



CPZ2019-00016 Arterial Atlas and Title 40, Appendix F Amendment-Deletion of proposed NE 16th Ave

Supporting Documents

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Voice 564.397.2322 / Relay 711 or 800.833.6388
Fax 360.397.6165 / Email ADA@clark.wa.gov

NOTICE OF PUBLIC HEARING CLARK COUNTY COUNCIL

NOTICE IS HEREBY GIVEN that the Clark County Council will conduct a public hearing on **November 5, at 10:00 a.m.**, at the Public Services Center, 1300 Franklin Street, Hearing Room, 6th Floor, Vancouver, Washington to consider the following:

- 1) **CPZ2019-00025 – Complete Streets:** A proposal to amend Clark County Code (Pedestrian/Bicycle Circulation Standards CCC 40.350.010) to create a complete streets program, renumber CCC 40.350.010 to become 40.350.015, and correct a scrivener's error.

Staff Contact: Gary Albrecht, Gary.Albrecht@clark.wa.gov or (564) 397-4318

- 2) **CPZ2019-00016 Arterial Atlas and Appendix F (NE 106 St to NE 112th St):** A proposal to delete the planned NE 16th Ave, NE 107th St, and NE 110th St. from the Arterial Atlas and Hwy 99 Sub Area Plan.

Staff Contact: Matt Hermen, Matt.Hermen@clark.wa.gov or (564) 397-4343

- 3) **CPZ2019-00029 Development Agreement Procedures:** A proposal to amend the Clark County Code to add new Section 40.550.030 to create a consistent process and criteria for review and approval of proposed development agreements.

Staff Contact: Matt Hermen, Matt.Hermen@clark.wa.gov or (564) 397-4343

- 4) **CPZ2019-00028 – Historic Preservation:** A proposal to amend Clark County Code (CCC 40.250.030) to increase the number of commission members from five (5) to (7), allow the City of Vancouver to appoint two of the members, and to amend the appeals process.

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

- 5) **CPZ2019-00033 – Columbia River Gorge National Scenic Area Districts:** A proposal to amend Columbia River Gorge National Scenic Area Districts CCC 40.240.440(H) to correct a scrivener's error.

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

The staff report, related materials, and hearing agenda will be available 15 days prior to the hearing date on the county's web page at <https://www.clark.wa.gov/community-planning/housing-initiative>. Copies of materials are also available at Clark County Community Planning, 1300 Franklin Street, 3rd Floor, Vancouver, Washington. For other formats, contact the Clark County ADA Office at ADA@clark.wa.gov, voice 564-397-2322, Relay 711 or 800-833-6388, or Fax 564-397-6165.

Anyone wishing to attend this hearing should appear at the time and place stated above. Spoken testimony regarding this matter may be given there. Written testimony can be provided by e-mailing the clerk of the council at Rebecca.Messinger@clark.wa.gov or via US Postal Service to the Clark County Councilors, c/o Rebecca Messinger, PO Box 5000, Vancouver, WA 98666-5000. Written testimony may also be submitted for the record during the hearing. Please ensure that testimony is received at least two (2) business days before the hearing if you would like staff to forward it to the County Council before the hearing.

Approved as to Form only:

CLARK COUNTY COUNCIL

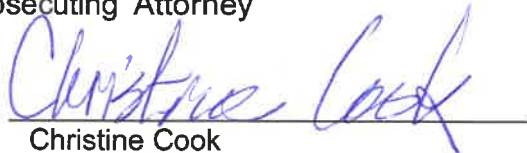
Clerk of the Board

Approved as to Form only:

ANTHONY F. GOLIK

Prosecuting Attorney

By:



Christine Cook

Senior Deputy Prosecuting Attorney

PLEASE PUBLISH:

Monday, October 21, 2019

Please Bill:

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

Columbian Account 70914



For other formats, contact
the Clark County ADA Office

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ROADWAY AMENDMENT

NOTICE OF PUBLIC HEARING



Roadway Amendment

CPZ2019-00016 Deletion of planned NE 16th Ave.

NAME	STREET	STREET2	CITY	STATE	ZIP
99 BUILDING LLC	10604 NE HWY 99		VANCOUVER	WA	98686
BECERRA SERGIO CRUZ	10918 NE HWY 99 #24		VANCOUVER	WA	98686
BUILDERS MATERIALS TRADING & HOLDING INC	11100 NE HIGHWAY 99		VANCOUVER	WA	98686
CALLAHAM & CALLAHAM	10804 NE HIGHWAY 99		VANCOUVER	WA	98686
CALLAHAM & CALLAHAM	10804 NE HIGHWAY 99 #59		VANCOUVER	WA	98686
CALLAHAM & CALLAHAM	10804 NE HIGHWAY 99 #64		VANCOUVER	WA	98665
CALLAHAN DONALD & CALLAHAN DORIS	PO BOX 65693		VANCOUVER	WA	98665
CHOI JACK & CHOI WAI LAN	2717 SE 22ND AVE		PORTLAND	OR	97202
CISNEROS ELIAS MARIA	10918 NE HWY 99 UNIT 8		VANCOUVER	WA	98686
COOPER CAROL B & COOPER WILLIAM K	10610 NE 19TH AVE		VANCOUVER	WA	98686
CORTES ERIKA CASTILLEJO	10918 NE HIGHWAY 99 #53		VANCOUVER	WA	98686
DEA PROPERTIES-9 LLC	14707 SE RIVERSHORE DR		VANCOUVER	WA	98683
DICKINSON CHARLES M	1800 NE 112TH ST		VANCOUVER	WA	98686
EVERGREEN 99 LLC	9907 SE EVERGREEN HIGHWAY		VANCOUVER	WA	98664
EVERGREEN HOSPITALITY CO	10804 NE HWY 99		VANCOUVER	WA	98686
GREENBAUM NORMA L	1613 NE 112TH ST		VANCOUVER	WA	98686
GREGERSON ENTERPRISES LLC	21419 NW 11TH AVE		RIDGEFIELD	WA	98642
HACIENDA WEST LLC	PO BOX 5387		EUGENE	OR	97405
HIDDEN VILLAGE	DEER POINT MEADOWS INVESTMENTS LLC	4611 NW FRUIT	VANCOUVER	WA	98660
HIDDEN VILLAGE LLC	4611 NW FRUIT VALLEY RD		VANCOUVER	WA	98660
HILLSTROM SHAWN & HILLSTROM TIFFINY	1903 NE 107TH ST		VANCOUVER	WA	98686
HOLLY PARK PROPERTIES LLC	PO BOX 1310		VANCOUVER	WA	98686
JIMENEZ LUIS M MORENO	10918 NE HIGHWAY 99 #27		VANCOUVER	WA	98686
KHARUS IVAN	10918 NE HIGHWAY 99 UNIT 32		VANCOUVER	WA	98686
KIM CHOONG R & KIM GIRIN H	28306 NE 24TH AVE		RIDGEFIELD	WA	98642
LEE NORMA J	1902 NE 107TH ST		VANCOUVER	WA	98686
LOWER JOHN & LOWER SELMA	21611 NW 5TH AVE		RIDGEFIELD	WA	98642
LYCKSELL KATHRYN A & LYCKSELL CHARLES L	10918 NE HWY 99 #28		VANCOUVER	WA	98686
MANCILLA ESPINDOLA SILVANO & LOPEZ MARIA REYNA					
BECERRA	10918 NE HIWAY 99 #23		VANCOUVER	WA	98686
MCKOY FRANK J JR	425 E SLIVERADO RANCH #367		LAS VEGAS	NV	89183
MILLER MICHELE	10918 NE HIGHWAY 99 #48		VANCOUVER	WA	98686
MILLER TATRO PAMELA K	4022 NW 137TH ST		VANCOUVER	WA	98685
NESBURG BROTHERS PROPERTIES	2909 NW 114TH STREET		VANCOUVER	WA	98685
NRN HOLDINGS LLC	8002 NE HIGHWAY 99 STE B PMB 152		VANCOUVER	WA	98665
ORTIZ ULISES HERREGON	10918 NE HWY 99 #50		VANCOUVER	WA	98686
PAIK KWANG G	505 NW 150TH CIR		VANCOUVER	WA	98685
PETTIT OIL COMPANY	7373 KIRKWOOD CT N		MAPLE GROVE	MN	55369
RAMEN REAL ESTATE LLC	1761 THIRD STREET SUITE103		NORCO	CA	92860
RATERMANN TEDD	8002 NE HIGHWAY 99 PMB 401		VANCOUVER	WA	98665
RATERMANN TEDD	8002 NE HWY 99 PMB 401		VANCOUVER	WA	98665
REBELLO JOHN & REBELLO MARTHA	11214 NE HIGHWAY 99		VANCOUVER	WA	98686
REBELLO JOHN W	11214 NE HIGHWAY 99		VANCOUVER	WA	98686

REGAS DAN	15710 SE MILL PLAIN BLVD STE B		VANCOUVER	WA	98684
REYNOSO-ABARCA LAURA ALICIA	10918 NE HIGHWAY 99#38		VANCOUVER	WA	98686
RODRIGUEZ ABARCA JAVIER	10918 NE HWY 99 #41		VANCOUVER	WA	98686
ROSALES-GONZALES ISAAC & LILIANA-ROSALES MARIA	1320 SW 211TH PL		BEAVERTON	OR	97006
ROYLE THERESA	369 GUN CLUB RD #44		WOODLAND	WA	98674
SAINT JOHNS LUTHERAN CHURCH	11005 NE HIGHWAY 99		VANCOUVER	WA	98686
SANCHEZ SAMUEL & ESCANDON YADIRA	10918 NE HWY 99 #34		VANCOUVER	WA	98686
SLM LLC	C/O MACKIN LARRY	300 SE	VANCOUVER	WA	98684
SMITH PAUL F JR	15806 NE 10TH ST		VANCOUVER	WA	98684
TRUEBLOOD MARIANNE J & SMITH JAMES V	10918 NE HWY 99 #26		VANCOUVER	WA	98685
VANCOUVER LODGE	10804 NE HIGHWAY 99		VANCOUVER	WA	98686
VANCOUVER LODGE	C/O CALLAHAM GEORGE	10804 NE	VANCOUVER	WA	98686
VANCOUVER LODGE	C/O NORWOOD HOMES INC	10804 NE HWY 99	VANCOUVER	WA	98686
VARGAS JUDITH REYES	10918 NE HWY 99 #39		VANCOUVER	WA	98686
VELAZQUEZ FERNANDO & AGUILAR BRENDA Y	10918 NE HWY 99 #33		VANCOUVER	WA	98686
VIVEROS LORMENDEZ JOSE LUIS	10918 NE HIGHWAY 99 #52		VANCOUVER	WA	98686
WERNER DENISE	10009 SE EVERGREEN HWY		VANCOUVER	WA	98664
WERNER DENISE & WERNER MICHAEL J II	10009 SE EVERGREEN HWY		VANCOUVER	WA	98664
WERNER MICHAEL	PMB 198	16505 SE 1ST ST	VANCOUVER	WA	98684
WERNER MICHAEL J II	16500 SE 1ST ST #144		VANCOUVER	WA	98684
WERNER MICHAEL J II & WERNER DENISE	10009 SE EVERGREEN HWY		VANCOUVER	WA	98664
WILLITS STEVEN & MCCORMICK KIMBERLY	1700 NE 112TH ST		VANCOUVER	WA	98686
ZAVALA VICTOR HUGO	10918 NE HWY 99 #56		VANCOUVER	WA	98685
Matt Hermen	PO Box 9810	Public Works	Vancouver	WA	98666
Marilee McCall	PO Box 5000	Neighborhood	Vancouver	WA	98666



AFFIDAVIT OF POSTING PUBLIC NOTICE

Project Name: Arterial Atlas – Deletion of NE 16th Ave
Site Address: West of Hwy. 99, North of NE 106th St., south of NE 112th St.
Case Number: CPZ2019-00016
Hearing Date: Clark County Council November 5, 2019

POSTING

This is to certify that I, Matt Hermen, applicant/agent for the above referenced project, state that on the 21st day of October, 2019, I conspicuously posted sign(s) relating to the above referenced project. The sign(s) comply with Clark County Code 40.510.040(E). The sign(s) indicate the date, time, and place of the hearing; the case number(s); the nature and location of the proposal; and instructions for obtaining further information. The sign(s) were posted at the following locations:

(Identify the nearest street, intersection, or address of adjacent property where the sign was posted.)

1. West side of Hwy. 99, at intersection of NE 110th St.
2. North side of NE 106th St., approximately 300 feet west of Hwy. 99 intersection
3. South side of NE 112th St. approximately 500 feet west of Hwy. 99 intersection

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the above is true and correct.

Signature Matt Hermen Date: 10/21/19
Print Name Matt Hermen

POSTING PROPERTY REQUIREMENTS

APPLICABILITY

Posting the subject property with a sign is a method of providing the public notice of a filed application for a proposed project. The county cannot complete its review until the property has been posted.

TIMING

The sign(s) shall be posted on the subject property within fifteen (15) days of the hearing date. The intent of posting the sign(s) is to notify the public of the proposed activity. The sign shall remain posted until the hearing date has expired. Immediately upon posting of the sign(s), an Affidavit of Posting Public Notice (supplied with the sign(s)) shall be completed and returned to Community Planning.

PLACEMENT OF SIGN

- Location:** The sign(s) shall be posted on the subject property at the principal entry point to the nearest right-of-way and/or as approved by Community Planning.
- Direction:** When more than one road abuts the property, the sign(s) shall be directed toward the road having the greatest traffic volume.
- Height:** The lowest point of the sign(s) must be at least two (2) feet above the ground.
- Visibility:** The sign(s) shall be clearly visible from the abutting road and posted in such a manner so that no information on the sign is obscured from public view due to blockage by vegetation, fencing, or other structures.
- Posting:** The sign(s) may not be attached to utility poles or sign posts in public or private rights-of-way. Special measures may be required to secure the sign(s) depending on soil, wind, or other conditions.



Clark County Planning Commission

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

CLARK COUNTY PLANNING COMMISSION THURSDAY, OCTOBER 3, 2019

5:30 P.M. – WORK SESSION

CPZ2019-00008 – Whipple Creek, R-10-R-5
CPZ2019-00032 - GMA Compliance – RILB
CPZ2019-00033 – Ttile 40 Gorge Amendments

6:30 P.M. - PUBLIC HEARING

CC HEARING ROOM, 6TH FLOOR
PUBLIC SERVICES BUILDING
1300 FRANKLIN STREET
VANCOUVER, WA

AGENDA

I. CALL TO ORDER

II. ROLL CALL & INTRODUCTION OF GUESTS

III. GENERAL & NEW BUSINESS

- A. Approval of Agenda for October 3, 2019
- B. Communications from the Public

IV. PUBLIC HEARING ITEMS:

- A. **2020-2025 Transportation Improvement Program (TIP).** The TIP identifies public works capital projects including new construction, reconstruction, bridges, bicycle and pedestrian, safety, hot mix preservation improvements, and signalization construction to maintain and enhance Clark County's transportation system in unincorporated Clark County.
Staff Contact: Susan Wilson, Manager at Susan.Wilson@clark.wa.gov or (564)397-4330
- B. **CPZ2019-00025 Complete Streets:** A proposal to amend Clark County Code (Pedestrian/Bicycle Circulation Standards Chapter 40.350.010) by creating a complete streets program, Clark County Code 40.350.010, renumbering CCC 40.350.010 Pedestrian/Bicycle Circulation Standards to CCC 40.350.015, and correct scrivener errors.

Staff Contact: Gary.Albrecht@clark.wa.gov or (564) 397-4318

- C. CPZ2019-00016 Arterial Atlas and Appendix F (NE 106 St to NE 112th St):** A proposal to delete the proposed NE 16th Ave from the Arterial Atlas and Hwy 99 Sub Area Plan.

Staff Contact: Matt.Hermen@clark.wa.gov or (564) 397-4343

- D. CPZ2019-00028 Historic Preservation:** A proposal to amend Clark County Code (Historic Preservation Chapter 40.250.030) to increase the minimum number of commission members and to amend the appeals process.

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

V. OLD BUSINESS

VI. NEW BUSINESS

VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

VIII. ADJOURNMENT

STAFF REPORT AND RECOMMENDATIONS:

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

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

SUBMISSION OF WRITTEN TESTIMONY:

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

E-MAIL TESTIMONY:

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

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

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

HEARING COVERAGE:

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

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



Staff Report

TO: Clark County Planning Commission

FROM: Ahmad Qayoumi and Oliver Orjiako, Directors

PREPARED BY: Matt Hermen, AICP, Planner III

DATE: September 19, 2018

SUBJECT: CPZ-2018-00016: COMPREHENSIVE PLAN TEXT,
ARTERIAL ATLAS AND TITLE 40, APPENDIX F
AMENDMENTS

PROPOSED ACTION

This proposal seeks to amend the Arterial Atlas and Hwy. 99 Overlay District standards in Title 40 Appendix F. The amendment will remove the future planned NE 16th Ave., NE 107th St. and NE 110th St. from the County's long-range circulation plan -- the Arterial Atlas. The future planned streets are located between NE 106th St. and NE 112th St. The amendment will add Exhibit 3 to the 2015-2035 Clark County Comprehensive Growth Management Plan as Figure 35 (Arterial Atlas Map).

BACKGROUND

NE 16th Ave. was planned to provide a secondary route parallel to Hwy. 99. The future parallel route would distribute local traffic away from the regional arterial (Hwy. 99). The extension of NE 107th St. and NE 110th St. west of Hwy. 99 is planned to connect with NE 16th Ave. The removal of NE 16th Ave. from the Arterial Atlas would no longer necessitate the need for the extensions of NE 107th St. and NE 110th St.

In 2006, Clark County Adopted Ordinance 2006-12-30. This ordinance approved docket item number CPZ2006-00035, Highway 99 Area Circulation Plan. The approval added several new streets and re-classified existing streets within the Highway 99 Focus Public Investment Area. The additional new streets included the future planned NE 16th Ave., from NE 106th St. to NE 112th St., as shown on Exhibit 1. The planned road was classified as a Local Commercial/Industrial road. Local commercial/industrial roads have a 60 feet right-of-way with 42 feet of street pavement; which includes two 14-foot travel lanes and one 14-foot center turn lane.

In 2008, Clark County adopted the Highway 99 Subarea plan. [ORD. 2008-12-15]. The Hwy. 99 Subarea Plan is implemented by CCC 40.250.050 Hwy. 99 Overlay District and Title 40, Appendix F. The planned roads, originally adopted in 2006, were depicted in the Tenny Creek Commons Activity Center of the Highway 99 Sub-area Plan. "Tenny Creek Commons is envisioned as a compact neighborhood center emphasizing a variety of multifamily uses and supporting small scale retail uses. Redevelopment will be configured to use Tenny Creek as an amenity and provide enhanced environmental conditions."¹

¹ Clark County Highway 99 Sub Area., August 1, 2010. Ord. 2010-7-07. Clark County Code 40, Appendix F. Page 18.

Clark County approved Ordinance 2014-12-05 on December 9, 2014, amending CCC 40.450 (Wetland Protection). The code amendment increased wetland buffers required to protect habitat functions associated with the wetlands. High intensity uses, such as public and private streets, were required to be 140-300 feet from Category I and II wetland and 120-150 feet from Category III wetlands. The current alignment on the Arterial Atlas is less than 50 feet from the modeled wetland. The close proximity of the roadway alignment with the modeled wetland would require a bridge to span the wetland or provide extensive off-site wetland mitigation.

GENERAL INFORMATION:

The proposed amendment is located in the Hazel Dell neighborhood.

Location: West of Hwy. 99, East of I-5 and Tenny Creek, North of NE 106th St., South of 112th St.

Existing land use: Commercial (GC) and Urban High Density Residential (R-43) Comprehensive Plan and zoning designations with Highway 99 Overlay District.

SUMMARY OF PUBLIC INVOLVEMENT PROCESS

Sixty-day notice notification was sent to the Department of Commerce on April 8, 2019, under RCW 36.70A.106. Staff met with Team 99 on July 18, 2019. A Notice of Determination of Non-Significance and SEPA Environmental Checklist was published in the Columbian newspaper on August 14, 2019. Public Hearing Notice was published in the Reflector and the Columbian newspapers on Wednesday, September 4, 2019. A postcard was mailed on August 30, 2019. A notice of application and hearing was posted on the property on September 4, 2019. The staff report and additional project information is posted on the following link:

<https://www.clark.wa.gov/community-planning/annual-reviews-and-dockets>

Exhibit 1: Arterial Atlas Amendment

Exhibit 2: Title 40, Appendix F

Exhibit 3: Figure 35 – Arterial Atlas Map

SUMMARY OF COMMENTS RECEIVED

APPLICABLE CRITERIA, EVALUATION AND FINDINGS

CRITERIA FOR ALL MAP CHANGES

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

Growth Management Act (GMA)

The GMA goals set the general direction for the county in adopting its framework plan and comprehensive plan policies. The following statutes and regulations apply to this proposal:

Goal 3 Transportation. “Encourage efficient, multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.” [RCW

A transportation element is required in Clark County's Comprehensive Plan.² Under WAC 365-196-430(2)(b), "The transportation element should contain goals and policies to guide the development and implementation of the transportation element. The goals and policies should be consistent with statewide and regional goals and policies. Goals and policies should address the following:

- (i) Roadways and Roadway design that provides safe access and travel for all users, including motorists, transit vehicles and riders, bicyclists and pedestrians;
- (ii) Public transportation, including public transit and passenger rail, intermodal transfers and multimodal access;
- (iii) Bicycle and pedestrian travel;
- (iv) Transportation demand management, including education, encouragement and law enforcement strategies;
- (v) Freight mobility including port facilities, truck, air, rail and water-based freight;
- (vi) Transportation finance including strategies for addressing impacts of development through concurrency, impact fees and other mitigation; and
- (vii) Policies to preserve the functionality of state highways within the local jurisdiction such as policies to provide an adequate local network of streets, paths and transit service so that local short-range trips do not require single-occupant vehicle travel on the state highway system; and policies to mitigate traffic and stormwater impacts on state-owned transportation facilities as development occurs."

Finding: The planned roads are intended to provide a secondary route parallel to Hwy. 99. The alignment depicted in the Arterial Atlas, requires public road construction between NE 106th St. and NE 112th St. The future parallel route would distribute local traffic away from the regional arterial (Hwy. 99). Hwy. 99 has bike lanes, sidewalks, public transportation access and can accommodate freight. Hwy. 99's multi-modal transportation access in the immediate vicinity of this proposal encourages efficient travel based on regional priorities. Hwy. 99's street classification and multi-modal access would not be affected by this proposal. If the planned road is removed from the Arterial Atlas, future redevelopment of the affected parcels will be required to build streets that serve the future land use, per Clark County's circulation requirements. The circulation requirements ensure that development builds their proportionate share of the connected streets, forming an efficient and safe transportation network. The built streets would be required to have sidewalks that connect pedestrians to the regional network. Clark County's circulation requirement will ensure that roadways are constructed when development occurs, rather

Community Framework Plan

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

Goal 5.0 notes that "the community framework plan envisions a shift in emphases of transportation systems from private vehicles to public transit.... and non-polluting alternatives such as walking and biking." [Comprehensive Plan, page 17]. The following transportation policies apply to the proposed action:

- 5.1.1 Encourage transportation systems that provide a variety of options (high capacity transit, high-occupancy vehicles, buses, autos, bicycles or walking) within and between and rural centers.

² RCW 36.70A.070(6)

- 5.1.2 Streets, pedestrian paths and bike paths are to be a part of a system of fully connected and scenic routes to all destinations. Establish design standards for development to promote these options and work cooperatively with C-TRAN to ensure that programs for improvements in transit service and facilities as well as roadway and pedestrian facilities are coordinated with these standards.
- 5.1.3 To reduce vehicle trips, encourage mixed land use and locate as many other activities as possible to be located within easy walking and bicycling distances from public transit stops.
- 5.1.4 Encourage use of alternative types of transportation, particularly those that reduce mobile emissions (bicycle, walking, carpools and public transit). [Framework Plan, page 17].

These framework plan policies are implemented by Clark County Code 40.350.030 St. and Rd. Standards. It is the purpose of this section to establish minimum standards for public and private transportation facilities for vehicles, public transit, pedestrians, and bicycles, hereinafter constructed or improved as a condition of county approval of a development, or a transportation project constructed by the county. These standards are intended to preserve the community's quality of life and to minimize total costs over the life of the transportation facility.

Finding: Redevelopment of the underlying land will be required to meet Clark County circulation requirements. The circulation standards require certain redevelopment to construct public streets. All public streets are required to be built with sidewalks. The sidewalks will provide a connection to bus stops, sidewalks and bike lanes along Hwy. 99.

Countywide Planning Policies (CWPP)

The GMA, under RCW 36.70A.210, requires counties and cities to collaboratively develop Countywide Planning Policies (CWPP) to govern the development of comprehensive plans.

Finding: The planned roads in the Arterial Atlas are classified as local commercial/industrial streets. The Countywide Planning Policies are not applicable to this proposal.

Comprehensive Growth Management Plan 2015-2035 (2016 Plan)

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

“Goal: Develop a multi-modal transportation system.

- 5.2.1 Roadway improvements which provide for additional capacity for the automobile shall also accommodate alternative travel modes.
- 5.2.11 Promote bicycle and pedestrian safety and increased bicycling and walking through safety and encouragement activities.” [2016 Plan, pages 153 and 154].

Finding: The removal of the planned roads from the arterial atlas will not build additional capacity for the automobile. The development of a multi-modal transportation system will occur in the immediate vicinity along Hwy. 99.

Capital Facility Plan

The Capital Facilities Plan provides a general summary of how and when these basic services will be provided to support future growth as envisioned by the 20-Year Comprehensive Plan and proposed funding. Long-range capital improvements to the county's transportation system and their estimated costs are also included in the Capital Facilities Plan. Transportation services include provisions for roads and associated improvements, transit and pedestrian and bicycle systems. The projected revenue sources include property taxes dedicated to transportation (“road fund”),

gasoline tax distributions to the county, traffic impact fees, Public Works Trust Fund loans, expected other grants and miscellaneous revenue streams that accrue for transportation purposes.

Finding: The planned local roads are not in the Capital Facility Plan. Removing the planned roads from the Arterial Atlas will not have an impact on the Capital Facility Plan.

CRITERIA FOR ARTERIAL ATLAS AMENDMENTS

- B.** “Arterial Atlas amendments shall be accomplished through the changes initiated and approved by the county. These changes may occur as part of the periodic review update to occur consistent with RCW 36.70A.130, or as part of annual changes to the plan once per calendar year, or as part of emergency amendments which may be brought forward at any time, subject to applicable provisions of this chapter.” [CCC 40.560.010(O)(1)]. “Required Criteria. Arterial Atlas amendments may be approved only when all of the following are met:
- a. There is a need for the proposed change;
 - b. The proposed change is compliant with the Growth Management Act;
 - c. The proposed change is consistent with the adopted comprehensive plan, including the land use plan and the rest of the Arterial Atlas;
 - d. The proposed change is consistent with applicable interlocal agreements; and
 - e. The proposed change does not conflict with the adopted Metropolitan Transportation Plan.” [CCC 40.560.010(O)(2)].

Finding: The planned roads (NE 16th Ave., NE 107th St., and NE 110th St.) are currently required to be constructed when the underlying land redevelops. The construction of the roads must generally follow the alignment in the Arterial Atlas. The removal of the planned roads from the Arterial Atlas will eliminate the delineation of the alignment of the roads. Clark County will require the redevelopment of the underlying properties to adhere to circulations standards. The circulation standards allow the developer to plan the alignment for future roads based on their site plan, rather than the Arterial Atlas.

RECOMMENDATION AND CONCLUSIONS

All of the criteria for approval of an Arterial Atlas amendment have been met.

Based upon the findings presented in this report, staff recommends that the Planning Commission forward a recommendation to **APPROVE** the proposed amendment to the Comprehensive Plan Text, Arterial Atlas, and Title 40, Appendix F.

RECOMMENDATION SUMMARY

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

COMPLIANCE WITH APPLICABLE CRITERIA		
Criteria for Arterial Atlas Changes	Criteria Met?	
	Staff Report	Planning Commission Findings
A. Compliance with GMA	Yes	
B. Compliance with Arterial Atlas Amendments		

a. There is a need for the proposed change;	Yes	
b. The proposed change is compliant with the Growth Management Act;	Yes	
c. The proposed change is consistent with the adopted comprehensive plan, including the land use plan and the rest of the Arterial Atlas;	Yes	
d. The proposed change is consistent with applicable interlocal agreements; and	Yes	
e. The proposed change does not conflict with the adopted Metropolitan Transportation Plan	Yes	
Recommendation:	Approve	

EXHIBIT 1

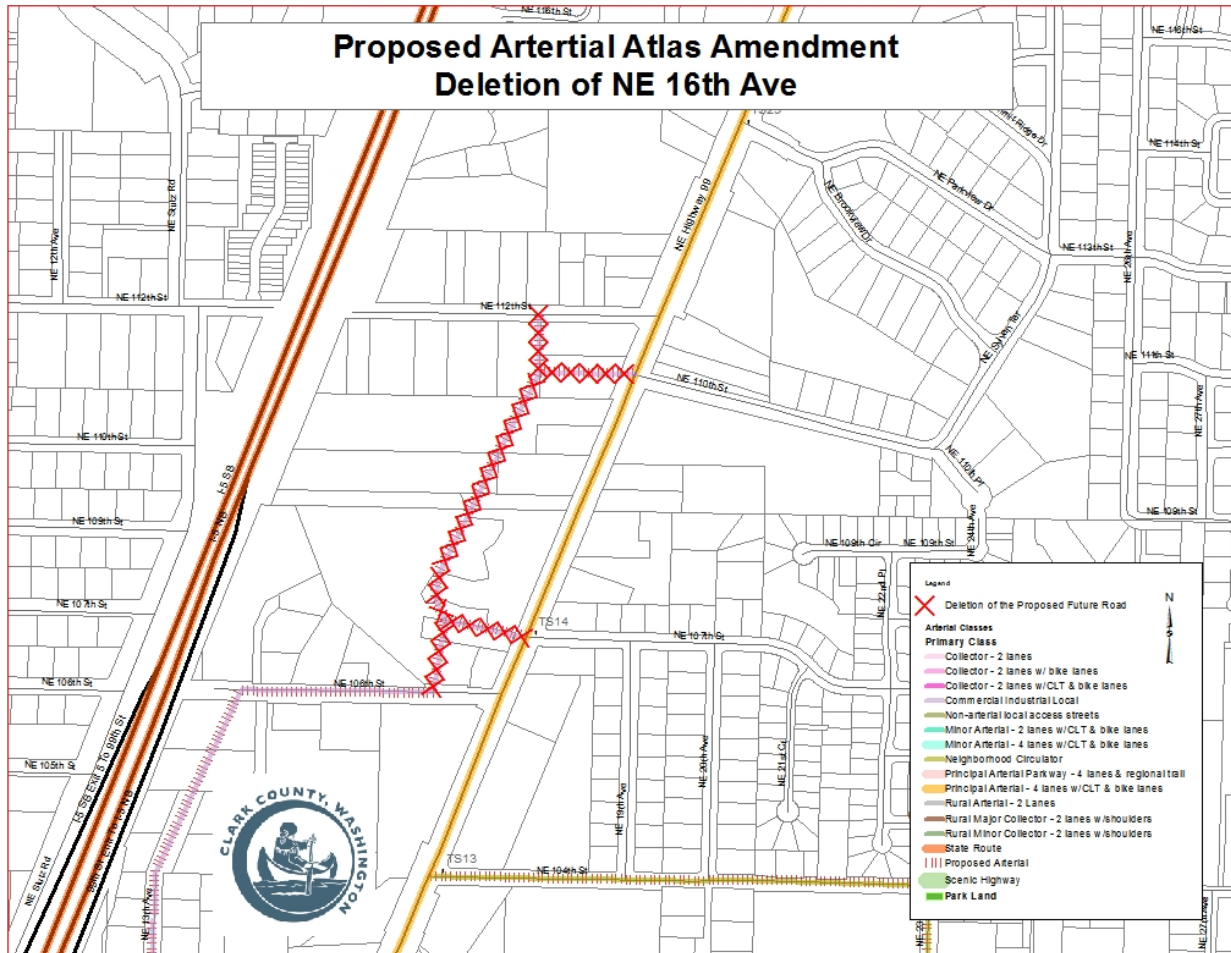
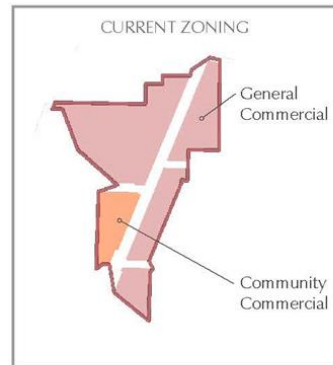


EXHIBIT 2

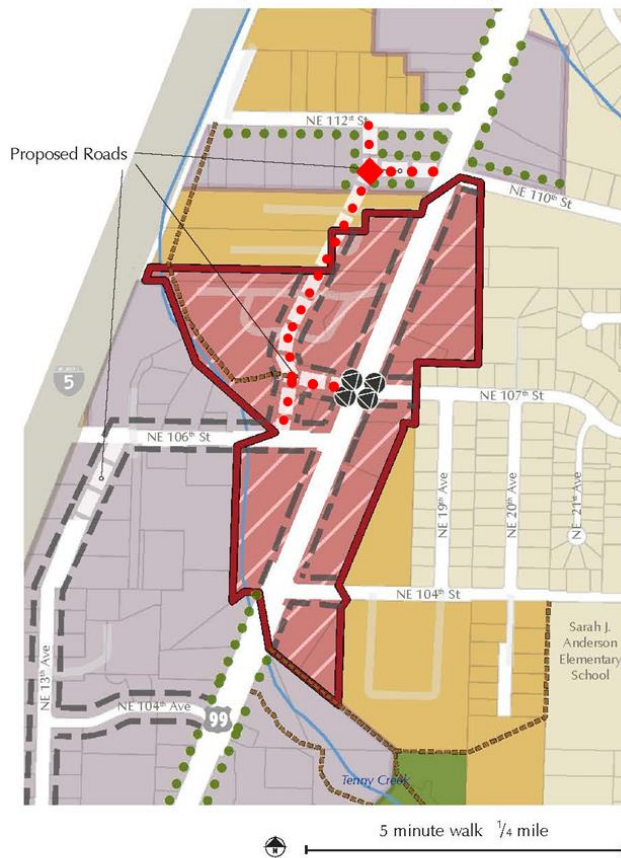
2.1.2 Tenny Creek COMMONS



Tenny Creek Commons is envisioned as a compact neighborhood center emphasizing a variety of multifamily uses and supporting small scale retail uses. Redevelopment will be configured to use Tenny Creek as an amenity and provide enhanced environmental conditions.



Tenny Creek Commons Overlay



LEGEND

- Activity Center Overlay 4
4 story height limit*
- Mixed-Use Street type
- Landscape Street type

* Six stories are permitted for vertical mixed-use.

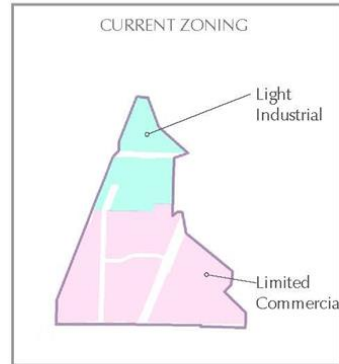
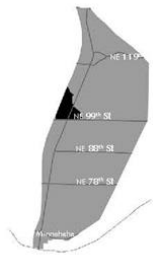
- High Visibility Street Corner
- Internal Connections
- Off-Street Trails (existing & proposed)

- Transitional Overlay
- Single Family Residential
- Multifamily Residential

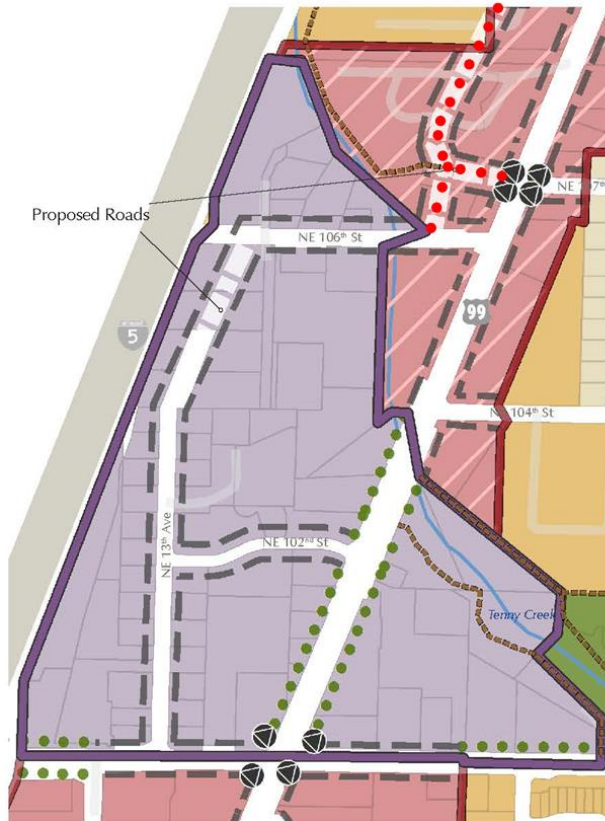
- Creeks
- Parks

- Planned roads to be removed

2.2.3 Transitional Area C



Transitional Overlay



LEGEND

- Transitional Area Overlay
- Mixed-Use Street type
- Landscape Street type
- High Visibility Street Corner
- Internal Connections
- Off-Street Trails (existing & proposed)
- Activity Center 6 Overlay
- Activity Center 4 Overlay
- Single Family Residential
- Multifamily Residential
- Creeks
- Parks
- Planned Roads to be Removed

Highway 99 Sub-Area Trails: Map A

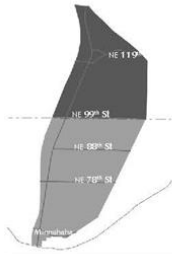
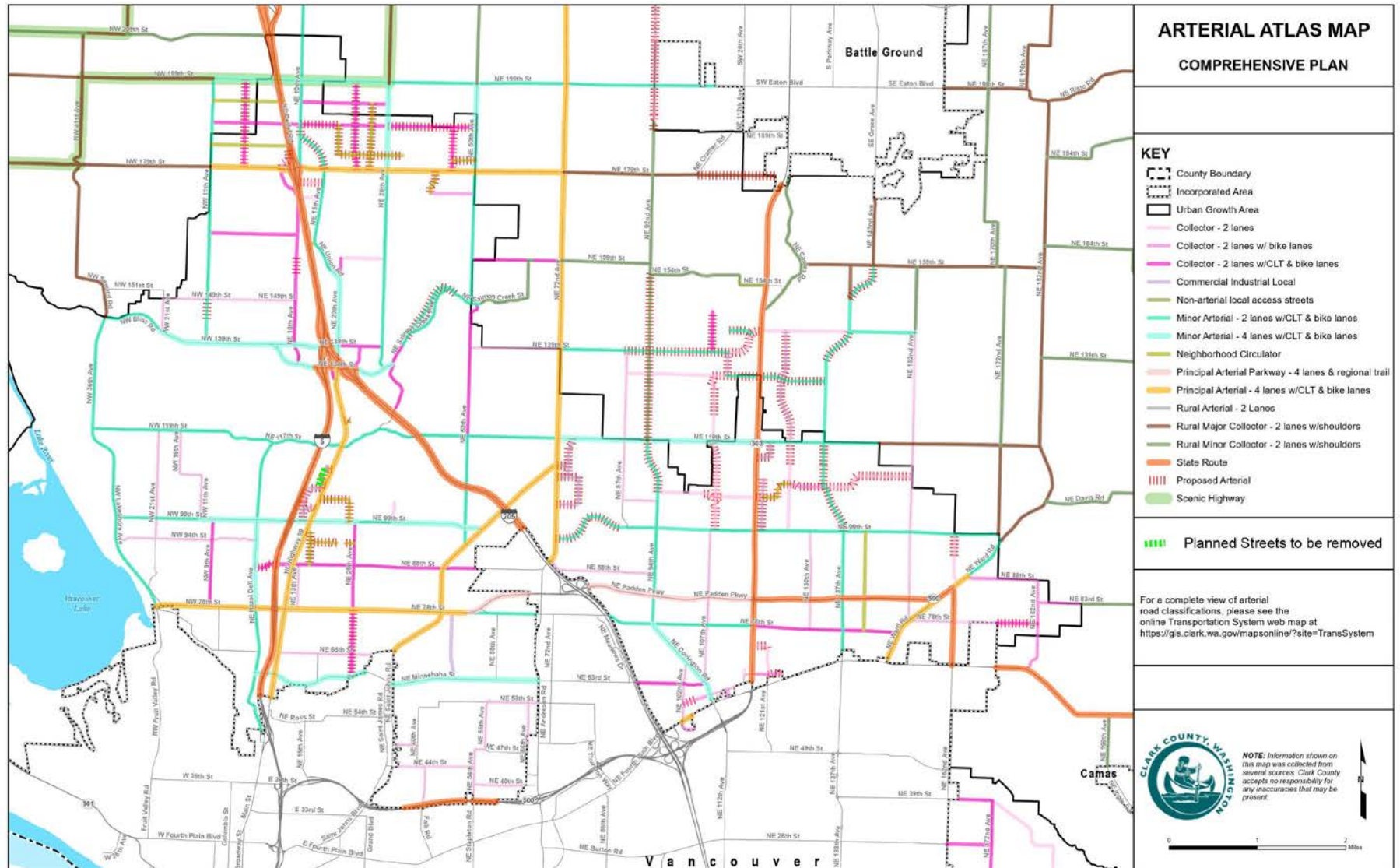
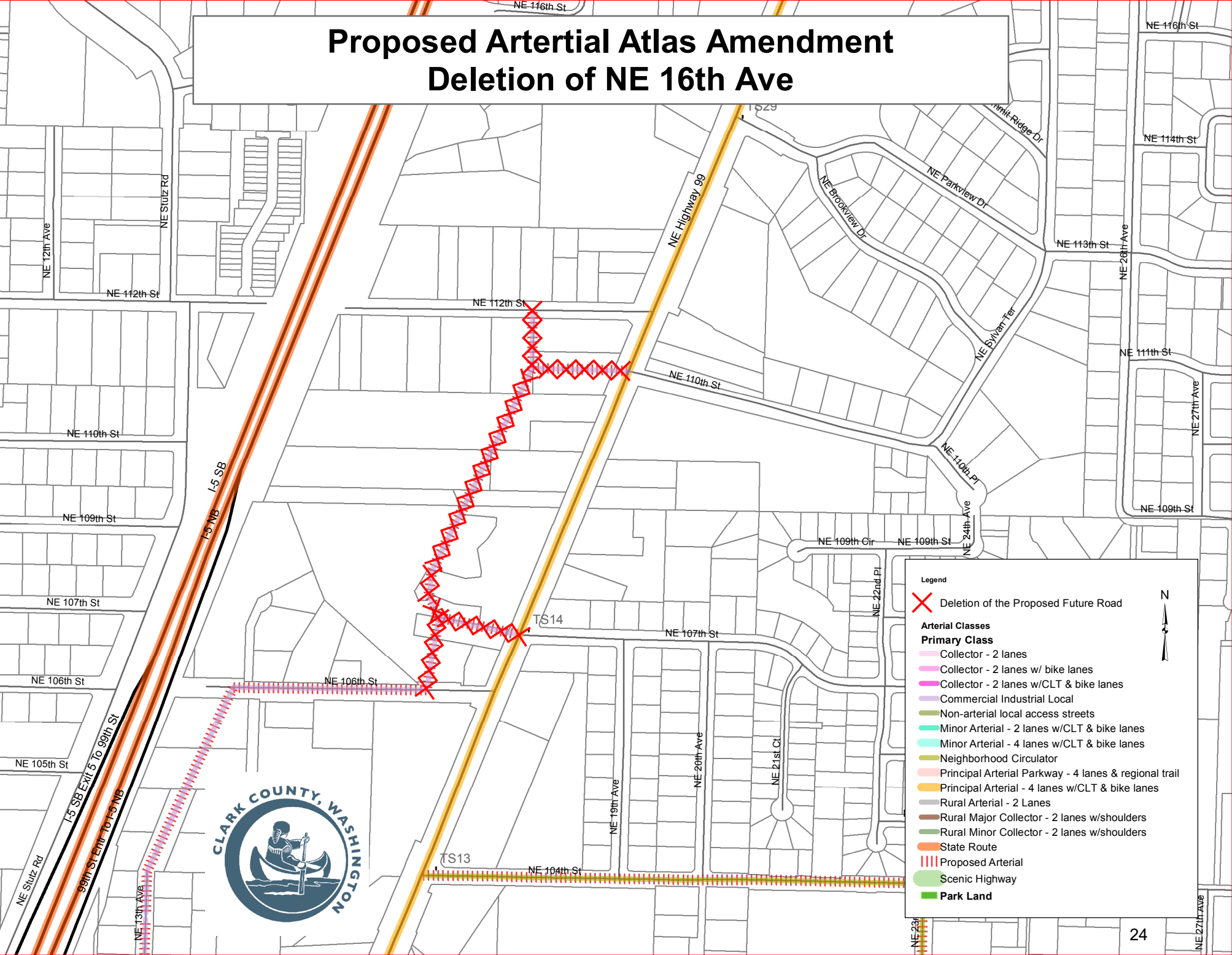


EXHIBIT 3



**Proposed Arterial Atlas Amendment
Deletion of NE 16th Ave**



Proposed Arterial Atlas Amendment Deletion of NE 16th Ave





**Nisqually Indian Tribe
4820 She-Nah-Num Dr. S.E.
Olympia, WA 98513
(360) 456-5221**

August 19, 2019

Oliver Orjiako, Director
Clark County Community Planning
1300 Franklin Street; 3rd Floor
Vancouver, WA 98666

Dear Mr. Orjiako,

The Nisqually Indian Tribe thanks you for the opportunity to comment on:

Re: CPZ2019-00016 (Arterial Atlas and Title 40, Appendix F Amendment)

The Nisqually Indian Tribe has reviewed the report you provided for the above-named project. The Nisqually Indian Tribe has no further information or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Sincerely,

Brad Beach
THPO Department
360-528-0680
360-456-5221 ext 1277
beach.brad@nisqually-nsn.gov

Annette "Nettsie" Bullchild
THPO Department
360-456-5221 ext 1106
bullchild.annette@nisqually-nsn.gov

Jeremy "Badoldman" Perkuhn
THPO Department
360-456-5221 ext 1274
badoldman.jp@nisqually-nsn.gov

CPZ2019-00016

Arterial Atlas and Title 40, Appendix F Amendment

Matt Hermen, Public Works

Clark County Planning Commission, Hearing

October 3, 2019
1300 Franklin St.
Vancouver, WA 98666
6th Floor Training Room



Proposal

- Amend the Arterial Atlas and Highway 99 Overlay District standards in Title 40, Appendix F to:
 - Remove the future planned NE 16th Avenue, NE 107th Street and NE 110th Street



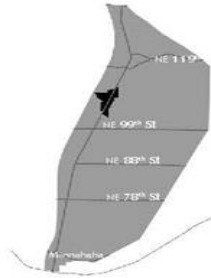


Proposed Arterial Atlas Amendment Deletion of NE 16th Ave



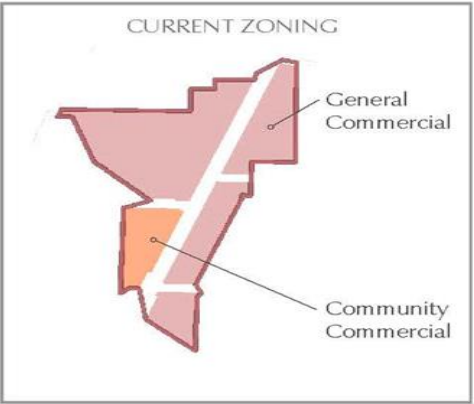
Proposed Arterial Atlas Amendment Deletion of NE 16th Ave



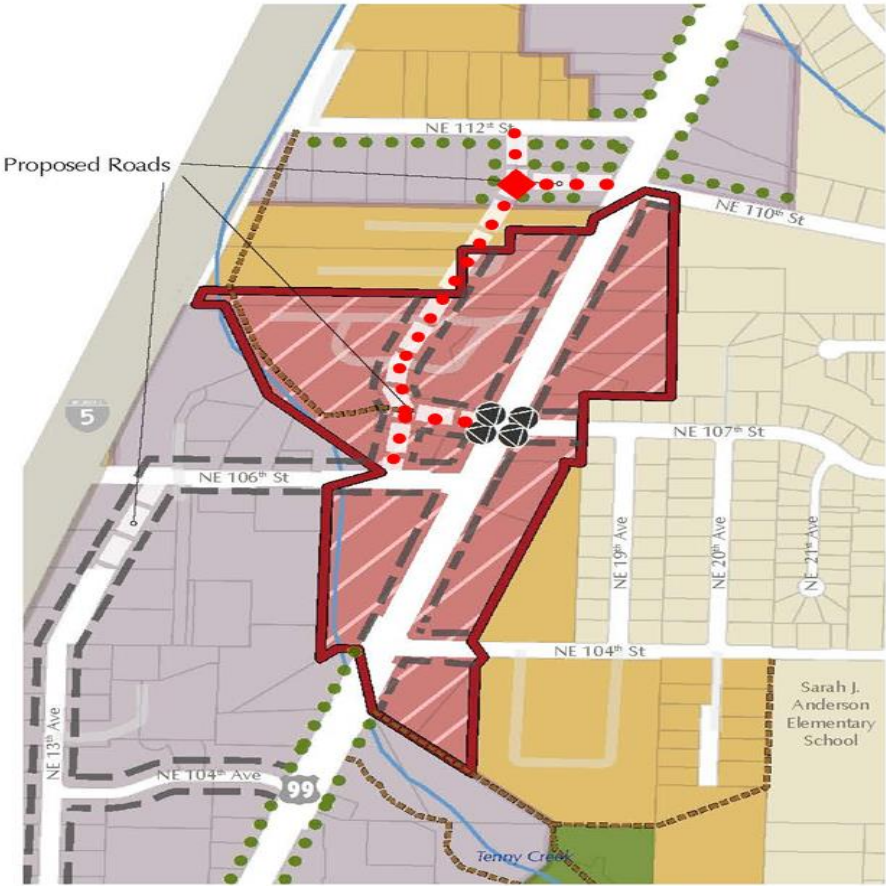


2.1.2 Tenny Creek COMMONS

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4 story height limit*

Mixed-Use Street type

Landscape Street type

* Six stories are permitted for vertical mixed-use.

High Visibility Street Corner

Internal Connections

Off-Street Trails (existing & proposed)

Transitional Overlay

Single Family Residential

Multifamily Residential

Creeks

Parks

Planned roads to be removed



Staff Recommendation

APPROVE the proposed amendment to the Comprehensive Plan Text, Arterial Atlas, and Title 40, Appendix F.

Applicable Criteria	Criteria Met?
1. Compliance with GMA	Yes
2. Compliance with Arterial Atlas Amendments:	Yes
a. There is a need for the proposed change;	Yes
b. The proposed change is compliant with the Growth Management Act;	Yes
c. The proposed change is consistent with the adopted comprehensive plan, including the land use plan and the rest of the Arterial Atlas;	Yes
d. The proposed change is consistent with applicable interlocal agreements; and	Yes
e. The proposed change does not conflict with the adopted Metropolitan Transportation Plan.	Yes



Thank you!

Comments and questions

Clark County Public Service Center

1300 Franklin Street • PO Box 5000

Vancouver, WA 98666-5000



CPZ2019-00016

Arterial Atlas and Title 40, Appendix F Amendment

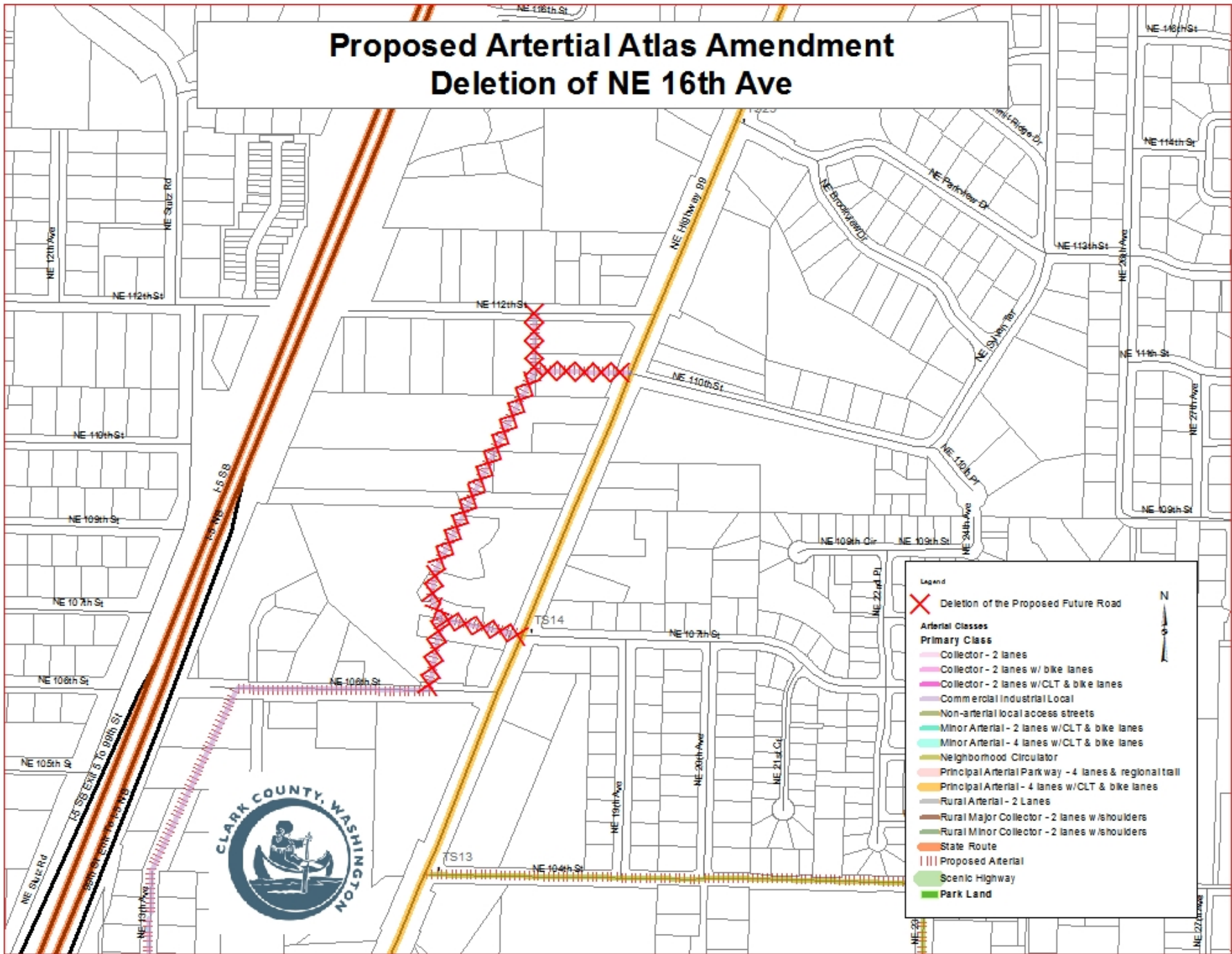
Matt Hermen, Public Works

Clark County Planning Commission, Worksession

September 5, 2019
1300 Franklin St.
Vancouver, WA 98666
6th Floor Training Room



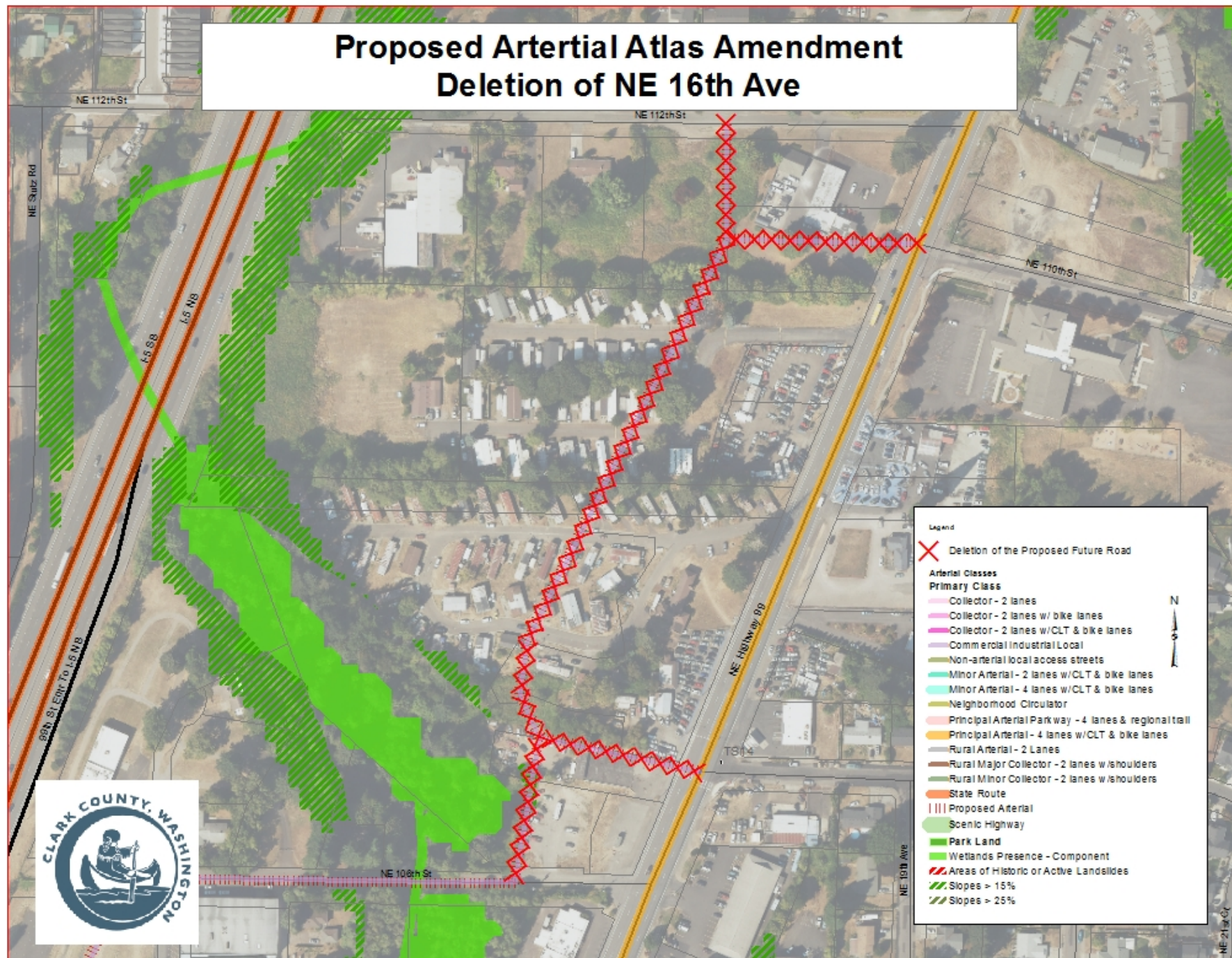
**Proposed Arterial Atlas Amendment
Deletion of NE 16th Ave**

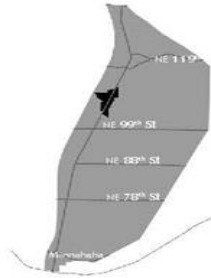


**Proposed Arterial Atlas Amendment
Deletion of NE 16th Ave**



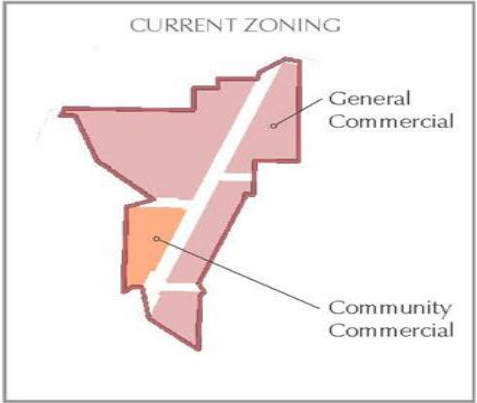
Proposed Arterial Atlas Amendment Deletion of NE 16th Ave



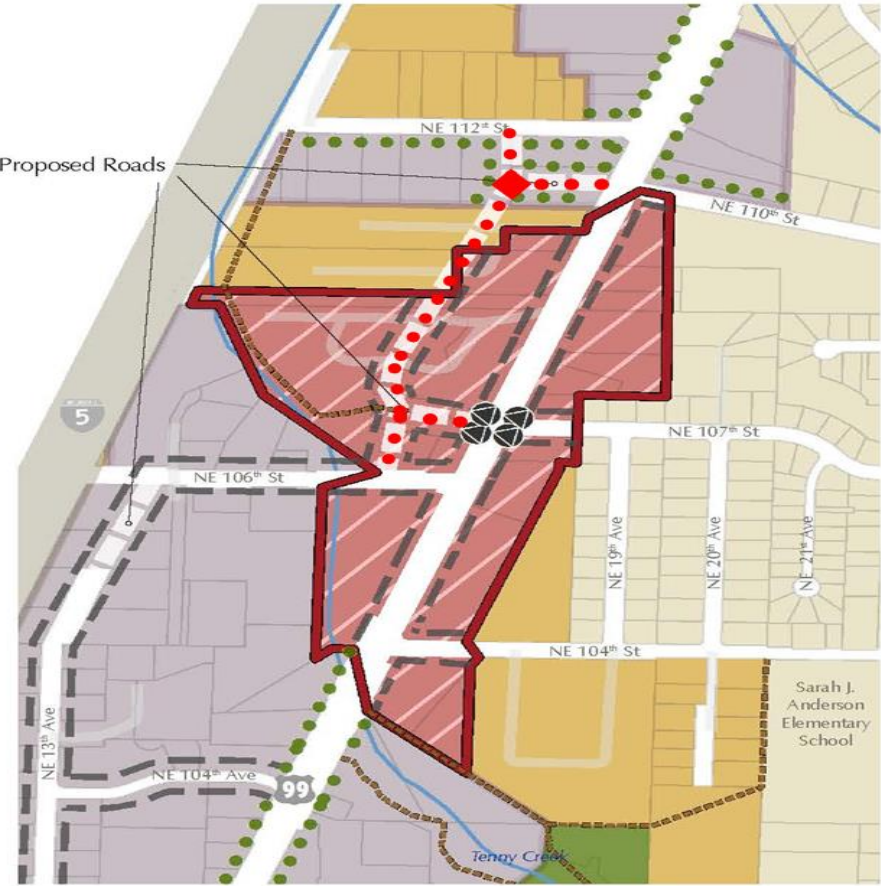


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Internal Connections

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Transitional Overlay

Single Family Residential

Multifamily Residential

Creeks

Parks

Planned roads to be removed



Thank you!

Comments and questions

Clark County Public Service Center

1300 Franklin Street • PO Box 5000

Vancouver, WA 98666-5000





DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: CPZ2019-00016 (Arterial Atlas and Title 40, Appendix F Amendment)

Proponent: *Clark County Community Planning*

Location of proposal, including street address, if any:

Lead Agency: *Clark County, Washington*

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

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

Comments must be submitted by: August 28, 2019

Responsible Official: Oliver Orjiako

Position/title: Director

Address: **RE: SEPA Comments**

Clark County Community Planning

1300 Franklin Street; 3rd Floor

P.O. Box 9810

Vancouver, WA 98666-9810

Date: 8-8-19 **Signature:** Oliver Orjiako

The staff contact person and telephone number for any questions on this review is Matt Hermen, Planner III, (564) 397-4343.

For other formats, contact the Clark County ADA Office at ADA@clark.wa.gov.



**Clark County SEPA Environmental Checklist
Washington Administrative Code (WAC) 197-11-960**

A. BACKGROUND

1. Name of proposed project, if applicable:
CPZ2019-00016 Deletion of proposed NE 16th Ave from the Arterial Atlas and Hwy 99 Sub Area Plan (Title 40, Appendix F)
2. Name of applicant:
Clark County
3. Address and phone number of applicant and contact person.
Oliver Orjiako; Director
Clark County Community Planning
P.O. Box 9810
Vancouver, WA 98666-9810
(564) 397-4112
4. Date checklist prepared:
August 8, 2019
5. Agency requesting checklist:
Clark County, WA
6. Proposed timing or schedule (including phasing, if applicable):
Planning Commission Hearing – September 19, 2019
Clark County Council Hearing – December 2019 (Tenative)
Adoption – February 2020
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No plans for future addition, expansion or further activity
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
In 2008, Clark County adopted the Highway 99 Sub-area plan. This proposal would amend the Highway 99 Sub-area, removing a proposed road from the Plan. The Sub-Area plan was issued a Determination of Nonsignificance during the SEPA review process in 2008.

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.

No pending governmental approvals are pending

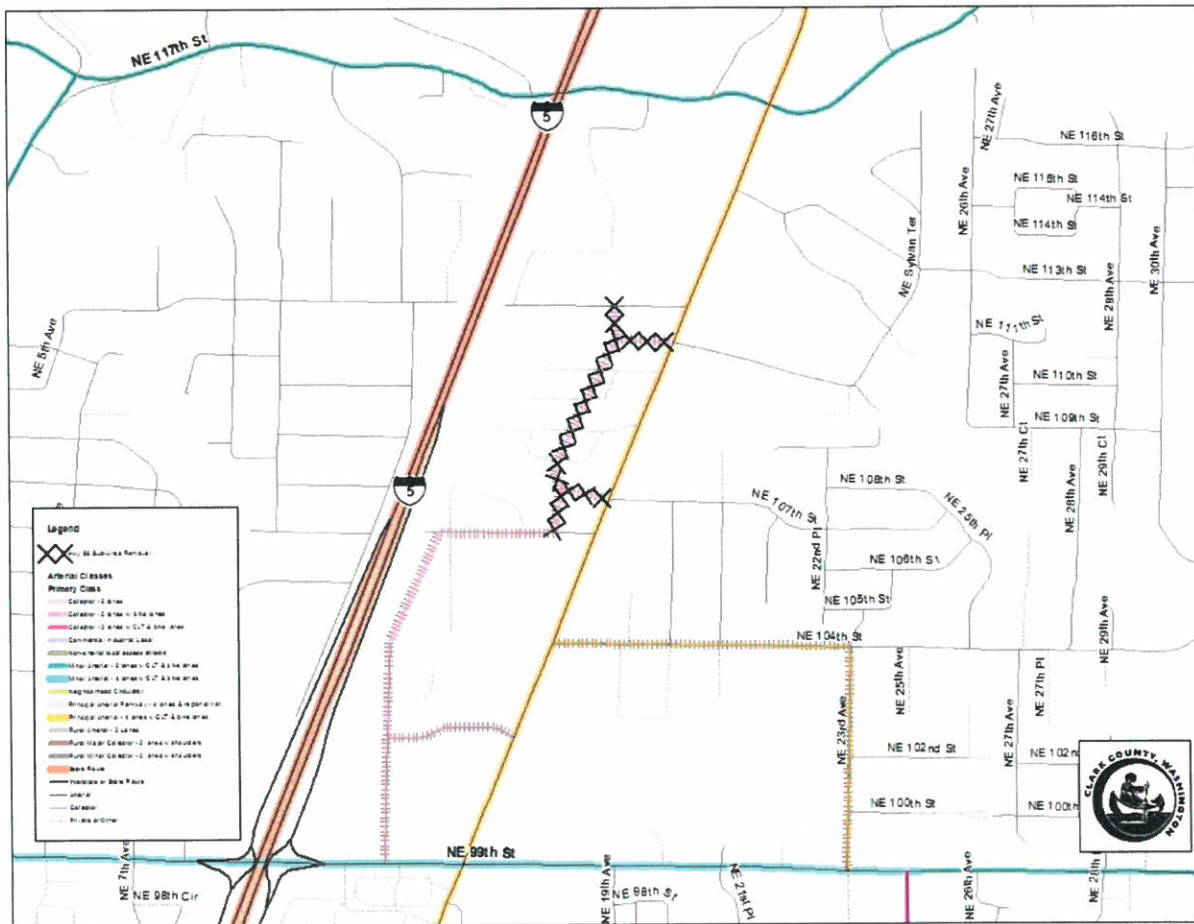
10. List any government approvals or permits that will be needed for your proposal, if known.

This is a non-project action. This proposal will require County Council approval of the Comprehensive Plan and County Code amendment. Specifically, Appendix F (Highway 99 Sub-Area Plan) of the Clark County Development Code will be amended to remove the proposed road for the plan.

11. 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.)

The proposal will remove future proposed roads from Clark County's Arterial Atlas. Removal of these roads from the Arterial Atlas will remove future development's requirement to dedicate and construct the roads.

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.



B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

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

15%

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 Hydrologic Group B

- 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 or grading proposed. Indicate source of fill.
None. The proposal is a Non-Project Action.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No. The proposal is a Non-Project Action
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
None. The proposal is a Non-Project Action.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None. The proposal is a Non-Project Action.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
None. The proposal is a Non-Project Action.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No. The proposal is a Non-Project Action
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None. The proposal is a Non-Project Action.

3. Water

- a. Surface:
 - 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.

A year-round stream exists in the immediate vicinity. It is locally known as Tenney Creek.

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

No. The proposal is a Non-Project Action

- 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.

None. The proposal is a Non-Project Action

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

No. The proposal is a Non-Project Action

- 5) Does the proposal lie within a 100-year flood plain? 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. The proposal is a Non-Project Action

b. Ground Water:

- 1) Will ground water 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. The proposal is a Non-Project Action

- 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.

None. The proposal is a Non-Project Action

c. Water Runoff (including storm water):

- 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. The proposal is a Non-Project Action

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

No. The proposal is a Non-Project Action

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

No. The proposal is a Non-Project Action

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

No. The proposal is a Non-Project Action

4. Plants

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

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ 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. The proposal is a Non-Project Action

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

None known. The proposal is a Non-Project Action

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any;
None. The proposal is a Non-Project Action
- e. List all noxious weeds and invasive species known to be on or near the site.
None known. The proposal is a Non-Project Action

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
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. The proposal is a Non-Project Action
- c. Is the site part of a migration route? If so, explain.
None known. The proposal is a Non-Project Action
- d. Proposed measures to preserve or enhance wildlife, if any:
None. The proposal is a Non-Project Action
- e. List any invasive animal species known to be on or near the site.
None known. The proposal is a Non-Project Action

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
None. The proposal is a Non-Project Action
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No. The proposal is a Non-Project Action

- 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:

None. The proposal is a Non-Project Action

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No. The proposal is a Non-Project Action

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

None. The proposal is a Non-Project Action

- 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. The proposal is a Non-Project Action

- 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. The proposal is a Non-Project Action

- 4) Describe special emergency services that might be required.

None. The proposal is a Non-Project Action

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

None. The proposal is a Non-Project Action

b. Noise

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

None. The proposal is a Non-Project Action

- 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. The proposal is a Non-Project Action

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

None. The proposal is a Non-Project Action

8. Land and Shoreline Use

- 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 removal of the proposed road will remove the requirement to dedicate right-of-way as part of redevelopment on Commercial and Residential land. The current uses of the land directly affected by this proposal is commercial uses and mobile home parks.

- 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.

Commercial buildings for auto sales and building materials.
Mobile homes for residential living.

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

No

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

General Commercial and Residential (R-43)

- f. What is the current comprehensive plan designation of the site?
Commercial and Urban High Density Residential
- g. If applicable, what is the current shoreline master program designation of the site?
Not Applicable
- h. Has any part of the site been classified as a critical area by the city or county?
If so, specify.
Immediately to the west of the proposed road is the likely presence of landslide hazards and wetlands. Removing the proposed road from the County Plans is a non-project action and will not impact the critical areas.
- i. Approximately how many people would reside or work in the completed project?
Not applicable. This is a non-project action.
- j. Approximately how many people would the completed project displace?

None. Removing the proposed road would eliminate the requirement for dedication of right-of-way. No displacement would occur if the proposed road was removed from County plans.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable. No displacement would occur if the proposed road was removed from County plans.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
No measures are proposed to ensure compatibility with existing and projected land uses.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Not applicable. The proposal is not located on or nearby agricultural and forest land.

9. Housing

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

None. The proposal is a Non-Project Action

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

None. The proposal is a Non-Project Action

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

None. The proposal is a Non-Project Action

10. Aesthetics

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

Not applicable. The proposal is a Non-Project Action

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

None. The proposal is a Non-Project Action

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None. The proposal is a Non-Project Action

11. Light and Glare

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

None. The proposal is a Non-Project Action

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

No. The proposal is a Non-Project Action

- c. What existing off-site sources of light or glare may affect your proposal?

None. The proposal is a Non-Project Action

- d. Proposed measures to reduce or control light and glare impacts, if any:

None. The proposal is a Non-Project Action

12. Recreation

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

Salmon Creek Park and Kline Pond are approximately one half miles from the proposed non-project action.

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

No. The proposal is a Non-Project Action

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

None. The proposal is a Non-Project Action

13. Historic and Cultural Preservation

- 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.

No.

- 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. The proposal is a Non-Project Action.

- 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.

None. The proposal is a Non-Project Action

- 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. The proposal is a Non-Project Action

14. Transportation

- 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.

Highway 99 is a County principal arterial that currently serve the area of the proposed non-project action. Access to the area that would have been served by the proposed road will remain in the current state.

- 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?
Yes. C-Tran route 19 serve the affected geographic area. A transit stop is located directly adjacent to the proposed non-project action at NE 110th St and Hwy 99.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
None.
- 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).
No. The removal of the proposal road would continue the state of current transportation operations.
- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?
None. Removal of the proposed road would not generate vehicular 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:
None. The proposal is a Non-Project Action

15. Public Services

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

No. The proposal is a Non-Project Action

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

None. The proposal is a Non-Project Action

16. Utilities

- a. Circle utilities currently available at the site electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. 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. The proposal is a Non-Project Action

C. SIGNATURE

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

Signature: Matt Hermen
Name of signee Matt Hermen
Position and Agency/Organization Planner III, Clark County
Date Submitted: August 14, 2019

D. SUPPLEMENTAL SHEET FOR NONPROJECT 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 of 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?

The proposal would not increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Removal of the proposed road would not increase impervious surface in the area, require construction, or produce noise.

Proposed measures to avoid or reduce such increases are: None

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

The proposal would not affect plants, animals, fish or marine life. Removing the proposed road from the County plans would have no influence on the lives of plants, animals or fish.

Proposed measures to avoid or reduce such increases are: None

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

Removing the proposed road from the County plans would not deplete energy or natural resources.

Proposed measures to avoid or reduce such increases are: None

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?

The removal of the proposed road from County plans would not affect environmentally sensitive areas or areas designated for governmental protection.

Proposed measures to avoid or reduce such increases are: None

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 removal of the proposed road from County plans would not affect land and shoreline use.

Proposed measures to avoid or reduce such increases are: None

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

The removal of the proposed road from County plans would place traffic demands on Hwy 99, the adjacent principal arterial. The proposed road was intended to provide a secondary parallel route to Hwy 99. The future parallel route would distribute local traffic away from the regional arterial (Hwy 99). Removing the road would continue local transportation trips to rely on Hwy 99.

Proposed measures to avoid or reduce such increases are:

Require future development to directly access the existing local roads in order to maintain the mobility and safety along Hwy 99. A future development proposal will need to adhere to circulation requirements.

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

The removal of the proposed road from County plans will not conflict with local, state, or federal laws or requirements for the protection of the environment.



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

04/08/2019

Mr. Matt Hermen
Planner III
Clark County
1300 Franklins Street
Post Office Box 9810
Vancouver, WA 98666-9810

Sent Via Electronic Mail

Re: Clark County--2019-S-46--60-day Notice of Intent to Adopt Amendment

Dear Mr. Hermen:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed amendment to remove a future road from Clark County's Arterial Atlas plan. The removal of the proposed future road is located approximately at NE 16th Avenue between NE 106th Street and NE 112th Street. Amend Clark County Code Title 40 Appendix F to remove the proposed road from the Highway 99 Sub-Area Plan.

We received your submittal on 04/08/2019 and processed with the Submittal ID 2019-S-46. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 06/07/2019.

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

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Ike Nwankwo, (360) 725-2950.

Sincerely,

Review Team
Growth Management Services



Department of Commerce

Notice of Intent to Adopt Amendment 60 Days Prior to Adoption

Indicate one (or both, if applicable):

- ☒ **Comprehensive Plan Amendment**
☐ **Development Regulation Amendment**

Pursuant to RCW 36.70A.106, the following jurisdiction provides notice of intent to adopt a proposed comprehensive plan amendment and/or development regulation amendment under the Growth Management Act.

Jurisdiction:	Clark County
Mailing Address:	P.O. Box 9810 Vancouver, WA 98666-9810
Date:	April 8, 2019

Contact Name:	Matt Hermen
Title/Position:	Planner III
Phone Number:	(564)397-4343
E-mail Address:	Matt.hermen@clark.wa.gov

Brief Description of the Proposed/Draft Amendment: <i>If this draft amendment is provided to supplement an existing 60-day notice already submitted, then please provide the date the original notice was submitted and the Commerce Material ID number located in your Commerce acknowledgement letter.</i>	<i>Example:</i> Proposed amendment to remove a future road from Clark County's Arterial Atlas plan. The removal of the proposed future road is located approximately at NE 16 th Avenue between NE 106 th Street and NE 112 th Street. Amend Clark County Code Title 40 Appendix F to remove the proposed road from the Highway 99 Sub-Area Plan.
Is this action part of the scheduled review and update? <i>GMA requires review every 8 years under RCW 36.70A.130(4)-(6).</i>	Yes: ____ No: <u> X </u>
Public Hearing Date:	Planning Board/Commission: September 19, 2019 Council/County Commission: December 2019
Proposed Adoption Date:	February 20, 2020 (Tentative)

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). **We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce.** If you experience difficulty, please contact reviewteam@commerce.wa.gov.

Proposed Arterial Atlas Amendment

Deletion of NE 16th Ave



**NOTICE OF PUBLIC HEARING
CLARK COUNTY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Clark County Planning Commission will conduct a public hearing on **Thursday, September 19, 2019 at 6:30 p.m.**, at the Public Services Center, 1300 Franklin Street, County Council Hearing Room, 6th Floor, Vancouver, Washington to consider the following:

CPZ2019-00016 Arterial Atlas and Appendix F (NE 106 St to NE 112th St): A proposal to delete the proposed NE 16th Ave from the Arterial Atlas and Hwy 99 Sub Area Plan.

Staff Contact: Matt.Hermen@clark.wa.gov or (564) 397-4343

The staff reports, related materials and hearing agenda will be available 15 days prior to the hearing date on the county's web page at <https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>

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

Anyone wishing to give testimony in regard to this matter should appear at the time and place stated above. Written testimony can be provided to the Clark County Planning Commission by e-mailing the clerk of the commission at Sonja.Wiser@clark.wa.gov or via US Postal Service to the Clark County Planning Commission, c/o Sonja Wiser, PO Box 9810, Vancouver, WA 98666-9810. Written testimony may also be submitted for the record during the hearing. Please ensure that testimony is received at least two (2) business days before the hearing if you would like staff to forward it to the Planning Commission before the hearing.

Approved as to Form only:

Anthony Golik
Prosecuting Attorney

By: 
Christine Cook
Senior Deputy Prosecuting Attorney

PLEASE PUBLISH:

Wednesday, September 4, 2019

Please Bill:

Clark County Community Planning
Attn: Sonja Wiser, Program Assistant
P. O. Box 9810
Vancouver, WA 98666-9810
Columbian Account 70914



AFFIDAVIT OF POSTING PUBLIC NOTICE

Project Name: Arterial Atlas – Deletion of NE 16th Ave
Site Address: West of Hwy. 99, North of NE 106th St., south of NE 112th St.
Case Number: CPZ2019-00016
Hearing Date: Planning Commission September 19, 2019

POSTING

This is to certify that I, Matt Hermen, applicant/agent for the above referenced project, state that on the 4th day of September, 2019, I conspicuously posted sign(s) relating to the above referenced project. The sign(s) comply with Clark County Code 40.510.040(E). The sign(s) indicate the date, time, and place of the hearing; the case number(s); the nature and location of the proposal; and instructions for obtaining further information. The sign(s) were posted at the following locations:

(Identify the nearest street, intersection, or address of adjacent property where the sign was posted.)

1. West side of Hwy. 99, at intersection of NE 110th St.
2. North side of NE 106th St., approximately 300 feet west of Hwy. 99 intersection
3. South side of NE 112th St. approximately 500 feet west of Hwy. 99 intersection

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the above is true and correct.

Signature Matt Hermen Date: 9-4-19

Print Name Matt Hermen

POSTING PROPERTY REQUIREMENTS

APPLICABILITY

Posting the subject property with a sign is a method of providing the public notice of a filed application for a proposed project. The county cannot complete its review until the property has been posted.

TIMING

The sign(s) shall be posted on the subject property within fifteen (15) days of the hearing date. The intent of posting the sign(s) is to notify the public of the proposed activity. The sign shall remain posted until the hearing date has expired. Immediately upon posting of the sign(s), an Affidavit of Posting Public Notice (supplied with the sign(s)) shall be completed and returned to Community Planning.

PLACEMENT OF SIGN

- Location:** The sign(s) shall be posted on the subject property at the principal entry point to the nearest right-of-way and/or as approved by Community Planning.
- Direction:** When more than one road abuts the property, the sign(s) shall be directed toward the road having the greatest traffic volume.
- Height:** The lowest point of the sign(s) must be at least two (2) feet above the ground.
- Visibility:** The sign(s) shall be clearly visible from the abutting road and posted in such a manner so that no information on the sign is obscured from public view due to blockage by vegetation, fencing, or other structures.
- Posting:** The sign(s) may not be attached to utility poles or sign posts in public or private rights-of-way. Special measures may be required to secure the sign(s) depending on soil, wind, or other conditions.



CLARK COUNTY WASHINGTON

COMMUNITY PLANNING

PO Box 9810 • Vancouver, WA 98666-9810

PRESORTED
STANDARD
US POSTAGE PAID
VANCOUVER, WA
PERMIT NO 130

Notice of public hearing

For other formats, contact the Clark County ADA Office

Voice 564.397.2322 / **Relay** 711 or 800.833.6388

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



ROADWAY AMENDMENT

NOTICE OF PUBLIC HEARING



Roadway Amendment

CPZ2019-00016 Deletion of planned NE 16th Ave.

**NOTICE OF PUBLIC HEARING
CLARK COUNTY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Clark County Planning Commission will conduct a public hearing on **Thursday, October 3, 2019 at 6:30 p.m.**, at the Public Services Center, 1300 Franklin Street, County Council Hearing Room, 6th Floor, Vancouver, Washington to consider the following:

CPZ2019-00016 Arterial Atlas and Appendix F (NE 106 St to NE 112th St): A proposal to delete the proposed NE 16th Ave from the Arterial Atlas and Hwy 99 Sub Area Plan.

Staff Contact: Matt.Hermen@clark.wa.gov or (564) 397-4343

The staff reports, related materials and hearing agenda will be available 15 days prior to the hearing date on the county's web page at <https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>

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

Anyone wishing to give spoken testimony in regard to this matter should appear at the time and place stated above. Written testimony can be provided to the Clark County Planning Commission by e-mailing the clerk of the commission at Sonja.Wiser@clark.wa.gov or via US Postal Service to the Clark County Planning Commission, c/o Sonja Wiser, PO Box 9810, Vancouver, WA 98666-9810. Written testimony may also be submitted for the record during the hearing. Please ensure that testimony is received at least two (2) business days before the hearing if you would like staff to forward it to the Planning Commission before the hearing.

Approved as to Form only:

Anthony Golik
Prosecuting Attorney

By: _____
Christine Cook
Senior Deputy Prosecuting Attorney

PLEASE PUBLISH:

Wednesday, September 18, 2019

Please Bill:

Clark County Community Planning
Attn: Sonja Wiser, Program Assistant
P. O. Box 9810
Vancouver, WA 98666-9810
Columbian Account 70914

From: [Wiser, Sonja](#)
To: Legals@columbian.com; legals@thereflector.com
Subject: PC Legal Notice #4 - Arterial Atlas & Appendix F.doc
Date: Thursday, September 12, 2019 11:06:29 AM
Attachments: [PC Legal Notice - Arterial Atlas & Appendix F.doc](#)

Please publish Wednesday, September 18, 2019 and confirm receipt. Thanks



CLARK COUNTY WASHINGTON
COMMUNITY PLANNING
PO Box 9810 • Vancouver, WA 98666-9810

PRESORTED
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VANCOUVER, WA
PERMIT NO 130

RESCHEDULED

Notice of public hearing

For other formats, contact the Clark County ADA Office
Voice 564.397.2322 / Relay 711 or 800.833.6388
Fax 360.397.6165 / Email ADA@clark.wa.gov



ROADWAY AMENDMENT

NOTICE OF PUBLIC HEARING

RESCHEDULED



IN THE KNOW

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

Roadway Amendment CPZ2019-00016 Deletion of planned NE 16th Ave.

Clark County Planning Commission

PUBLIC HEARING

OCT 3 2019 / 6:30 PM

RESCHEDULED DATE

Public Service Center
6th floor Hearing Room
1300 Franklin Street / Vancouver

TESTIMONY

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

IN PERSON Testimony may be given at the hearing. Written testimony may also be submitted for the record during the hearing.

EMAIL sonja.wiser@clark.wa.gov

MAIL

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

Information on the hearing process and how to provide effective testimony can be found online at the address below.

PROPOSAL MATERIALS

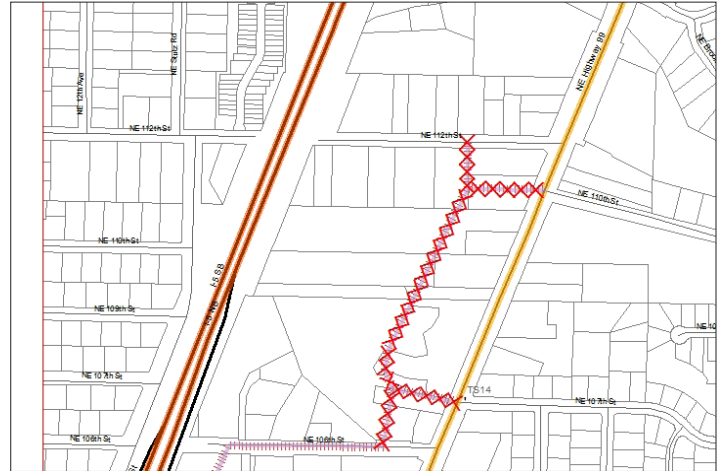
Staff reports, related materials and hearing agenda can be accessed, online or in person, 15 days prior to the hearing date:

ONLINE

www.clark.wa.gov/planning-commission

IN PERSON

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



PROPOSAL

The Planning Commission will consider a proposal to amend the Arterial Atlas and Highway 99 Sub-Area Plan. The amendment will remove the future planned street from the County's long-range circulation plan. The proposed road was intended to provide a secondary parallel route to Highway 99. The planned roads are depicted in the Tenny Creek Commons Activity Center of the Highway 99 Sub-Area Plan. This proposal would amend the Sub-Area plan by removing the planned roads from the maps.

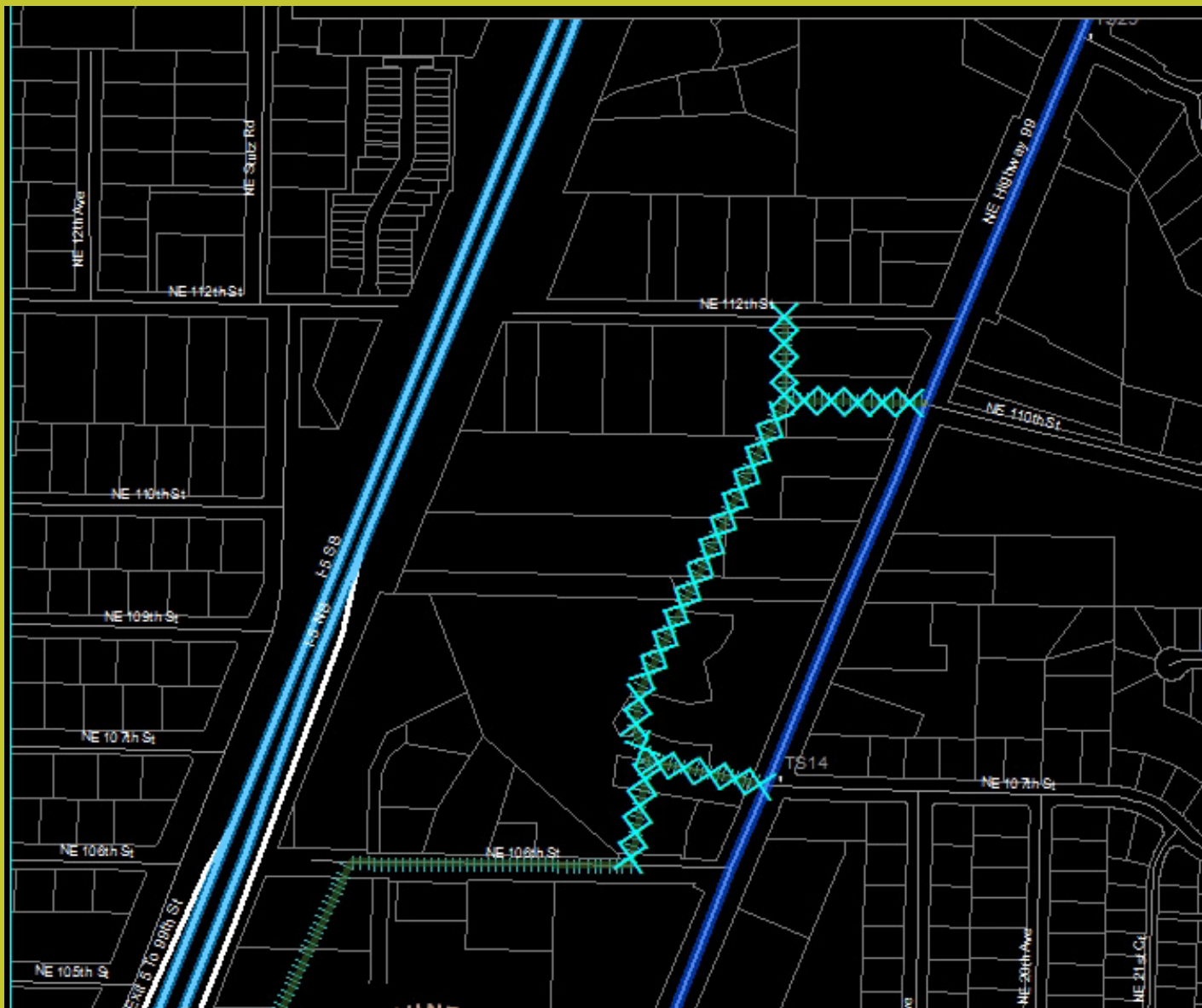
The map above indicates the deletion of the proposed future road from the county transportation plans for this area.

STAFF CONTACT

Matt Hermen, Planner III
matt.hermen@clark.wa.gov / 564.397.4343

ROADWAY AMENDMENT

Notice of public hearing to consider the following



Clark County Planning Commission

PUBLIC HEARING

RESCHEDULED DATE

OCT 3 2019 / 6:30 PM

Public Service Center

6th floor Hearing Room
1300 Franklin Street
Vancouver, WA



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

CPZ2019-00016 Deletion of planned NE 16th Avenue

The Planning Commission will consider a proposal to amend the Arterial Atlas and Highway 99 Sub-Area Plan. The amendment will remove the future planned street from the County's long-range circulation plan. The proposed road was intended to provide a secondary parallel route to Highway 99. The planned roads are depicted in the Tenny Creek Commons Activity Center of the Highway 99 Sub-area Plan. This proposal would amend the Sub-area plan by removing the planned roads from the maps.

The map indicates the deletion of the proposed future road from the county transportation plans for this area.

PROPOSAL MATERIALS

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

ONLINE

www.clark.wa.gov/planning-commission

IN PERSON

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

STAFF CONTACT

Matt Hermen, Planner III
matt.hermen@clark.wa.gov
564.397.4343

NAME	STREET	STREET2	CITY	STATE	ZIP
99 BUILDING LLC	10604 NE HWY 99		VANCOUVER	WA	98686
BANNON KIM D & BANNON YOSHIKO	1621 NE 113TH ST #334		VANCOUVER	WA	98686
BATTEN KATHLEEN ANN	1611 NE 113TH ST #221		VANCOUVER	WA	98686
BECERRA SERGIO CRUZ	10918 NE HWY 99 #24		VANCOUVER	WA	98686
BOEHLKE TIMOTHY	4617 NE SAINT JOHNS RD		VANCOUVER	WA	98661
BROWN THOMAS & BROWN NICOLE	1601 NE 113TH ST UNIT 312		VANCOUVER	WA	98686
BUILDERS MATERIALS TRADING & HOLDING INC	11100 NE HIGHWAY 99		VANCOUVER	WA	98686
CALLAHAM & CALLAHAM	10804 NE HIGHWAY 99		VANCOUVER	WA	98686
CALLAHAM & CALLAHAM	10804 NE HIGHWAY 99 #59		VANCOUVER	WA	98686
CALLAHAM & CALLAHAM	10804 NE HIGHWAY 99 #64		VANCOUVER	WA	98665
CALLAHAN DONALD & CALLAHAN DORIS	PO BOX 65693		VANCOUVER	WA	98665
CANADA CARMEN A	1601 NE 113TH ST UNIT 112		VANCOUVER	WA	98686
CHOI JACK & CHOI WAI LAN	2717 SE 22ND AVE		PORTLAND	OR	97202
CISNEROS ELIAS MARIA	10918 NE HWY 99 UNIT 8		VANCOUVER	WA	98686
COOPER CAROL B & COOPER WILLIAM K	10610 NE 19TH AVE		VANCOUVER	WA	98686
CORTES ERIKA CASTILLEJO	10918 NE HIGHWAY 99 #53		VANCOUVER	WA	98686
D E LEGACY LLC	13440 SE 30TH ST		BELLEVUE	WA	98005
DEA PROPERTIES-9 LLC	14707 SE RIVERSHORE DR		VANCOUVER	WA	98683
DICK KATHLEEN	1621 NE 113TH ST #131		VANCOUVER	WA	98686
DICKINSON CHARLES M	1800 NE 112TH ST		VANCOUVER	WA	98686
DOROSHENKO DAVID	1611 NE 113TH ST, UNIT 422		VANCOUVER	WA	98686
EHRLICH CRAIG W & EHRLICH CANDICE L	3315 NE 96TH ST		VANCOUVER	WA	98665
EVERGREEN 99 LLC	9907 SE EVERGREEN HIGHWAY		VANCOUVER	WA	98664
EVERGREEN HOSPITALITY CO	10804 NE HWY 99		VANCOUVER	WA	98686
FATTOH PAUL G	4015 NE 130TH PL		PORTLAND	OR	97230
FIGTREE COMMERCIAL LLC	4021 NW 137TH ST		VANCOUVER	WA	98685
FOX ELLEN L	1611 NE 113TH ST #322		VANCOUVER	WA	98686
GELLATLY BRIAN R & GELLATLY DANI K ETAL	1601 NE 113TH ST APT 323		VANCOUVER	WA	98686
GILL ANDREW M	1621 NE 113TH ST #132		VANCOUVER	WA	98686
GREENBAUM NORMA L	1613 NE 112TH ST		VANCOUVER	WA	98686
GREGERSON ENTERPRISES LLC	21419 NW 11TH AVE		RIDGEFIELD	WA	98642
HACIENDA WEST LLC	PO BOX 5387		EUGENE	OR	97405
HACKETT THOMAS A TRUSTEE	MOSS TREE TRUST	1601 NE 113TH ST L	VANCOUVER	WA	98686
HIDDEN VILLAGE	DEER POINT MEADOWS INVESTMENTS				
HIDDEN VILLAGE LLC	LLC	4611 NW FRUIT VAL	VANCOUVER	WA	98660
HILLSTROM SHAWN & HILLSTROM TIFFINY	16500 SE 1ST ST #144		VANCOUVER	WA	98686
	1903 NE 107TH ST		VANCOUVER	WA	98686

HOLLY PARK PROPERTIES LLC	PO BOX 1310	VANCOUVER	WA	98686
ISLAM ZAHEDUL	506 NW 86TH ST	VANCOUVER	WA	98665
JACKSON ANDREA L	723 SW 257TH AVE APT 69	TROUTDALE	OR	97060
JIMENEZ LUIS M MORENO	10918 NE HIGHWAY 99 #27	VANCOUVER	WA	98686
KHARUS IVAN	10918 NE HIGHWAY 99 UNIT 32	VANCOUVER	WA	98686
KIM CHOONG R & KIM GIRIN H	28306 NE 24TH AVE	RIDGEFIELD	WA	98642
LEE NORMA J	1902 NE 107TH ST	VANCOUVER	WA	98686
LEGRY MISTY	10918 NE HIGHWAY 99 #50	VANCOUVER	WA	98686
LOWER JOHN & LOWER SELMA	21611 NW 5TH AVE	RIDGEFIELD	WA	98642
LUJAN ARIELLE D	1611 NE 113TH ST UNIT 421	VANCOUVER	WA	98686
LUKENS AMOREENA	1611 NE 113TH ST UNIT 321	VANCOUVER	WA	98686
LYCKSELL KATHRYN A & LYCKSELL CHARLES L	10918 NE HWY 99 #28	VANCOUVER	WA	98686
MANCILLA ESPINDOLA SILVANO & LOPEZ MARIA				
REYNA BECERRA	10918 NE HIWAY 99 #23	VANCOUVER	WA	98686
MATHEWS SHERRY	1403 MAKIKI STE 306	HONOLULU	HI	96814
MCKOY FRANK J JR	425 E SLIVERADO RANCH #367	LAS VEGAS	NV	89183
MILLER MICHELE	10918 NE HIGHWAY 99 #48	VANCOUVER	WA	98686
MILLER TATRO PAMELA K	4022 NW 137TH ST	VANCOUVER	WA	98685
MUSGROVE SHANNON M	1621 NE 113TH ST UNIT 331	VANCOUVER	WA	98686
NESBURG BROTHERS PROPERTIES	2909 NW 114TH STREET	VANCOUVER	WA	98685
NRN HOLDINGS LLC	8002 NE HIGHWAY 99 STE B PMB 152	VANCOUVER	WA	98665
OTTO ROBERT M & OTTO DANA C	1621 NE 113TH ST 333	VANCOUVER	WA	98686
PAIK KWANG G	505 NW 150TH CIR	VANCOUVER	WA	98685
PETTIT OIL COMPANY	7373 KIRKWOOD CT N	MAPLE GROVE	MN	55369
PIATT BENJAMIN & PIATT BRENDA G	1455 GREEN BLUFF AVE	LAUREL	MT	59044
RAMEN REAL ESTATE LLC	14839 SE 82ND DR #G	PORTLAND	OR	97236
RATERMANN TEDD	8002 NE HIGHWAY 99 PMB 401	VANCOUVER	WA	98665
RATERMANN TEDD	8002 NE HWY 99 PMB 401	VANCOUVER	WA	98665
RAYA JEFFREY L	1601 NE 113TH ST #324	VANCOUVER	WA	98686
REBELLO JOHN & REBELLO MARTHA	11214 NE HIGHWAY 99	VANCOUVER	WA	98686
REBELLO JOHN W	11214 NE HIGHWAY 99	VANCOUVER	WA	98686
REGAS DAN	15710 SE MILL PLAIN BLVD STE B	VANCOUVER	WA	98684
REYNOSO-ABARCA LAURA ALICIA	10918 NE HIGHWAY 99#38	VANCOUVER	WA	98686
RODRIGUEZ ABARCA JAVIER	10918 NE HWY 99 #41	VANCOUVER	WA	98686
ROSALES-GONZALES ISAAC & LILIANA-ROSALES				
MARIA	1320 SW 211TH PL	BEAVERTON	OR	97006
ROYLE THERESA	369 GUN CLUB RD #44	WOODLAND	WA	98674
SAINT JOHNS LUTHERAN CHURCH	11005 NE HIGHWAY 99	VANCOUVER	WA	98686

SANCHEZ SAMUEL & ESCANDON YADIRA	10918 NE HWY 99 #34		VANCOUVER	WA	98686
SKERL VERONICA A & MAKI JOHN	1601 NE 113TH ST #313		VANCOUVER	WA	98686
SLM LLC	C/O MACKIN LARRY	300 SE HEARTHWO	VANCOUVER	WA	98684
SMITH FUMIE	1601 NE 113TH ST UNIT 211		VANCOUVER	WA	98686
SMITH PAUL F JR	15806 NE 10TH ST		VANCOUVER	WA	98684
STIERS LISA M	1611 NE 113TH ST	UNIT 121	VANCOUVER	WA	98686
TRUEBLOOD MARIANNE J & SMITH JAMES V	10918 NE HWY 99 #26		VANCOUVER	WA	98685
VANCOUVER LODGE	10804 NE HIGHWAY 99		VANCOUVER	WA	98686
VANCOUVER LODGE	C/O CALLAHAM GEORGE	10804 NE HIGHWAY	VANCOUVER	WA	98686
VANCOUVER LODGE	C/O NORWOOD HOMES INC	10804 NE HW7 99 S	VANCOUVER	WA	98686
VARGAS JUDITH REYES	10918 NE HWY 99 #39		VANCOUVER	WA	98686
VAUGHN ANDREA N	1601 NE 113TH ST #311		VANCOUVER	WA	98686
VELAZQUEZ FERNANDO & AGUILAR BRENDA Y	10918 NE HWY 99 #33		VANCOUVER	WA	98686
VIVEROS LORMENDEZ JOSE LUIS	10918 NE HIGHWAY 99 #52		VANCOUVER	WA	98686
WERNER DENISE	10009 SE EVERGREEN HWY		VANCOUVER	WA	98664
WERNER DENISE & WERNER MICHAEL J II	10009 SE EVERGREEN HWY		VANCOUVER	WA	98664
WERNER MICHAEL	PMB 198	16505 SE 1ST ST	VANCOUVER	WA	98684
WERNER MICHAEL J II	16500 SE 1ST ST #144		VANCOUVER	WA	98684
WERNER MICHAEL J II & WERNER DENISE	10009 SE EVERGREEN HWY		VANCOUVER	WA	98664
WHITLOCK JAMES D	1601 NE 113TH ST #314		VANCOUVER	WA	98685
WILLITS STEVEN & MCCORMICK KIMBERLY	1700 NE 112TH ST		VANCOUVER	WA	98686
WILSEY ERIC R	3549 NW NORWOOD ST		CAMAS	WA	98607
YUKHIMETS LEONID	1220 MAIN ST STE 440		VANCOUVER	WA	98660
ZAVALA VICTOR HUGO	10918 NE HWY 99 #56		VANCOUVER	WA	98685
MATT HERMEN	PO BOX 9810		VANCOUVER	WA	98666
MARILLEE MCCALL	PO BOX 5000		VANCOUVER	WA	98666



AFFIDAVIT OF POSTING PUBLIC NOTICE

Project Name: Arterial Atlas – Deletion of NE 16th Ave
Site Address: West of Hwy. 99, North of NE 106th St., south of NE 112th St.
Case Number: CPZ2019-00016
Hearing Date: Planning Commission September 19, 2019

POSTING

This is to certify that I, Matt Hermen, applicant/agent for the above referenced project, state that on the 4th day of September, 2019, I conspicuously posted sign(s) relating to the above referenced project. The sign(s) comply with Clark County Code 40.510.040(E). The sign(s) indicate the date, time, and place of the hearing; the case number(s); the nature and location of the proposal; and instructions for obtaining further information. The sign(s) were posted at the following locations:

(Identify the nearest street, intersection, or address of adjacent property where the sign was posted.)

1. West side of Hwy. 99, at intersection of NE 110th St.
2. North side of NE 106th St., approximately 300 feet west of Hwy. 99 intersection
3. South side of NE 112th St. approximately 500 feet west of Hwy. 99 intersection

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the above is true and correct.

Signature Matt Hermen Date: 9-4-19

Print Name Matt Hermen

POSTING PROPERTY REQUIREMENTS

APPLICABILITY

Posting the subject property with a sign is a method of providing the public notice of a filed application for a proposed project. The county cannot complete its review until the property has been posted.

TIMING

The sign(s) shall be posted on the subject property within fifteen (15) days of the hearing date. The intent of posting the sign(s) is to notify the public of the proposed activity. The sign shall remain posted until the hearing date has expired. Immediately upon posting of the sign(s), an Affidavit of Posting Public Notice (supplied with the sign(s)) shall be completed and returned to Community Planning.

PLACEMENT OF SIGN

- Location:** The sign(s) shall be posted on the subject property at the principal entry point to the nearest right-of-way and/or as approved by Community Planning.
- Direction:** When more than one road abuts the property, the sign(s) shall be directed toward the road having the greatest traffic volume.
- Height:** The lowest point of the sign(s) must be at least two (2) feet above the ground.
- Visibility:** The sign(s) shall be clearly visible from the abutting road and posted in such a manner so that no information on the sign is obscured from public view due to blockage by vegetation, fencing, or other structures.
- Posting:** The sign(s) may not be attached to utility poles or sign posts in public or private rights-of-way. Special measures may be required to secure the sign(s) depending on soil, wind, or other conditions.