$6,016,665	\$128,510	\$5,888,155	95.8	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$11,280,063	\$549,047	\$10,731,016	90.7	4
Bldg Material & Supplies Dealers	4441	\$10,142,026	\$549,047	\$9,592,979	89.7	4
Lawn & Garden Equip & Supply Stores	4442	\$1,138,037	\$0	\$1,138,037	100.0	0
Food & Beverage Stores	445	\$26,606,915	\$4,863,688	\$21,743,227	69.1	2
Grocery Stores	4451	\$23,058,432	\$4,863,688	\$18,194,744	65.2	2
Specialty Food Stores	4452	\$2,499,493	\$0	\$2,499,493	100.0	0
Beer, Wine & Liquor Stores	4453	\$1,048,990	\$0	\$1,048,990	100.0	0
Health & Personal Care Stores	446,4461	\$11,360,693	\$0	\$11,360,693	100.0	0
Gasoline Stations	447,4471	\$12,702,049	\$0	\$12,702,049	100.0	0
Clothing & Clothing Accessories Stores	448	\$9,630,559	\$0	\$9,630,559	100.0	0
Clothing Stores	4481	\$6,363,467	\$0	\$6,363,467	100.0	0
Shoe Stores	4482	\$1,027,637	\$0	\$1,027,637	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$2,239,455	\$0	\$2,239,455	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$5,910,523	\$585,060	\$5,325,463	82.0	3
Sporting Goods/Hobby/Musical Instr Stores	4511	\$5,221,223	\$585,060	\$4,636,163	79.8	3
Book, Periodical & Music Stores	4512	\$689,300	\$0	\$689,300	100.0	0
General Merchandise Stores	452	\$30,967,905	\$0	\$30,967,905	100.0	0
Department Stores Excluding Leased Depts.	4521	\$19,946,314	\$0	\$19,946,314	100.0	0
Other General Merchandise Stores	4529	\$11,021,591	\$0	\$11,021,591	100.0	0
Miscellaneous Store Retailers	453	\$6,956,946	\$350,525	\$6,606,421	90.4	3
Florists	4531	\$469,099	\$0	\$469,099	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$1,376,118	\$185,114	\$1,191,004	76.3	2
Used Merchandise Stores	4533	\$911,799	\$0	\$911,799	100.0	0
Other Miscellaneous Store Retailers	4539	\$4,199,930	\$165,411	\$4,034,519	92.4	1
Nonstore Retailers	454	\$2,559,723	\$0	\$2,559,723	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$1,930,481	\$0	\$1,930,481	100.0	0
Vending Machine Operators	4542	\$78,408	\$0	\$78,408	100.0	0
Direct Selling Establishments	4543	\$550,834	\$0	\$550,834	100.0	0
Food Services & Drinking Places	722	\$17,920,089	\$599,921	\$17,320,168	93.5	2
Special Food Services	7223	\$316,467	\$0	\$316,467	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$518,372	\$0	\$518,372	100.0	0
Restaurants/Other Eating Places	7225	\$17,085,250	\$599,921	\$16,485,329	93.2	2

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

Source: Esri and Infogroup. Esri 2018 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2018 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

January 02, 2019

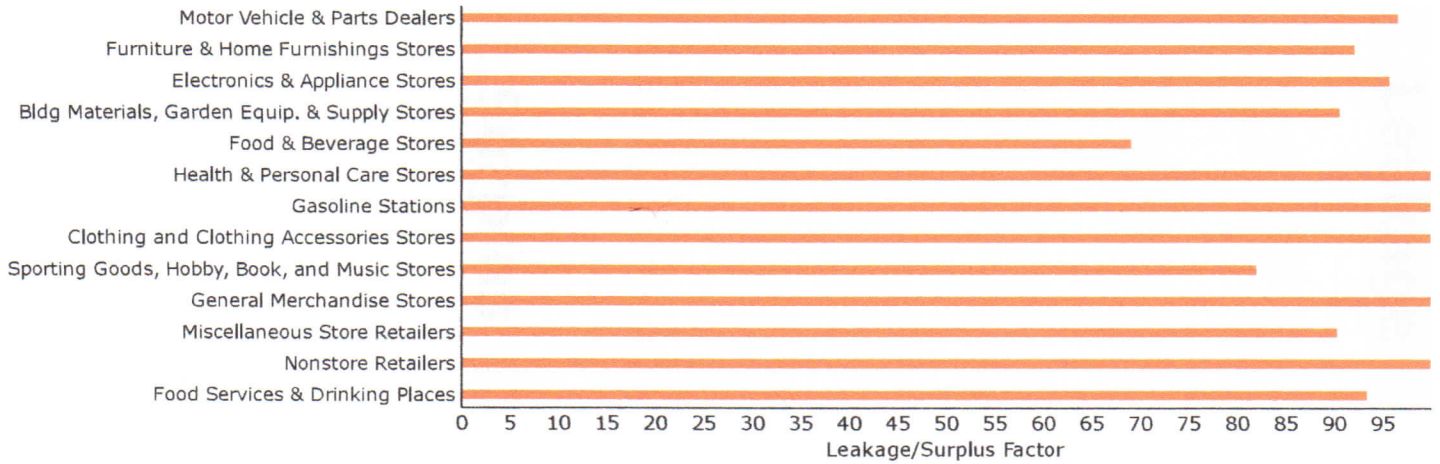


Retail MarketPlace Profile

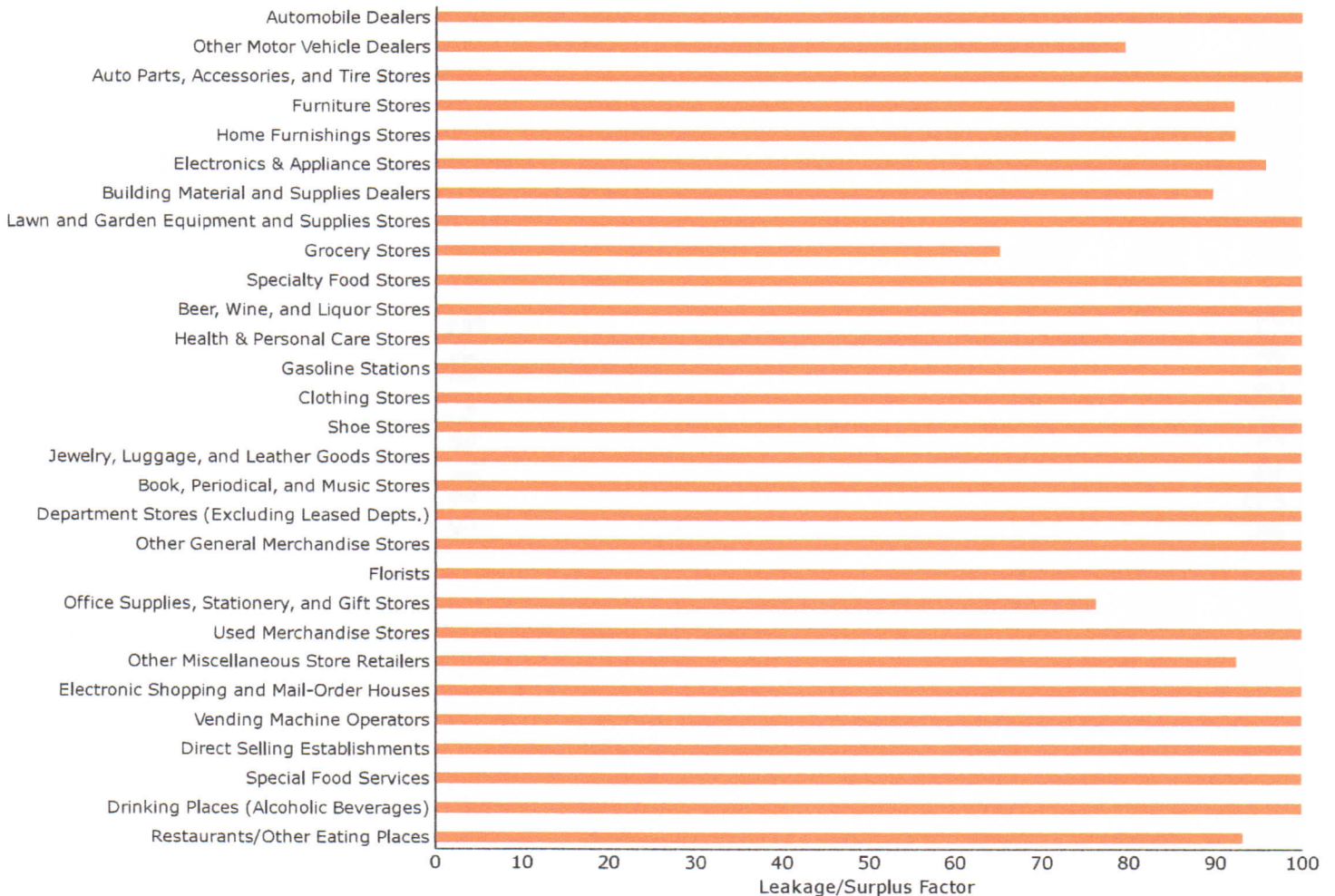
3613 NW 127th St, Vancouver, Washington, 98685
 Ring Band: 0 - 1 mile radius

Prepared by Esri
 Latitude: 45.71301
 Longitude: -122.75875

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup. Esri 2018 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2018 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.



Pets and Products Market Potential

3613 NW 127th St, Vancouver, Washington, 98685
 Ring Band: 0 - 1 mile radius

Prepared by Esri

Latitude: 48.71301

Longitude: -123.20675

Demographic Summary		2018	2023
Population		9,032	9,917
Population 18+		6,750	7,572
Households		3,035	3,312
Median Household Income		\$113,582	\$123,399

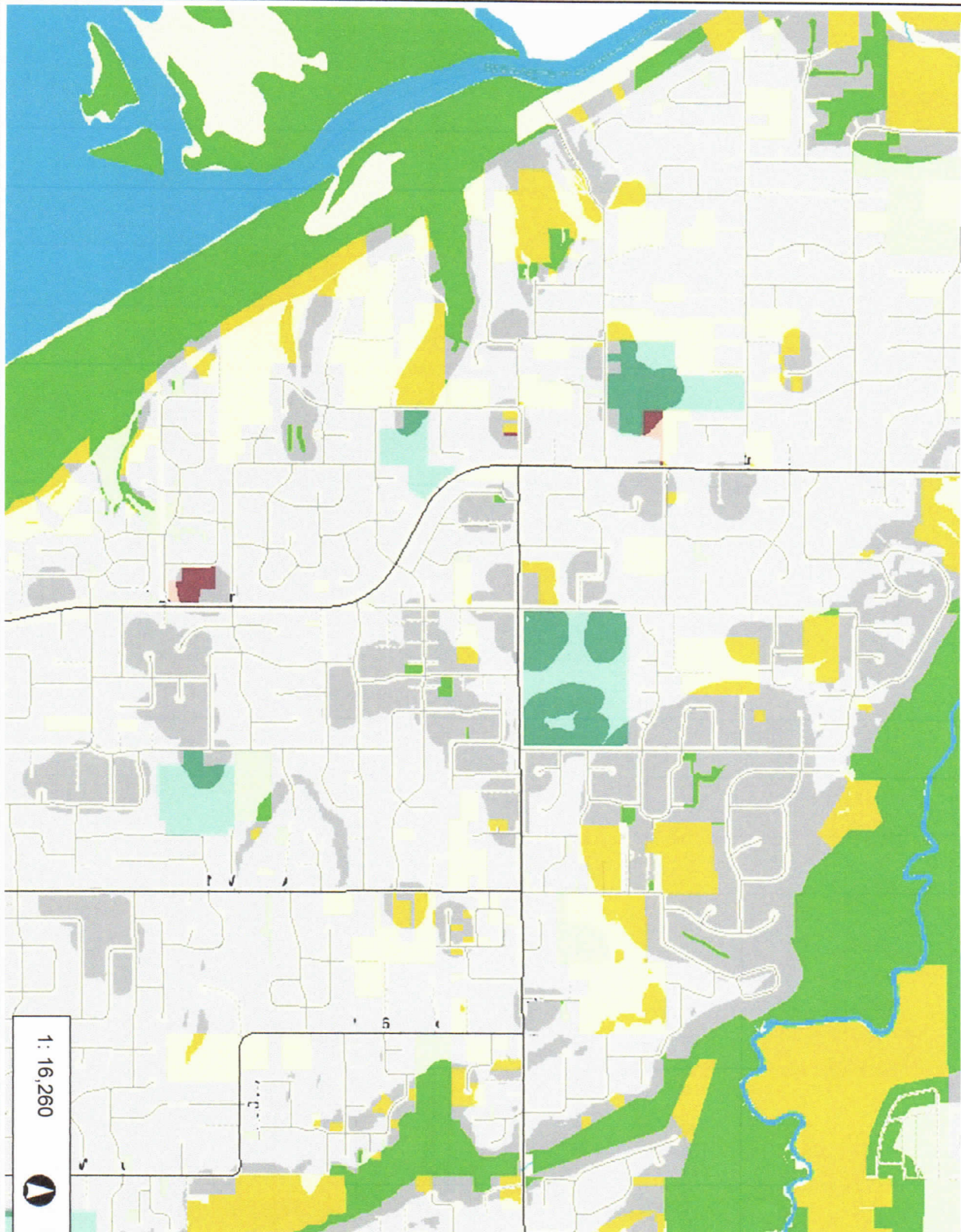
Product/Consumer Behavior	Expected Number of		MPI
	Households	Percent	
HH owns any pet	1,876	61.8%	113
HH owns any bird	67	2.2%	102
HH owns any cat	757	24.9%	109
HH owns any dog	1,432	47.2%	113
HH owns 1 cat	387	12.8%	104
HH owns 2+ cats	370	12.2%	114
HH owns 1 dog	914	30.1%	121
HH owns 2+ dogs	519	17.1%	102
HH used canned/wet cat food in last 6 months	428	14.1%	107
HH used packaged dry cat food in last 6 months	710	23.4%	105
HH used cat treats in last 6 months	413	13.6%	102
HH used cat litter in last 6 months	686	22.6%	111
HH used canned/wet dog food in last 6 months	478	15.7%	99
HH used packaged dry dog food in last 6 months	1,364	44.9%	112
HH used dog biscuits/treats in last 6 months	1,145	37.7%	115
HH used flea/tick/parasite product for cat/dog	1,256	41.4%	110
HH Bought pet food from any pet specialty store/12 mo	862	28.4%	134
HH Bought pet food in last 12 months: from discount store	205	6.8%	88
HH Bought pet food in last 12 months: from grocery store	826	27.2%	101
HH Bought pet food in last 12 months: from PETCO	401	13.2%	148
HH Bought pet food in last 12 months: from PetSmart	462	15.2%	130
HH Bought pet food in last 12 months: from wholesale club	232	7.6%	160
HH Bought pet food in last 12 months: from vet	202	6.7%	131
HH Bought flea control product from vet in last 12 mo	499	16.4%	126
HH member took pet to vet in last 12 months: 1 time	446	14.7%	109
HH member took pet to vet in last 12 months: 2 times	419	13.8%	120
HH member took pet to vet in last 12 months: 3 times	251	8.3%	145
HH member took pet to vet in last 12 months: 4 times	162	5.3%	126
HH member took pet to vet in last 12 months: 5+ times	251	8.3%	137
HH used professional pet service in last 12 months	737	24.3%	145
HH used professional pet service 3+ times last 12	444	14.6%	146
HH used professional pet service: boarding/kennel	228	7.5%	166
HH used professional pet service: grooming	561	18.5%	141
HH has pet insurance	159	5.2%	133

Data Note: An MPI (Market Potential Index) measures the relative likelihood of households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.



Vacant Commercial Land (VBLM)



2,710.0 0 1,355.02 2,710.0 Feet

WGS, 1984 Web_Mercator_Auxiliary_Sphere
Clark County, WA - <http://gis.clark.wa.gov>

1 : 16,260



This map was generated by Clark County's "MapOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



Legend

- Vacant Buildable Lands Model**
- Built
 - Built w/ Constraints
 - Commercial Vacant
 - Commercial Vacant w/ Constraints
 - Industrial Vacant
 - Industrial Vacant w/ Constraints
 - Residential Vacant
 - Residential Vacant w/ Constraints
 - Public Facilities
 - Public Facilities w/ Constraints
 - Parks and Open Space
 - Parks and Open Space w/ Constraints
 - Roads and Easements
- Commercial VBLM**
- Built
 - Vacant
 - Vacant Critical
 - Vacant Lot less than 5000 sq feet
 - Vacant Exempt
 - Underutilized
 - Underutilized Critical
- Building Footprints**
- Cities Boundaries**

Notes:

Felida Region 2019
Exhibit

Neighborhood Pet Clinic Zone Change

Transportation Impact Study
Clark County, Washington

Date:

February 15, 2019

Prepared for:

Laura Standridge, PE
Standridge Design, Inc.

Prepared by:

Daniel Stumpf, EI
William Farley, PE



LANCASTER
ENGINEERING



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Executive Summary

1. The proposed Neighborhood Pet Clinic project will include the change in zoning of a single property, located at 3613 NW 127th Street in unincorporated Clark County, Washington, from *Urban Low Residential (R1-10)* to *Community Commercial (CC)*.
2. The trip generation calculations show that the net change in the potential trips generated by the site after the proposed rezone is projected to increase by 82 morning peak hour trips, 58 evening peak hour trips, and 1,198 average weekday trips.
3. The roadway segments of NW 36th Avenue between NW 119th Street and NW Bliss Road are currently operating within Clark County's 0.90 v/c ratio threshold of acceptable operation. However, by the 2039 planning horizon, the roadway segment between NW 119th Street and NW 127th Street is projected to operate with a v/c ratio greater than 0.90 during the morning peak hours, regardless of whether the proposed zone change is implemented.
4. The proposed Neighborhood Pet Clinic zone change project is not anticipated to cause any significant impacts to the transportation system within the site vicinity upon implementation. Accordingly, no significant traffic delays or congestion is expected to result due to the zone change.



Project Description and Location

Introduction

The proposed Neighborhood Pet Clinic project will include the change in zoning of a single property, located at 3613 NW 127th Street in unincorporated Clark County, Washington, from *Urban Low Residential* (R1-10) to *Community Commercial* (CC). This report addresses the potential impacts of the proposed zone change on the nearby street system. Based on correspondence with Clark County staff as well as a review of the pre-application conference notes, dated December 6th, 2018, this report conducts the following analyses for present day and future conditions:

1. Compare the trip generation potential of the site between existing and proposed conditions;
2. Determine the modal split of potential site trips generated;
3. Evaluate site trip distribution; and
4. Conduct a capacity analysis along the NW 36th Avenue corridor between NW 119th Street and NW Bliss Road.

The purpose of this study is to determine whether the transportation system within the vicinity of the site is capable of supporting potential development of the site under CC zoning and to determine any mitigation that may be necessary to do so. Detailed information on traffic counts and trip generation calculations is included in the appendix to this report.

Project and Location Description

The project site is located south of NW 127th Street, east of NW 38th Avenue, and west of NW 36th Avenue in unincorporated Clark County, Washington. The subject site is located within a well-developed, predominately residential area of the County, with single-family houses to the north, south, and west, and smaller commercial uses to the east.

The site consists of a single assessor parcel (parcel #118138224) which encompasses an approximate total of 0.29 acres. The site is currently developed with one single-family detached house and takes access onto NW 127th Street.

Vicinity Streets

The development on the site following the proposed zone change is expected to primarily impact four nearby vicinity roadways. Table 1 provides a description of each of the vicinity roadways.



Table 1: Vicinity Roadway Descriptions

Roadway	Jurisdiction	Functional Classification	Cross-Section	Speed	On-street Parking	Bicycle Lanes	Curbs	Sidewalks
NW 36th Avenue	Clark County	Minor Arterial	2 to 3 Lanes	30/40 mph Posted	Partially Permitted	Both Sides	Partial Both Sides	Partial Both Sides
NW Bliss Road	Clark County	Minor Arterial/Private Road	2 Lanes	35 mph Posted	Not Permitted	Both Sides	Partial Both Sides	Partial Both Sides
NW 127th Street	Clark County	Local Street	2 Lanes	25 mph Posted	Partially Permitted	None	Partial Both Sides	Partial Both Sides
NW 119th Street	Clark County	Minor Arterial/Local Street	2 to 3 Lanes	25/35 mph Posted	Partially Permitted	Partial Both Sides	Partial Both Sides	Partial Both Sides

Notes: Functional classification based on Clark County 2016 Arterial Atlas.

Figure 1 below presents an aerial image of the nearby vicinity with the project site outlined in yellow.



Figure 1: Aerial Photo of Site Vicinity (Image from Google Earth)



Traffic Counts

In order to determine peak hour volumes along NW 36th Avenue, traffic counts were conducted at the intersection of NW 127th Street at NW 36th Avenue on Tuesday, January 8th, 2019, from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM. Data was used from the intersection's morning and evening peak hours.

Figure 2 on page 10 shows the existing traffic volumes at the intersection of NW 127th Street at NW 36th Avenue during the morning and evening peak hours.

Transit

The project site is located near a single transit line that has stops within a 400-foot walking/biking distance of the site.

Route #9 – Felida, provides service between Salmon Creek Park & Ride and 99th Street Transit Center, with notable stops near Skyview High School, Alki Middle School, Chinook Elementary, Thomas Jefferson Middle School, Felida Elementary, and Columbia River High School. The nearest bus stops to the site are located along both sides of NW 36th Avenue near the intersection of NW 127th Street. Weekday service is scheduled from approximately 6:30 AM and 7:00 PM and has headways of approximately 60 minutes. Saturday service is scheduled from approximately 9:00 AM to 6:45 PM and has headways of approximately 60 minutes.



Site Trips

Trip Generation

The subject site is currently zoned as *Urban Low Residential* (R1-10) and is proposed for a change in zoning to *Community Commercial* (CC). To determine the potential impacts of the proposed change in zoning, reasonable “worst-case” development scenarios for the existing and proposed zones were determined utilizing data for the most traffic-intensive uses permitted within each zone.

Existing R1-10 Zone

To determine a reasonable “worst-case” development scenario under the existing zoning, Clark County’s Unified Development Code 40.220.010 *Single-Family Residential Districts* (R1-20, R1-10, R1-7.5, and R1-5) was referenced and compared to a variety of land uses provided within the *Trip Generation Manual*¹. Based on an assessment of permitted uses under the R1-10 zone, data from land use code 565, *Day Care Center*, was used to estimate the existing trip generation potential of the site based on the square-footage of gross building floor area.

To determine a reasonable size for a day care facility, it is assumed that a single-family house may be converted and utilized for day care services. Accordingly, a reasonably sized day care that the site could accommodate would be approximately 2,300 square feet, similar to the size of the existing onsite single-family house.

Proposed CC Zone

To determine a reasonable “worst-case” development scenario under the proposed CC zone, Clark County’s Unified Development Code 40.230.010 *Commercial Districts* (NC, CC, GC) was referenced and compared to a variety of land uses provided within the *Trip Generation Manual*. Based on an assessment of permitted uses under the CC zone that could reasonably be developed within the 0.29-acre (12,700 square foot) lot, data from the following three land uses were referenced and compared to one another based on the square-footage of gross building floor area:

- *Medical-Dental Office Building* (720) – 4,000 square feet (two floors);
- *Convenience Market* (851) – 3,500 square feet; and
- *Fast-Food Restaurant without Drive-Through Window* (933) – 3,850 square feet.

The above building square-footages were determined by taking in account parking requirements and approximating additional space necessary for setbacks, drive aisles, and other public/green space. Additionally, it should be noted that some land uses, such as gasoline stations and restaurants with drive-through lanes, were not considered for this analysis due to the limited acreage of the site as well as limited/immediate access to high functionally classified roadways.

¹ Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 10th Edition, 2017.



Of the above listed land uses, land use codes 851 and 933 are retail and restaurant uses, respectively, which generally attract pass-by and diverted trips. Pass-by trips are trips that leave the adjacent roadway to patronize a land use and then continue in their original direction of travel. Similar to pass-by trips, diverted trips are trips that divert from nearby roadways not adjacent to the site to patronize a land use before continuing to their original destination. Pass-by trips do not add additional vehicles to the surrounding transportation system; however, they do add additional turning movements at site access intersections. Diverted trips may add turning movements at both site access and other nearby intersections.

Pass-by and diverted trips rates were determined using data provided within the *Trip Generation Handbook*². Data from land use code 851 was used to determine evening peak hour pass-by rates for the retail use, while data from land use code 934, *Fast-Food Restaurant with Drive-Through Window*, was used to determine morning and evening peak hour rates for the restaurant use. For land use code 851 it is assumed that the morning peak hour and weekday rates would approximately match the evening peak hour rate, while for land use code 933, the weekday rate would approximately match the evening peak hour rate. For the purposes of this analysis, diverted trips were treated as primary trips.

Table 2 presents a comparison of trip generation for each land use which was analyzed under the proposed CC zone.

Table 2: Proposed CC Zone Trip Generation Comparison

	ITE Code	Size & Rate	Morning Peak Hour			Evening Peak Hour			Weekday Total
			Enter	Exit	Total	Enter	Exit	Total	
Medical-Dental Office Bldg	720	4,000 sq.ft.	9	2	11	4	10	14	140
Convenience Market	851	3,500 sq.ft.	110	109	219	88	84	172	2,668
<i>Pass-by Trips</i>	<i>851</i>	<i>51% (51%)</i>	<i>56</i>	<i>56</i>	<i>112</i>	<i>44</i>	<i>44</i>	<i>88</i>	<i>1,360</i>
Primary Trips			54	53	107	44	40	84	1,308
F.F. Rest. w/o Drive-Thru	933	3,850 sq.ft.	58	39	97	55	54	109	1,332
<i>Pass-by Trips</i>	<i>934</i>	<i>49% (50%)</i>	<i>24</i>	<i>24</i>	<i>48</i>	<i>27</i>	<i>27</i>	<i>54</i>	<i>666</i>
Primary Trips			34	15	49	28	27	55	666

Note: Pass-by rates written as *AM%* (*PM%* and *ADT%*).

Based on the trip generation analysis, as described in Table 2, the highest trip generating land use that could reasonably be developed within the project site would be a Convenience Market.

² Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 3rd Edition, 2014.



Analysis Results

The trip generation calculations show that under the existing R1-10 zone, the subject site could reasonably generate up to 25 morning peak hour trips, 26 evening peak hour trips, and 110 average weekday trips. Under the proposed CC zone, the site could reasonably generate up to 107 net new morning peak hour trips, 84 net new evening peak hour trips, and 1,308 net new average weekday trips. Accordingly, the net change in the trip generation potential of the site after the proposed rezone is projected to increase by 82 morning peak hour trips, 58 evening peak hour trips, and 1,198 average weekday trips.

The trip generation estimates are summarized in Table 3 below. Detailed trip generation calculations are included in the technical appendix to this report.

Table 3: Trip Generation Summary

	ITE Code	Size	Morning Peak Hour			Evening Peak Hour			Weekday Total
			Enter	Exit	Total	Enter	Exit	Total	
Existing R1-10 Zone									
Day Care Center	565	2,300 sq.ft.	13	12	25	12	14	26	110
Proposed CC Zone									
Convenience Market	851	3,500 sq.ft.	110	109	219	88	84	172	2,668
<i>Pass-by Trips</i>	<i>851</i>	<i>51% (51%)</i>	<i>56</i>	<i>56</i>	<i>112</i>	<i>44</i>	<i>44</i>	<i>88</i>	<i>1,360</i>
Primary Trips			54	53	107	44	40	84	1,308
Net Change in Site Trip Generation Potential			41	41	82	32	26	58	1,198

Trip Distribution

The trip distribution of the proposed development was derived using the Southwest Washington Regional Transportation Council (RTC) transportation system model. The project site is located within Transportation Analysis Zone (TAZ) #84 for which a select zone analysis was run to determine the distribution of site trips entering and exiting the zone.



Using information from the RTC model, the following trip distribution is projected for existing year 2019 conditions and future year 2039 conditions:

Year 2019 Existing Conditions

- Approximately 45 percent of site trips will travel to/from the south along NW Lakeshore Avenue;
- Approximately 29 percent of site trips will travel to/from the east along NW Bliss Road;
- Approximately 13 percent of site trips will travel to/from the north along NW Seward Road;
- Approximately 8 percent of site trips will travel to/from the east along NW 119th Street; and
- Approximately 5 percent of site trips will travel to/from locales within the immediate site vicinity.

Year 2039 Future Conditions

- Approximately 49 percent of site trips will travel to/from the south along NW Lakeshore Avenue;
- Approximately 20 percent of site trips will travel to/from the east along NW Bliss Road;
- Approximately 19 percent of site trips will travel to/from the north along NW Seward Road;
- Approximately 8 percent of site trips will travel to/from the east along NW 119th Street; and
- Approximately 4 percent of site trips will travel to/from locales within the immediate site vicinity.

The trip assignment for the net potential of site trips that could be generated as a result of the proposed zone change is shown in Figure 2 on page 10 for the morning and evening peak hours.

Modal Split

The surrounding site vicinity provides a variety of multi-modal opportunities for travel to/from the site. Under existing conditions, sidewalks are generally provided along the south side of NW 127th Street and intermittently along the north side of the roadway. NW 36th Avenue, which is located approximately 120 feet east of the site, provides sidewalks and bicycle lanes along both sides of the street. In addition, bus stops serving *Route #9 – Felida* are located near the intersection of NW 127th Street at NW 36th Avenue.

Upon assessing the types of uses that could be developed under an R1-10 zone and CC zone and the fact that both zones are consistent with the zoning of the surrounding vicinity, it is expected that the multi-modal splits between the two zone and the overall multi-modal splits of the surrounding area will not vary significantly between existing and future conditions.



Future Traffic Volumes

Planning Horizon Volumes

To provide analysis of the potential impacts of the proposed zone change on the nearby transportation facilities, an estimate of future traffic volumes is required. In order to approximate the future year 2039 traffic volumes along NW 36th Avenue between NW 119th Street and NW Bliss Road, a compounded growth rate of two percent per year over a 20-year period was applied to the measured 2019 traffic volumes to estimate volumes under the 2039 planning horizon.

Figure 2 on page 10 shows the projected year 2039 planning horizon volumes at the intersection of NW 127th Street at NW 36th Avenue during the morning and evening peak hours.

Planning Horizon Volumes with Zone Change

The net change in potential peak hour trips calculated to be generated by the proposed zone change, as described earlier within the *Site Trips* section, were added to the projected year 2039 planning horizon traffic volumes to obtain the expected year 2039 planning horizon plus zone change volumes.

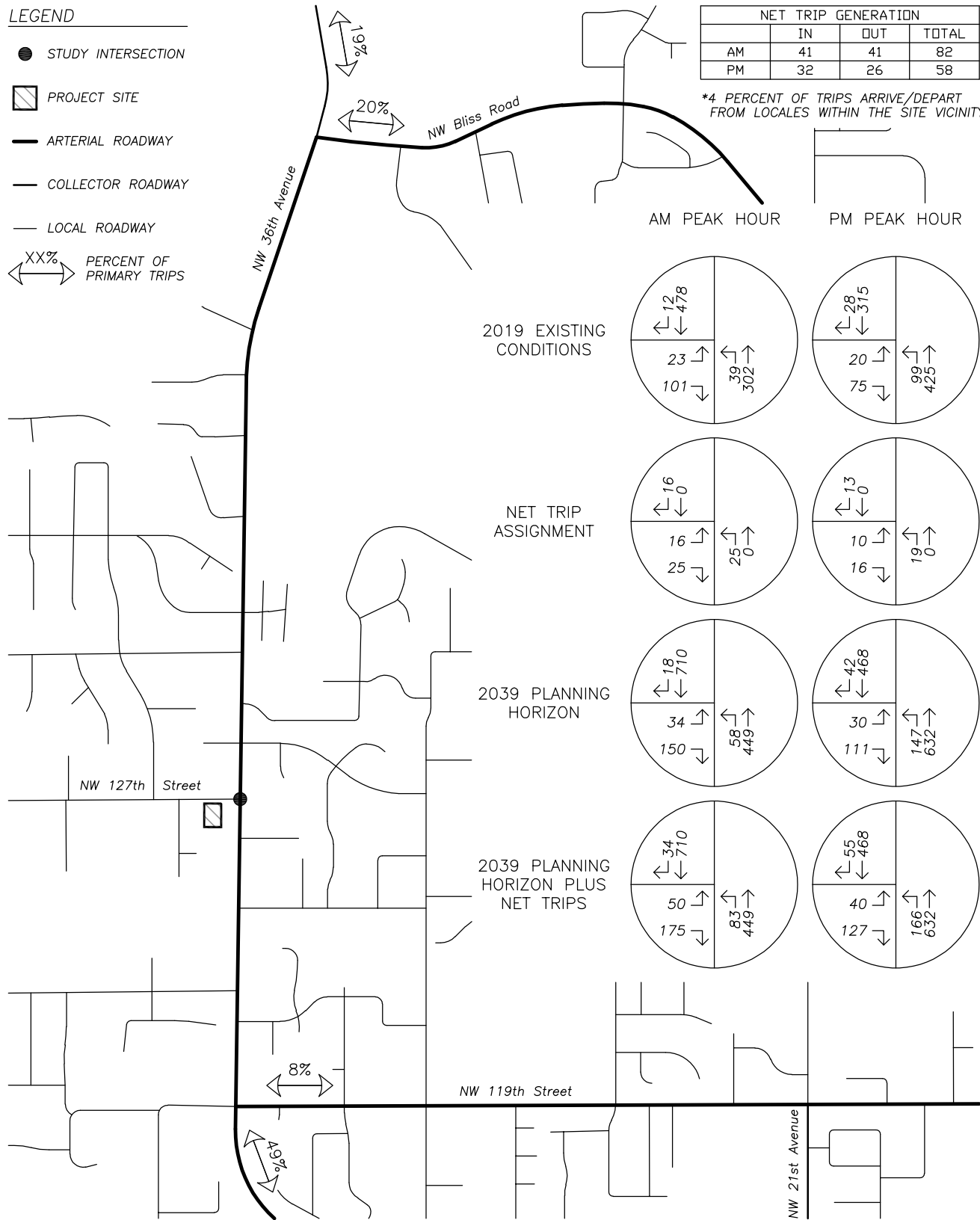
Figure 2 on page 10 shows the projected year 2039 planning horizon traffic volumes plus the net change in proposed zone change site trips at the intersection of NW 127th Street at NW 36th Avenue during the morning and evening peak hours.

LEGEND

- STUDY INTERSECTION
- ▣ PROJECT SITE
- ARTERIAL ROADWAY
- COLLECTOR ROADWAY
- LOCAL ROADWAY
- ↔ XX% PERCENT OF PRIMARY TRIPS

NET TRIP GENERATION			
	IN	OUT	TOTAL
AM	41	41	82
PM	32	26	58

*4 PERCENT OF TRIPS ARRIVE/DEPART FROM LOCALES WITHIN THE SITE VICINITY



TRAFFIC VOLUMES
 2019 Existing & 2039 Planning Horizon Conditions
 AM & PM Peak Hours



FIGURE
2

PAGE
10



Roadway Capacity Analysis

In accordance with Clark County’s Unified Development Code Section 40.350.020(G) – *Level of Service Standards*, a capacity analysis was conducted for the roadway segments of NW 36th Avenue between NW Bliss Road and between NW 127th Street, and NW 127th Street and NW 119th Street. The code section requires all collector and arterial roadway segments located within the Vancouver Urban Growth Area, but outside Vancouver city limits, as well as state highways of regional significance to have a maximum v/c ratio no greater than 0.90, measured independently for each direction of travel. Roadway volumes were determined utilizing the existing year 2019 volumes and the projected year 2039 planning horizon volumes, with and without the proposed zone change, at the intersection of NW 127th Street at NW 36th Avenue during the morning and evening peak hours. Roadway capacities were determined per Table 40.350.020-1 of the Clark County code based on the County roadway designation and classification.

The results of the roadway capacity analysis are shown in Table 7. The maximum observed v/c ratio along each roadway segment is reported for both the morning and evening peak hours.

Table 4: Roadway Capacity Analysis Summary

	Segment		Classification	Capacity (veh/hr)	Volume/Capacity	
	From	To			AM	PM
Year 2019 Existing Conditions						
NW 36th Avenue	NW 119th Street	NW 127th Street	M-2cb	900	0.64	0.58
	NW 127th Street	NW Bliss Road	M-2cb	900	0.54	0.49
Year 2039 Planning Horizon without Zone Change						
NW 36th Avenue	NW 119th Street	NW 127th Street	M-2cb	900	0.96	0.87
	NW 127th Street	NW Bliss Road	M-2cb	900	0.81	0.74
Year 2039 Planning Horizon with Zone Change						
NW 36th Avenue	NW 119th Street	NW 127th Street	M-2cb	900	0.98	0.89
	NW 127th Street	NW Bliss Road	M-2cb	900	0.83	0.75

BOLDED text indicates a roadway capacity in excess of 0.90.

Based on the detailed analysis, both roadway segments of NW 36th Avenue between NW 119th Street and NW Bliss Road are currently operating within Clark County’s 0.90 v/c ratio threshold of acceptable operation. However, by the 2039 planning horizon, the roadway segment between NW 119th Street and NW 127th Street is projected to operate with a v/c ratio greater than 0.90 during the morning peak hour, regardless of whether the proposed zone change is implemented. Given the morning peak hour appears to generally experience higher volumes of traffic compared to the evening peak hour, it’s assumed the largest nearby



contributors of traffic along the roadway segment may be generated Thomas Jefferson Middle School and Felida Elementary School to the southeast.

Clark County staff have recently identified the nearby intersection of NW 36th Avenue and NW Bliss Road to the north of the site as a project on the 2035 Capital Transportation needs 20-year project list.

It should be noted Clark County's roadway capacity threshold along NW 36th Avenue between NW 119th Street and NW 127th Street is exceeded under the 2039 planning horizon without the proposed zone change. In addition, the proposed zone change is only expected to potentially increase traffic in the critical direction of travel by a maximum of approximately 3 percent during the morning peak hour. However, the intended purpose of the proposed zone change is to utilize the existing single-family house as an annex to the pet clinic and repurpose the backyard as off-street parking. Accordingly, the proposed use will not generate additional trips in excess of what is currently allowed under the existing R1-10 zone. Specifically, a 2,300 square foot *Animal Hospital/ Veterinary Clinic* (code 640) is projected to generate 8 trips during the morning and evening peak hours, which is less than a similar sized daycare which generates 25 morning peak hour trips and 26 evening peak hour trips.

Conclusions

The trip generation calculations show that the net change in the trip generation potential of the site after the proposed rezone is projected to increase by 82 morning peak hour trips, 58 evening peak hour trips, and 1,198 average weekday trips.

The roadway segments of NW 36th Avenue between NW 119th Street and NW Bliss Road are currently operating within Clark County's 0.90 v/c ratio threshold of acceptable operation. However, by the 2039 planning horizon, the roadway segment between NW 119th Street and NW 127th Street is projected to operate with a v/c ratio greater than 0.90 during the morning peak hours, regardless of whether the proposed zone change is implemented.

The proposed Neighborhood Pet Clinic zone change project is not anticipated to cause any significant impacts to the transportation system within the site vicinity upon implementation. Accordingly, no significant traffic delays or congestion is expected to result due to the zone change.



Appendix

Total Vehicle Summary

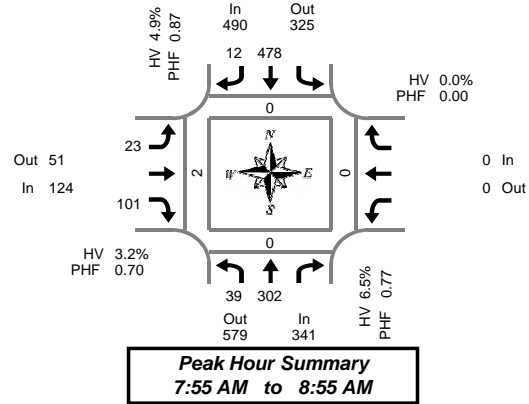


Clay Carney
(503) 833-2740

NW 36th Ave & NW 127th St

Tuesday, January 08, 2019

7:00 AM to 9:00 AM



5-Minute Interval Summary

7:00 AM to 9:00 AM

Interval Start Time	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Interval Total	Pedestrians Crosswalk			
	L	T	Bikes	T	R	Bikes	L	R	Bikes			Bikes		North	South	East	West
7:00 AM	0	20	0	25	0	0	3	11	0			0	59	0	0	0	0
7:05 AM	4	36	0	28	1	0	3	7	0			0	79	0	0	0	0
7:10 AM	4	21	0	33	2	0	1	6	0			0	67	0	0	0	0
7:15 AM	1	24	0	34	0	0	1	5	0			0	65	0	0	0	0
7:20 AM	0	24	0	37	1	0	1	10	0			0	73	0	0	0	0
7:25 AM	8	17	0	33	0	0	0	9	0			0	67	0	0	0	0
7:30 AM	2	15	0	39	0	0	4	7	0			0	67	0	0	0	0
7:35 AM	0	15	0	46	1	0	0	8	0			0	70	0	0	0	0
7:40 AM	6	20	0	32	0	0	0	9	0			0	67	0	0	0	0
7:45 AM	1	16	0	36	0	0	0	10	0			0	63	0	0	0	0
7:50 AM	2	14	0	31	1	0	3	8	0			0	59	0	0	0	0
7:55 AM	1	14	0	36	0	0	1	15	0			0	67	0	0	0	0
8:00 AM	1	24	0	52	1	0	0	5	0			0	83	0	0	0	0
8:05 AM	3	20	0	31	1	0	0	16	0			0	71	0	0	0	0
8:10 AM	2	20	0	37	0	0	2	8	0			0	69	0	0	0	0
8:15 AM	5	29	0	49	1	0	5	13	0			0	102	0	0	0	0
8:20 AM	8	25	0	28	2	0	2	11	0			0	76	0	0	0	0
8:25 AM	5	34	0	34	2	0	3	7	0			0	85	0	0	0	1
8:30 AM	6	33	0	46	1	0	3	5	0			0	94	0	0	0	1
8:35 AM	3	25	0	47	2	0	1	4	0			0	82	0	0	0	0
8:40 AM	0	23	0	45	0	0	2	9	0			0	79	0	0	0	0
8:45 AM	3	29	0	29	0	0	2	4	0			0	67	0	0	0	0
8:50 AM	2	26	0	44	2	0	2	4	0			0	80	0	0	0	0
8:55 AM	3	24	0	30	0	0	1	5	0			0	63	0	0	0	0
Total Survey	70	548	0	882	18	0	40	196	0			0	1,754	0	0	0	2

15-Minute Interval Summary

7:00 AM to 9:00 AM

Interval Start Time	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Interval Total	Pedestrians Crosswalk			
	L	T	Bikes	T	R	Bikes	L	R	Bikes			Bikes		North	South	East	West
7:00 AM	8	77	0	86	3	0	7	24	0			0	205	0	0	0	0
7:15 AM	9	65	0	104	1	0	2	24	0			0	205	0	0	0	0
7:30 AM	8	50	0	117	1	0	4	24	0			0	204	0	0	0	0
7:45 AM	4	44	0	103	1	0	4	33	0			0	189	0	0	0	0
8:00 AM	6	64	0	120	2	0	2	29	0			0	223	0	0	0	0
8:15 AM	18	88	0	111	5	0	10	31	0			0	263	0	0	0	1
8:30 AM	9	81	0	138	3	0	6	18	0			0	255	0	0	0	1
8:45 AM	8	79	0	103	2	0	5	13	0			0	210	0	0	0	0
Total Survey	70	548	0	882	18	0	40	196	0			0	1,754	0	0	0	2

Peak Hour Summary

7:55 AM to 8:55 AM

By Approach	Northbound NW 36th Ave				Southbound NW 36th Ave				Eastbound NW 127th St				Westbound NW 127th St				Total	Pedestrians Crosswalk			
	In	Out	Total	Bikes	In	Out	Total	Bikes	In	Out	Total	Bikes	In	Out	Total	Bikes		North	South	East	West
Volume	341	579	920	0	490	325	815	0	124	51	175	0	0	0	0	0	955	0	0	0	2
%HV	6.5%				4.9%				3.2%				0.0%				5.2%				
PHF	0.77				0.87				0.70				0.00				0.91				

By Movement	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Total				
	L	T	Total	T	R	Total	L	R	Total			Total					
Volume	39	302	341	478	12	490	23	101	124			0	955				
%HV	0.0%	7.3%	NA	6.5%	NA	5.0%	0.0%	4.9%	4.3%	NA	3.0%	3.2%	NA	NA	NA	0.0%	5.2%
PHF	0.51	0.82	0.77	0.87	0.60	0.87	0.58	0.68	0.70			0.00	0.91				

Rolling Hour Summary

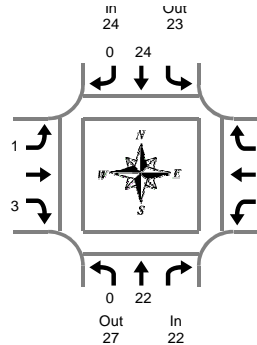
7:00 AM to 9:00 AM

Interval Start Time	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Interval Total	Pedestrians Crosswalk			
	L	T	Bikes	T	R	Bikes	L	R	Bikes			Bikes		North	South	East	West
7:00 AM	29	236	0	410	6	0	17	105	0			0	803	0	0	0	0
7:15 AM	27	223	0	444	5	0	12	110	0			0	821	0	0	0	0
7:30 AM	36	246	0	451	9	0	20	117	0			0	879	0	0	0	1
7:45 AM	37	277	0	472	11	0	22	111	0			0	930	0	0	0	2
8:00 AM	41	312	0	472	12	0	23	91	0			0	951	0	0	0	2

Heavy Vehicle Summary



Clay Carney
(503) 833-2740



Peak Hour Summary
7:55 AM to 8:55 AM

NW 36th Ave & NW 127th St

Tuesday, January 08, 2019

7:00 AM to 9:00 AM

Heavy Vehicle 5-Minute Interval Summary 7:00 AM to 9:00 AM

Interval Start Time	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Interval Total
	L	T	Total	T	R	Total	L	R	Total			Total	
7:00 AM	0	0	0	1	0	1	0	0	0	0	0	0	1
7:05 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:10 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	1	1	0	0	0	0	0	0	0	0	0	1
7:20 AM	0	1	1	1	1	2	0	0	0	0	0	0	3
7:25 AM	0	1	1	1	0	1	0	0	0	0	0	0	2
7:30 AM	0	1	1	0	0	0	0	1	1	0	0	0	2
7:35 AM	0	0	0	3	0	3	0	0	0	0	0	0	3
7:40 AM	0	2	2	1	0	1	0	0	0	0	0	0	3
7:45 AM	0	1	1	0	0	0	0	0	0	0	0	0	1
7:50 AM	0	1	1	1	0	1	0	0	0	0	0	0	2
7:55 AM	0	2	2	4	0	4	0	1	1	0	0	0	7
8:00 AM	0	2	2	4	0	4	0	0	0	0	0	0	6
8:05 AM	0	2	2	0	0	0	0	0	0	0	0	0	2
8:10 AM	0	3	3	1	0	1	0	1	1	0	0	0	5
8:15 AM	0	4	4	2	0	2	1	0	1	0	0	0	7
8:20 AM	0	0	0	1	0	1	0	0	0	0	0	0	1
8:25 AM	0	2	2	3	0	3	0	0	0	0	0	0	5
8:30 AM	0	1	1	2	0	2	0	0	0	0	0	0	3
8:35 AM	0	2	2	3	0	3	0	1	1	0	0	0	6
8:40 AM	0	1	1	2	0	2	0	0	0	0	0	0	3
8:45 AM	0	2	2	0	0	0	0	0	0	0	0	0	2
8:50 AM	0	1	1	2	0	2	0	0	0	0	0	0	3
8:55 AM	0	0	0	3	0	3	0	0	0	0	0	0	3
Total Survey	0	30	30	35	1	36	1	4	5	0	0	0	71

Heavy Vehicle 15-Minute Interval Summary 7:00 AM to 9:00 AM

Interval Start Time	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Interval Total
	L	T	Total	T	R	Total	L	R	Total			Total	
7:00 AM	0	0	0	1	0	1	0	0	0	0	0	0	1
7:15 AM	0	3	3	2	1	3	0	0	0	0	0	0	6
7:30 AM	0	3	3	4	0	4	0	1	1	0	0	0	8
7:45 AM	0	4	4	5	0	5	0	1	1	0	0	0	10
8:00 AM	0	7	7	5	0	5	0	1	1	0	0	0	13
8:15 AM	0	6	6	6	0	6	1	0	1	0	0	0	13
8:30 AM	0	4	4	7	0	7	0	1	1	0	0	0	12
8:45 AM	0	3	3	5	0	5	0	0	0	0	0	0	8
Total Survey	0	30	30	35	1	36	1	4	5	0	0	0	71

Heavy Vehicle Peak Hour Summary 7:55 AM to 8:55 AM

By Approach	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Total
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Volume	22	27	49	24	23	47	4	0	4	0	0	0	50
PHF	0.61			0.75			0.50			0.00			0.83

By Movement	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Total
	L	T	Total	T	R	Total	L	R	Total			Total	
Volume	0	22	22	24	0	24	1	3	4			0	50
PHF	0.00	0.61	0.61	0.75	0.00	0.75	0.25	0.75	0.50			0.00	0.83

Heavy Vehicle Rolling Hour Summary 7:00 AM to 9:00 AM

Interval Start Time	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Interval Total
	L	T	Total	T	R	Total	L	R	Total			Total	
7:00 AM	0	10	10	12	1	13	0	2	2	0	0	0	25
7:15 AM	0	17	17	16	1	17	0	3	3	0	0	0	37
7:30 AM	0	20	20	20	0	20	1	3	4	0	0	0	44
7:45 AM	0	21	21	23	0	23	1	3	4	0	0	0	48
8:00 AM	0	20	20	23	0	23	1	2	3	0	0	0	46

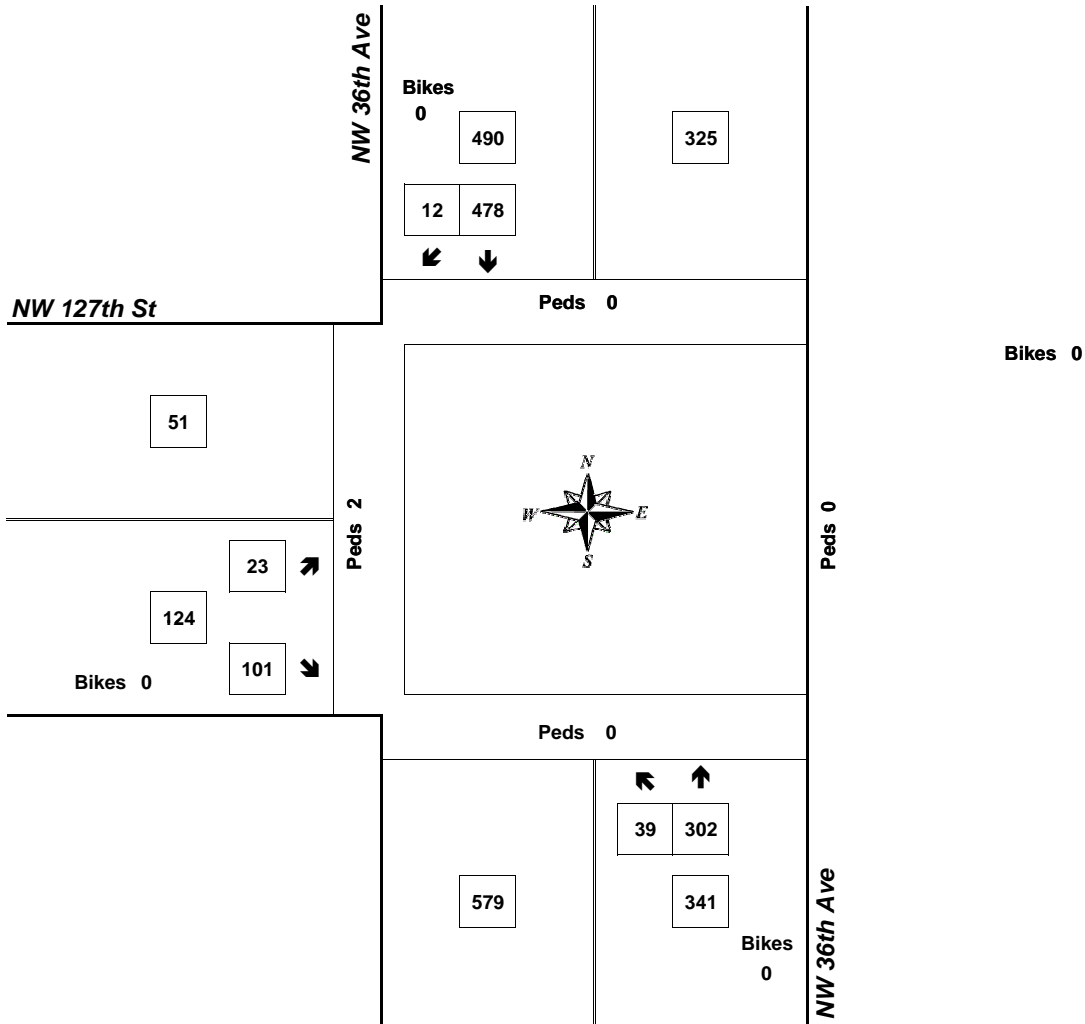
Peak Hour Summary



Clay Carney
(503) 833-2740

NW 36th Ave & NW 127th St

7:55 AM to 8:55 AM
Tuesday, January 08, 2019



Approach	PHF	HV%	Volume
EB	0.70	3.2%	124
WB	0.00	0.0%	0
NB	0.77	6.5%	341
SB	0.87	4.9%	490
Intersection	0.91	5.2%	955

Count Period: 7:00 AM to 9:00 AM

Total Vehicle Summary

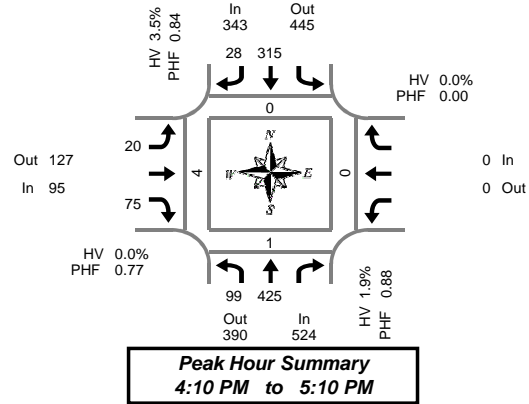


Clay Carney
(503) 833-2740

NW 36th Ave & NW 127th St

Tuesday, January 08, 2019

4:00 PM to 6:00 PM



5-Minute Interval Summary

4:00 PM to 6:00 PM

Interval Start Time	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Interval Total	Pedestrians Crosswalk			
	L	T	Bikes	T	R	Bikes	L	R	Bikes			Bikes		North	South	East	West
4:00 PM	8	29	0	32	1	0	1	6	0			0	77	0	0	0	0
4:05 PM	5	28	0	41	0	0	3	4	0			0	81	0	0	0	0
4:10 PM	5	35	0	40	4	0	1	4	0			0	89	0	0	0	1
4:15 PM	6	31	0	29	1	0	2	10	0			0	79	0	0	0	0
4:20 PM	6	35	0	27	1	0	4	10	0			0	83	0	0	0	0
4:25 PM	5	42	0	29	5	0	0	2	0			0	83	0	0	0	0
4:30 PM	10	32	0	28	1	0	1	9	0			0	81	0	1	0	0
4:35 PM	7	26	0	27	3	0	1	5	0			0	69	0	0	0	1
4:40 PM	12	38	0	18	1	1	0	7	0			0	76	0	0	0	0
4:45 PM	8	38	0	22	2	0	2	4	0			0	76	0	0	0	0
4:50 PM	8	31	0	23	1	0	5	8	0			0	76	0	0	0	0
4:55 PM	7	35	0	22	4	0	1	5	0			0	74	0	0	0	0
5:00 PM	12	27	2	30	2	0	1	8	0			0	80	0	0	0	1
5:05 PM	13	55	0	20	3	0	2	3	0			0	96	0	0	0	1
5:10 PM	10	39	0	23	0	0	3	1	0			0	76	0	0	0	1
5:15 PM	6	30	0	22	5	0	1	4	0			0	68	0	0	0	1
5:20 PM	6	41	0	28	3	0	2	6	0			0	86	0	0	0	0
5:25 PM	7	35	0	29	3	0	1	2	0			0	77	0	0	0	0
5:30 PM	6	41	0	22	2	0	1	4	0			0	76	0	0	0	0
5:35 PM	13	33	0	29	2	0	1	6	0			0	84	0	0	0	0
5:40 PM	9	35	0	35	2	0	1	2	0			0	84	0	0	0	0
5:45 PM	7	25	0	18	2	0	1	6	0			0	59	0	0	0	0
5:50 PM	5	36	0	28	1	0	2	1	0			0	73	0	0	0	0
5:55 PM	8	26	0	18	3	0	0	3	0			0	58	0	0	0	0
Total Survey	189	823	2	640	52	1	37	120	0			0	1,861	0	1	0	6

15-Minute Interval Summary

4:00 PM to 6:00 PM

Interval Start Time	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Interval Total	Pedestrians Crosswalk			
	L	T	Bikes	T	R	Bikes	L	R	Bikes			Bikes		North	South	East	West
4:00 PM	18	92	0	113	5	0	5	14	0			0	247	0	0	0	1
4:15 PM	17	108	0	85	7	0	6	22	0			0	245	0	0	0	0
4:30 PM	29	96	0	73	5	1	2	21	0			0	226	0	1	0	1
4:45 PM	23	104	0	67	7	0	8	17	0			0	226	0	0	0	0
5:00 PM	35	121	2	73	5	0	6	12	0			0	252	0	0	0	3
5:15 PM	19	106	0	79	11	0	4	12	0			0	231	0	0	0	1
5:30 PM	28	109	0	86	6	0	3	12	0			0	244	0	0	0	0
5:45 PM	20	87	0	64	6	0	3	10	0			0	190	0	0	0	0
Total Survey	189	823	2	640	52	1	37	120	0			0	1,861	0	1	0	6

Peak Hour Summary

4:10 PM to 5:10 PM

By Approach	Northbound NW 36th Ave				Southbound NW 36th Ave				Eastbound NW 127th St				Westbound NW 127th St				Total	Pedestrians Crosswalk			
	In	Out	Total	Bikes	In	Out	Total	Bikes	In	Out	Total	Bikes	In	Out	Total	Bikes		North	South	East	West
Volume	524	390	914	2	343	445	788	1	95	127	222	0	0	0	0	0	962	0	1	0	4
%HV	1.9%				3.5%				0.0%				0.0%				2.3%				
PHF	0.88				0.84				0.77				0.00				0.96				

By Movement	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Total				
	L	T	Total	T	R	Total	L	R	Total			Total					
Volume	99	425	524	315	28	343	20	75	95			0	962				
%HV	0.0%	2.4%	NA	1.9%	NA	3.5%	3.6%	3.5%	0.0%	NA	0.0%	0.0%	NA	NA	NA	0.0%	2.3%
PHF	0.77	0.91	0.88	0.82	0.78	0.84	0.63	0.78	0.77			0.00	0.96				

Rolling Hour Summary

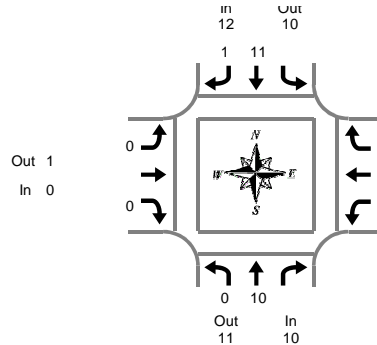
4:00 PM to 6:00 PM

Interval Start Time	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Interval Total	Pedestrians Crosswalk			
	L	T	Bikes	T	R	Bikes	L	R	Bikes			Bikes		North	South	East	West
4:00 PM	87	400	0	338	24	1	21	74	0			0	944	0	1	0	2
4:15 PM	104	429	2	298	24	1	22	72	0			0	949	0	1	0	4
4:30 PM	106	427	2	292	28	1	20	62	0			0	935	0	1	0	5
4:45 PM	105	440	2	305	29	0	21	53	0			0	953	0	1	0	4
5:00 PM	102	423	2	302	28	0	16	46	0			0	917	0	0	0	4

Heavy Vehicle Summary



Clay Carney
(503) 833-2740



Peak Hour Summary
4:10 PM to 5:10 PM

NW 36th Ave & NW 127th St

Tuesday, January 08, 2019

4:00 PM to 6:00 PM

Heavy Vehicle 5-Minute Interval Summary

4:00 PM to 6:00 PM

Interval Start Time	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Interval Total
	L	T	Total	T	R	Total	L	R	Total			Total	
4:00 PM	1	0	1	0	0	0	0	1	1			0	2
4:05 PM	0	0	0	1	0	1	0	1	1			0	2
4:10 PM	0	1	1	1	0	1	0	0	0			0	2
4:15 PM	0	1	1	1	0	1	0	0	0			0	2
4:20 PM	0	0	0	1	0	1	0	0	0			0	1
4:25 PM	0	2	2	0	0	0	0	0	0			0	2
4:30 PM	0	0	0	1	0	1	0	0	0			0	1
4:35 PM	0	1	1	2	0	2	0	0	0			0	3
4:40 PM	0	0	0	2	0	2	0	0	0			0	2
4:45 PM	0	1	1	1	0	1	0	0	0			0	2
4:50 PM	0	1	1	1	0	1	0	0	0			0	2
4:55 PM	0	0	0	1	1	2	0	0	0			0	2
5:00 PM	0	0	0	0	0	0	0	0	0			0	0
5:05 PM	0	3	3	0	0	0	0	0	0			0	3
5:10 PM	0	0	0	0	0	0	0	0	0			0	0
5:15 PM	0	0	0	0	0	0	0	0	0			0	0
5:20 PM	0	1	1	0	0	0	0	0	0			0	1
5:25 PM	1	0	1	0	0	0	0	0	0			0	1
5:30 PM	0	0	0	0	0	0	0	0	0			0	0
5:35 PM	0	0	0	0	0	0	0	0	0			0	0
5:40 PM	0	0	0	1	0	1	0	0	0			0	1
5:45 PM	0	0	0	1	0	1	0	0	0			0	1
5:50 PM	0	0	0	1	0	1	0	0	0			0	1
5:55 PM	0	0	0	0	0	0	0	0	0			0	0
Total Survey	2	11	13	15	1	16	0	2	2			0	31

Heavy Vehicle 15-Minute Interval Summary

4:00 PM to 6:00 PM

Interval Start Time	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Interval Total
	L	T	Total	T	R	Total	L	R	Total			Total	
4:00 PM	1	1	2	2	0	2	0	2	2			0	6
4:15 PM	0	3	3	2	0	2	0	0	0			0	5
4:30 PM	0	1	1	5	0	5	0	0	0			0	6
4:45 PM	0	2	2	3	1	4	0	0	0			0	6
5:00 PM	0	3	3	0	0	0	0	0	0			0	3
5:15 PM	1	1	2	0	0	0	0	0	0			0	2
5:30 PM	0	0	0	1	0	1	0	0	0			0	1
5:45 PM	0	0	0	2	0	2	0	0	0			0	2
Total Survey	2	11	13	15	1	16	0	2	2			0	31

Heavy Vehicle Peak Hour Summary

4:10 PM to 5:10 PM

By Approach	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Total
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Volume	10	11	21	12	10	22	0	1	1	0	0	0	22
PHF	0.83			0.60			0.00			0.00			0.79

By Movement	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Total
	L	T	Total	T	R	Total	L	R	Total			Total	
Volume	0	10	10	11	1	12	0	0	0			0	22
PHF	0.00	0.83	0.83	0.55	0.25	0.60	0.00	0.00	0.00			0.00	0.79

Heavy Vehicle Rolling Hour Summary

4:00 PM to 6:00 PM

Interval Start Time	Northbound NW 36th Ave			Southbound NW 36th Ave			Eastbound NW 127th St			Westbound NW 127th St			Interval Total
	L	T	Total	T	R	Total	L	R	Total			Total	
4:00 PM	1	7	8	12	1	13	0	2	2			0	23
4:15 PM	0	9	9	10	1	11	0	0	0			0	20
4:30 PM	1	7	8	8	1	9	0	0	0			0	17
4:45 PM	1	6	7	4	1	5	0	0	0			0	12
5:00 PM	1	4	5	3	0	3	0	0	0			0	8

Peak Hour Summary

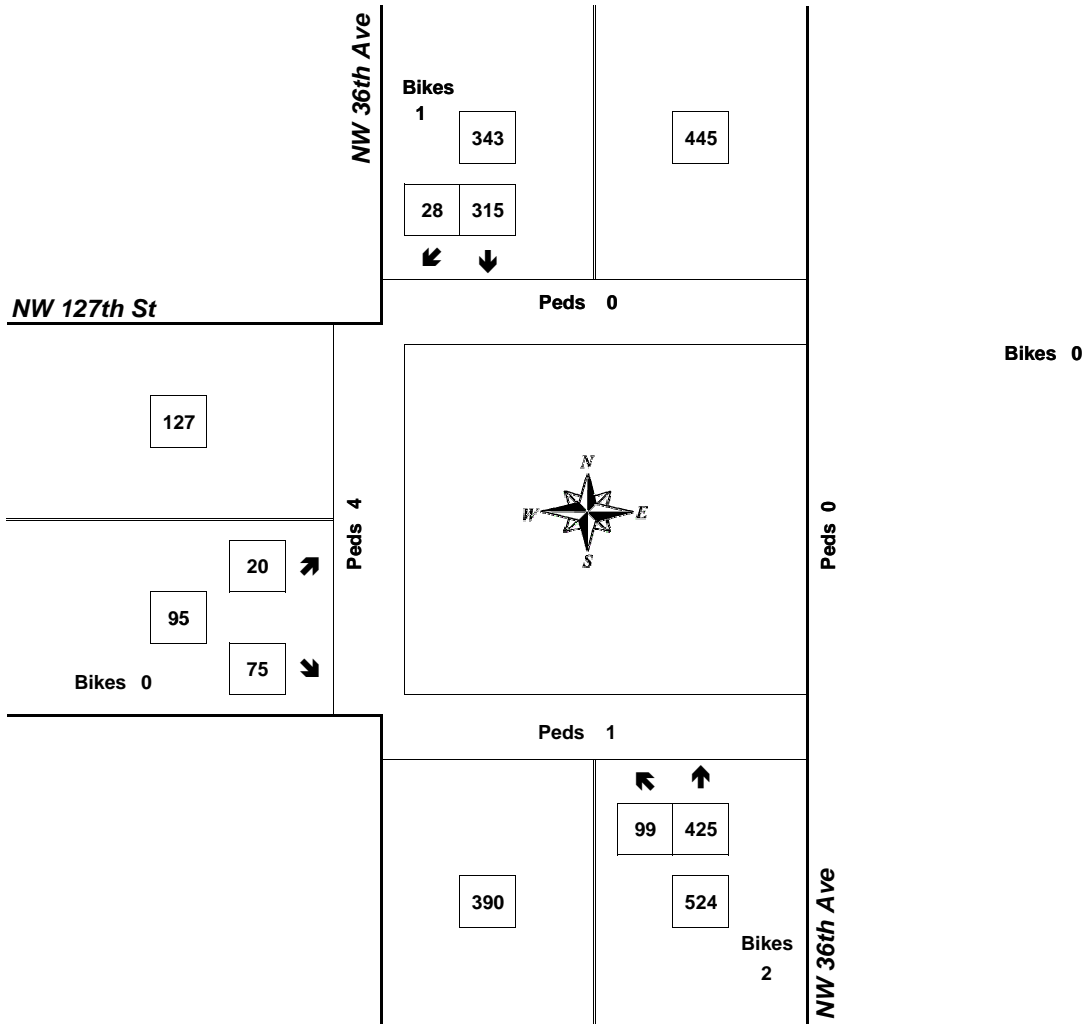


Clay Carney
(503) 833-2740

NW 36th Ave & NW 127th St

4:10 PM to 5:10 PM

Tuesday, January 08, 2019



Approach	PHF	HV%	Volume
EB	0.77	0.0%	95
WB	0.00	0.0%	0
NB	0.88	1.9%	524
SB	0.84	3.5%	343
Intersection	0.96	2.3%	962

Count Period: 4:00 PM to 6:00 PM



TRIP GENERATION CALCULATIONS
Existing R1-10 Zone

Land Use: Day Care Center
Land Use Code: 565
Setting/Location: General Urban/Suburban
Variable: 1,000 Sq Ft Gross Floor Area
Variable Value: 2.3

AM PEAK HOUR

Trip Rate: 11.00

	Enter	Exit	Total
Directional Distribution	53%	47%	
Trip Ends	13	12	25

PM PEAK HOUR

Trip Rate: 11.12

	Enter	Exit	Total
Directional Distribution	47%	53%	
Trip Ends	12	14	26

WEEKDAY

Trip Rate: 47.62

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	55	55	110

SATURDAY

Trip Rate: 6.22

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	7	7	14



TRIP GENERATION CALCULATIONS Proposed CC Zone

Land Use: Medical-Dental Office Building
Land Use Code: 720
Setting/Location: General Urban/Suburban
Variable: 1,000 Sq Ft Gross Floor Area
Variable Quantity: 4.0

AM PEAK HOUR

Trip Rate: 2.78

	Enter	Exit	Total
Directional Distribution	78%	22%	
Trip Ends	9	2	11

PM PEAK HOUR

Trip Rate: 3.46

	Enter	Exit	Total
Directional Distribution	28%	72%	
Trip Ends	4	10	14

WEEKDAY

Trip Rate: 34.80

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	70	70	140

SATURDAY

Trip Rate: 8.57

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	17	17	34



TRIP GENERATION CALCULATIONS
Proposed CC Zone

Land Use: Convenience Market
Land Use Code: 851
Setting/Location: General Urban/Suburban
Variable: 1,000 Sq Ft Gross Floor Area
Variable Value: 3.5

AM PEAK HOUR

Trip Rate: 62.54

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	110	109	219

PM PEAK HOUR

Trip Rate: 49.11

	Enter	Exit	Total
Directional Distribution	51%	49%	
Trip Ends	88	84	172

WEEKDAY

Trip Rate: 762.28

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	1,334	1,334	2,668

SATURDAY

Trip Rate: 1084.17

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	1,897	1,897	3,794



TRIP GENERATION CALCULATIONS Proposed CC Zone

Land Use: Fast-Food Restaurant without a Drive-Thru Window
Land Use Code: 933
Setting/Location: General Urban/Suburban
Variable: 1,000 Sq. Ft. GFA
Variable Value: 3.85

AM PEAK HOUR

Trip Rate: 25.10

	Enter	Exit	Total
Directional Distribution	60%	40%	
Trip Ends	58	39	97

PM PEAK HOUR

Trip Rate: 28.34

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	55	54	109

WEEKDAY

Trip Rate: 346.23

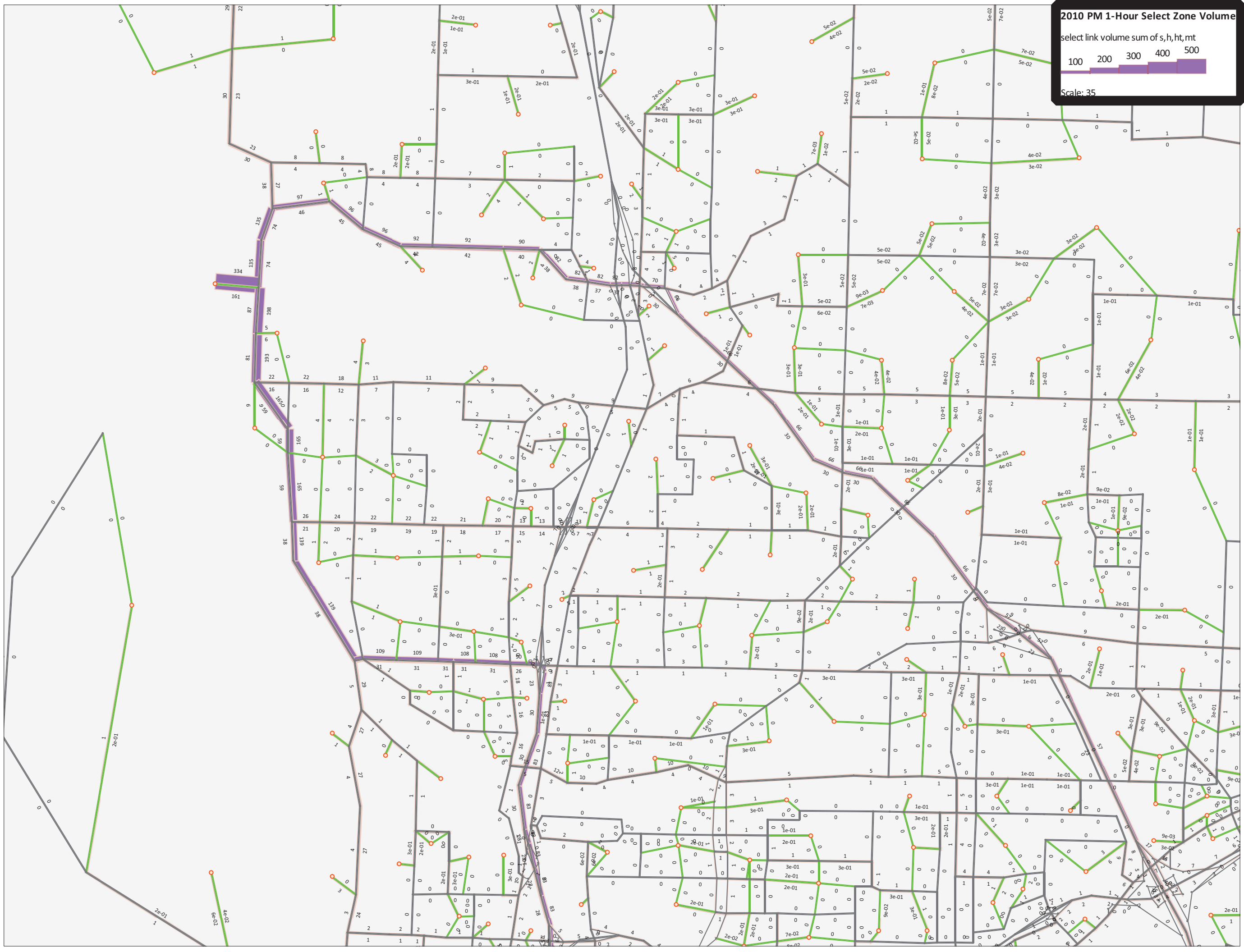
	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	666	666	1,332

SATURDAY

Trip Rate: 696.00

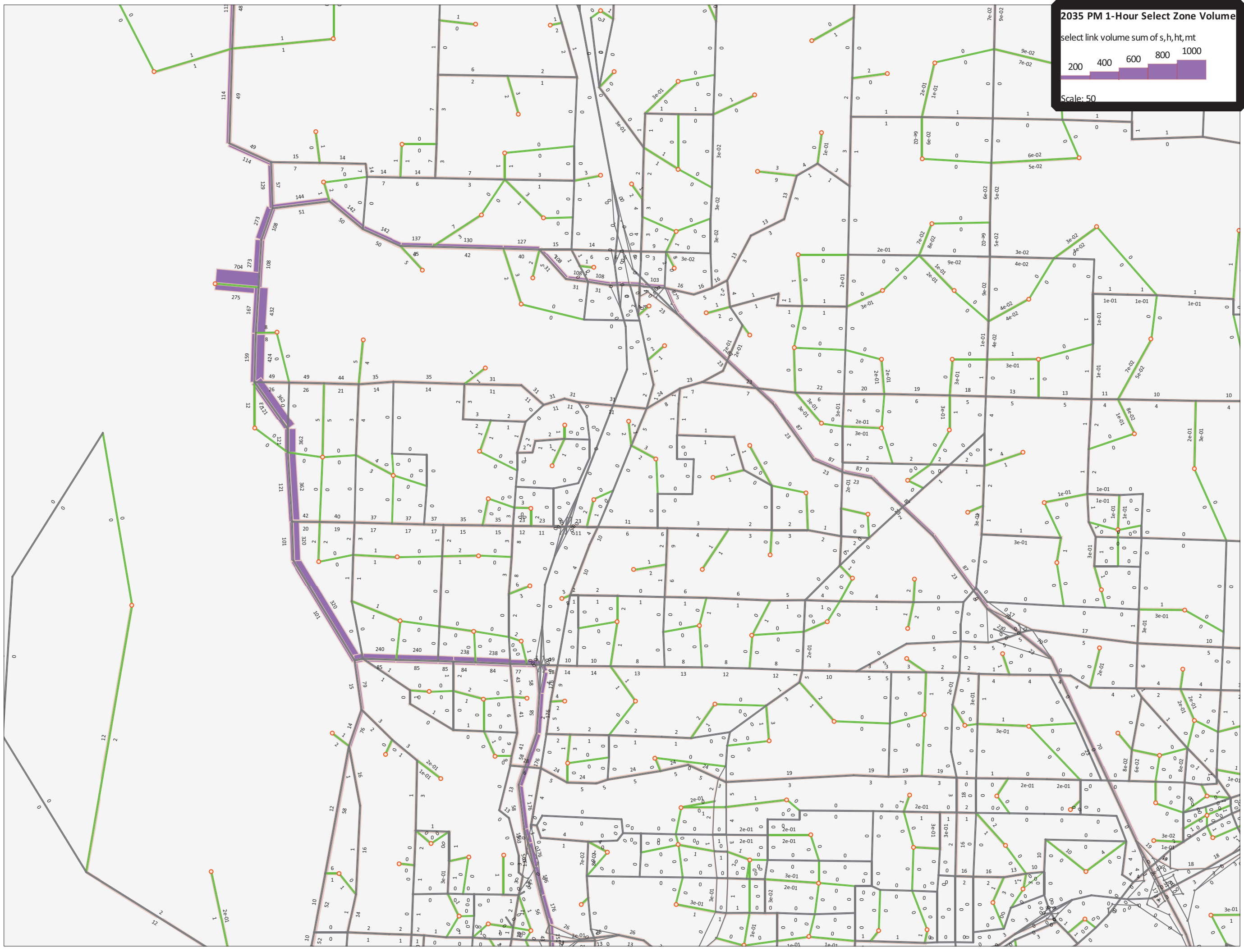
	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	1,340	1,340	2,680

2010 PM 1-Hour Select Zone Volume
 select link volume sum of s,h,ht,mt
 100 200 300 400 500
 Scale: 35



2035 PM 1-Hour Select Zone Volume
select link volume sum of s,h,ht,mt

200 400 600 800 1000
Scale: 50





CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT
LAND USE REVIEW

SEPA Environmental Checklist

WAC 197-11-960

Rev 12.3.18

Working together. Securing your safety. Protecting your investment.

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.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Neighborhood Pet Clinic

2. Name of applicant:

*Dr. Jackie Rinta P.O. Box 696 Ridgefield WA 98642
360.698.5692 rintafam@comcast.net*

3. Address and phone number of applicant and contact person:

*Standridge Design, Inc. Attn: Greta Holmstrom
113 W 7th St, Ste 200, Vancouver, WA 98660
360-597-9240 x104*

4. Date checklist prepared:

January 31, 2019

5. Agency requesting checklist:

Clark County

6. Proposed timing or schedule (including phasing, if applicable):

Spring 2020 for site development

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None known

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Future site plan and engineering review for parking lot.

10. List any government approvals or permits that will be needed for your proposal, if known.

Comprehensive Plan Amendment, Zone Change, Site Plan Review.

II. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask 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.)

Proposed Comprehensive Plan Amendment & Zone Change to utilize portions of the subject 0.29 acre site for improvements associated with adjacent commercial use (Neighborhood Pet Clinic).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity

map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
3613 NW 127th St, Vancouver WA 98685 SE Quarter of Sec 29, T3N, R1E, WM.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

0%-1%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Hillsboro silt loam. No prime farmland.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

None at this time.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

TBD

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None at this time

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None at this time.

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

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

NONE AT THIS TIME

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

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

None

- 2) *Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.*

No

- 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.*

N/A

- 4) *Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.*

No

- 5) *Does the proposal lie within a 100-year floodplain? If so, note 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 Water: [\[help\]](#)

- 1) *Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.*

No

- 2) *Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.*

N/A

c. Water runoff (including stormwater):

- 1) *Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.*

None at this time

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None at this time

4. **Plants** [\[help\]](#)

a. Check the 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

Orchards, vineyards or other permanent crops.

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 at this time

c. List threatened and endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A

e. List all noxious weeds and invasive species known to be on or near the site.

None known

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, **songbirds**, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None known

c. Is the site part of a migration route? If so, explain.

Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any:

NONE AT THIS TIME

e. List any invasive animal species known to be on or near the site.

None known

6. Energy and Natural Resources [\[help\]](#)

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.

None at this time.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally 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, if any:

n/a

7. Environmental Health [\[help\]](#)

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, describe.

No

1) Describe any known or possible contamination at the site from present or past uses.

None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

4) Describe special emergency services that might be required.

None

5) Proposed measures to reduce or control environmental health hazards, if any:

n/a

b. Noise

1) *What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?*

None

2) *What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.*

None for this non-project proposal

3) *Proposed measures to reduce or control noise impacts, if any:*

n/a

8. Land and Shoreline Use [\[help\]](#)

a. *What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.*

The site is presently occupied by a single family residence. North, south and west of the site is residential. To the east is commercial.

b. *Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?*

No

1) *Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:*

No

c. *Describe any structures on the site.*

One single family residence

d. *Will any structures be demolished? If so, what?*

No

e. *What is the current zoning classification of the site?*

R1-10

f. *What is the current comprehensive plan designation of the site?*

Urban Low Residential

g. *If applicable, what is the current shoreline master program designation of the site?*

n/a

h. *Has any part of the site been classified as a critical area by the city or county? If so, specify.*

No

i. *Approximately how many people would reside or work in the completed project?*

Approximately 4 people would work

j. *Approximately how many people would the completed project displace?*

None

k. *Proposed measures to avoid or reduce displacement impacts, if any:*

N/A

l. *Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:*

The proposal to update the land use to commercial is to provide needed off-street parking for an adjacent commercial use. This will improve compatibility with the neighborhood. All landscaping and screening standards will be followed during site development.

m. *Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:*

n/a

9. Housing [\[help\]](#)

a. *Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.*

none

b. *Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.*

None at this time

c. *Proposed measures to reduce or control housing impacts, if any:*

n/a

10. Aesthetics [\[help\]](#)

a. *What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?*

n/a

b. *What views in the immediate vicinity would be altered or obstructed?*

no

b. *Proposed measures to reduce or control aesthetic impacts, if any:*

n/a

11. Light and Glare [\[help\]](#)

a. *What type of light or glare will the proposal produce? What time of day would it mainly occur?*

None at this time

b. *Could light or glare from the finished project be a safety hazard or interfere with views?*

no

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, if any:

n/a

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

County park approximately 400' to the west

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None known

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

No site development is proposed at this time. At the time of development, available mapping will be consulted.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None at this time

14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The subject site fronts NW 127th Street

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The nearest C-trans route is approx. 100 feet to the east along NW 36th Ave

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Approximately 4 or 5, none will be eliminated

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

NONE KNOWN

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

no

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Per the Traffic Analysis, the zone change could potentially increase by 82 morning trips & 58 evening trips. However, this proposed parking lot for the existing adjacent Pet Clinic will not increase daily trips.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

n/a

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

no

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

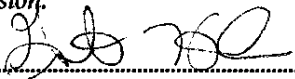
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None at this time

C. Signature [\[HELP\]](#)

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: 
Name of signee Greta Holmstrom
Position and Agency/Organization Standridge Design
Date Submitted: 1/31/19

D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

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 the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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

N/A

Proposed measures to avoid or reduce such increases are:

N/A

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

N/A

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

N/A

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

N/A

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

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas 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?

N/A

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

N/A

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

The subject site is adjacent to existing commercially zoned land developed with existing structures. The existing commercially-zoned land supply is unable to support amenities necessary for the existing commercial development, such as off-street parking. The proposed comprehensive plan and zone change will promote viability and neighborhood compatibility for the existing commercial uses.

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

Future development will meet landscape and screening standards provided in the code.

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

n/a

Proposed measures to reduce or respond to such demand(s) are:

n/a

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

n/a



Pre-Application Conference FINAL Report

Project Name:	Neighborhood Pet Clinic
Case Number:	PAC2018-00136
Location:	3613 NW 127 th St, Vancouver, WA 98685 SE Quarter of Section 29 Township 3 North, Range 1 East of the Willamette Meridian
Parcel Number(s):	0118138224
Site Size:	.29 acres
Request:	A request to amend the Comprehensive Plan and Zoning Maps from Urban Low Residential (R 1-10) to Community Commercial (CC).
Applicant:	Dr. Jackie Rinta PO Box 696 Ridgefield, WA 98642 360-698-5692 rintafam@comcast.net
Contact Person:	Ed Greer Greer & Greer, Inc Land Use Planning 13023 NE Hwy 99, Ste 7-126 Vancouver, WA 98686 360-904-4964 ed@ed-greer.net
Property Owner:	Darren and Jacquanette Rinta PO Box 696 Ridgefield, WA 98642 360-698-5692 rintafam@comcast.net

DATE OF CONFERENCE: December 6, 2018

STAFF CONTACT: Sharon Lumbantobing, Clark County Annual Review Coordinator
(564) 397-4909 Sharon.Lumbantobing@clark.wa.gov

PRESENT AT CONFERENCE:

Name	Contact Information
Sharon Lumbantobing	Clark County Community Planning (see above)
Jose Alvarez	Clark County Community Planning, (564) 397- 4898
Gary Albrecht	Clark County Community Planning, (564) 397- 4318
Ed Greer	Greer & Greer, Inc Land Use Planning ed@ed-greer.net
Darren and Jackie Rinta	360-698-5692 rintafam@comcast.net

Disclaimer: The following is a brief summary of issues and requirements that were identified at the pre-application conference based on the information provided by the applicant. This summary may contain supplemental information which was not discussed in the conference and is intended to aid the applicant in preparing a complete Annual Review application and/or to provide the applicant with additional information regarding the subject site. Staff responses and information contained in this

pre-application report are preliminary in nature, and do not constitute an approval or denial. The determinations contained in this report were based upon information submitted by the applicant, and may be subject to change upon further examination or in light of new or revised information contained in the formal application.

APPLICATIONS REQUIRED

The requested Comprehensive Plan map and concurrent zone map amendments require an Annual Review/Zone Change Application to be completed. The application will be processed through the Type IV Review process. A SEPA checklist is required to be completed as a part of the Annual Review application.

Estimated fees:*

Combined Annual Review/Rezone.....	\$8,113.00
Issuance Fee.....	\$94.00
Environmental Checklist Review (SEPA).....	\$1,987.00
Issuance Fee.....	\$53.00

***Fees cited are estimated and based upon the fee schedule in effect at the time of pre-application conference and are subject to change.**

APPLICABLE POLICIES, CODES and CRITERIA

The following list is not exhaustive of all county, state or federal regulations that may govern development of the site, but is inclusive of those addressed by the county in this comprehensive plan/zone amendment review process.

- WAC 365-196-300
- Clark County 20 Year Comprehensive Growth Management Plan Policies
 - Chapter 1 – Land Use Element
 - Chapter 2 – Housing
 - Chapter 9 – Economic Development
- Clark County Unified Development Code
 - Title 40:
 - Section 40.220 (Urban Residential Districts)
 - Section 40.500.010 (Procedures)
 - Section 40.560.010 (Plan Amendment Procedures)
 - Section 40.570 (SEPA)

Clark County Criteria for Map Changes (found within the text of this report)

- Section 40.560.010G (Criteria for all Map Changes)
- Section 40.560.020 (Changes to Districts, Amendments, and Alterations)
- Section 40.560.020G (Approval Criteria)

Comprehensive Plan Designation Map Change Criteria

Comprehensive plan designation changes may only be approved if **all** the following criteria are met (40.560.010G):

1. *The proponent shall demonstrate that the proposed amendment is consistent with the Growth Management Act and requirements, the Countywide Planning Policies, the Community Framework Plan, the Comprehensive Growth Management Plan, applicable city comprehensive Plans, and including applicable capital facilities plans and official population growth forecasts; and*
2. *The proponent shall demonstrate that the designation is in conformance with the appropriate location criteria identified in the plan; and*
3. *The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity; and*
4. *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; and*
5. *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.*

Zone Change Criteria

The concurrent zone change may only be approved if **all** the following criteria are met (40.560.020G):

1. *Requested zone change is consistent with the comprehensive plan map designation.*
2. *The requested zone change is consistent with the plan policies and location criteria and the purpose statement of the zoning district.*
3. *The zone change 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.*
4. *There are adequate public facilities and services to serve the requested zone change.*

SUBMITTED MATERIALS REVIEWED

The following materials were provided by the applicant and were reviewed by Clark County staff in advance of the pre-application conference:

- Application forms
- Narrative
- GIS Packet

BACKGROUND

The applicant proposes to amend the Comprehensive Plan and Zoning Maps from Urban Low Residential (R1-10) to Community Commercial (CC).

SUMMARY

The following comments and issues were discussed or identified during the pre-application meeting held on December 6, 2018.

Land Use

Comments provided by Clark County Long Range Planning, Sharon Lumbantobing:

Staff provided the applicant with a brief overview of how the pre-application conference would be conducted, including a summary of what information would be covered. Staff stated that a final staff report will be sent to the applicant within a week following the pre-app meeting. Staff stated that January 31 is the deadline to submit an annual review application.

Staff provided information regarding Clark County's obligation to plan under the State's Growth Management Act and the long-range, comprehensive planning exercise that concluded in 1994 with the adoption of the 20-Year Comprehensive Growth Management Plan and corresponding zone map. In 2016, the County adopted an updated 20-Year Comprehensive Plan and zone map.

Staff said that the proposal to change the designation will need to be consistent with the Growth Management Act and the county-wide planning policies. Staff proceeded to discuss with the applicant the Comprehensive Plan Designation Map Change Criteria that the applicant will need to address in an application.

Specific to this application, staff stated that the assumption is that the current comprehensive plan and zoning designation (Urban Low Residential (R 1-10)) is still applicable to this area and that the applicant will need to demonstrate that a change to a commercial zone is appropriate and consistent with the County's Growth Management Plan and Unified Development Code, and how the proposed change is compatible with the neighborhood and surrounding area.

Staff stated that the applicant will need to address adopted county policy and code language to support the proposed change, including the required code section 40.560.010(H) Additional Criteria for Commercial Map Changes), which states that a market analysis shall be submitted which verifies the need for new commercial, and a land use analysis of available commercially designated and zoned land in the market area of the proposed site shall be submitted which demonstrates that the existing commercial land is inadequate.

The applicant needs to demonstrate a lack of appropriately designated commercial land within the vicinity, and demonstrate how a change to commercial better implements applicable Comprehensive Plan policies than the current map designation.

Staff stated that the applicant should confer with the neighborhood association. The current zoning has been in place since 1994.

Transportation

Comments provided by Clark County Long Range Planning, Gary Albrecht:

NW 127th St. is classified as a neighborhood circulator and the proposed comprehensive plan amendment will directly impact operations of the intersection NW 127th Street/NW 36th Avenue. Regionally significant intersections include NW 36th Ave. & NW Bliss Rd. and NW 36th Ave. & NW 119th St. The regionally significant corridors segments include NW 36th Avenue between NW 119th Street and NW 127th Street, and NW 127th Street and NW Bliss Road.

Staff reviewed the 2018-2023 Transportation Improvement Program, and found no existing projects that would impact the area immediately around the site of the proposed amendment.

Criteria for annual review transportation analysis

Transportation analysis

To meet the requirements of Clark County Title 40 code section 40.560.010, the applicant must show that adequate transportation facilities will be available to accommodate the proposed comprehensive plan amendment, which is why a transportation analysis is needed for applications for comprehensive plan amendments. The specific language states the following:

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.

A transportation analysis is defined per Clark County Title 40 code section 40.100.070 (Definitions) as a study done by a licensed engineer that compares a build-out scenario under the existing and proposed designations for a twenty (20) year horizon.

For the proposed comprehensive plan amendment application, the transportation analysis must include the following:

Existing and proposed comprehensive plan designation:

- Trip generation-present day
- Trip generation-projected 20-years
- Modal split-present day
- Modal split-projected 20-years
- Trip distribution-present day
- Trip distribution-projected 20-years

The analysis needs to include volume to capacity ratios on the following two segments during am and pm peak periods:

NW 36th Ave from NW 119th St. to NW 127th St.

NW 36th Ave from NW 127th St. to NW Bliss Rd.

Net comparison (proposed comprehensive plan designation-existing comprehensive plan designation)

The applicant must show the Level-of-Service standards, per CCC 40.350.020.G.1.a-d, under the existing and proposed land use designations for both current and projected 20 years out.

Access

The applicant needs to show how the subject site will have access.

NEIGHBORHOOD ASSOCIATION CONTACT

While not required of a complete application for a comprehensive plan amendment, staff recommended that the applicant talk to the neighborhood association chair for their area. The Felida Neighborhood Association President is Milada Allen at timberline713@gmail.com. Staff

also encouraged the applicant to discuss the proposed land use designation change with neighbors.

TIME FRAMES

January 1 through January 31 - Submit Final Annual Review Application

February 1 through to April 1 – Clark County staff will review and prepare a recommendation to the Planning Commission (**this period may be extended depending on staff work load**)

Fourth Quarter or sooner - Planning Commission will approve or deny request. Staff forwards all recommendations to the county council for final resolution of the requests.

ADDITIONAL MATERIALS

A complete list of required documents is contained in the Annual Review application packet. A Completed SEPA checklist is required for the final application. **NOTE: Submit a copy of this summary with your final application.**