

**NOTICE OF PUBLIC HEARING  
CLARK COUNTY COUNCIL**

**NOTICE IS HEREBY GIVEN** that the Clark County Council will conduct a public hearing on **September 17, 2019, at 6:00 p.m.**, at the Public Services Center, 1300 Franklin Street, Hearing Room, 6<sup>th</sup> Floor, Vancouver, Washington to consider the following:

**2019 Annual Reviews and Dockets amending the 20-Year Growth Management Comprehensive Plan Text and Map, Zone Map, and Clark County Code (Title 40):**

1. **CPZ2019-00002 NE 152<sup>nd</sup> Ave.** – A proposal to amend the Clark County comprehensive plan and zoning map from Commercial (CC) to Urban Low (R1-6) on one parcel (154246000) with a total of 7.68 acres. The parcel is located southwest of the NE 152<sup>nd</sup> Ave and NE 93rd St intersection.
2. **CPZ201900003 Riverview Asset** – A proposal to amend the Clark County comprehensive plan and zoning map from Industrial (BP) to Urban Low (R 1-10) on 50 acres and Commercial (CC) on 10 acres. The two parcels (200326000 and 200355000) are located northwest of the NE 152<sup>nd</sup> Ave and NE 99<sup>th</sup> St intersection.

Staff Contact: Jose Alvarez, [Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov) or (564) 397-4898

3. **CPZ2019-00004 Groth** – A proposal to amend the Clark County comprehensive plan and zoning map from Rural 10 (R-10) to Rural 5 (R-5) on one parcel (210776000) with a total of 26.29 acres. The parcel is located north of NW 304<sup>th</sup> St and east of NW 71<sup>st</sup> Ave.
4. **CPZ2019-00006 25<sup>th</sup> Ave Subdivision** – A proposal to amend the Clark County comprehensive plan and zoning map from Urban Low (R1-6) to Urban Medium (R-18) on one parcel (145032000) with a total of 1.99 acres. The parcel is located at 8106 NE 25th Ave.
5. **CPZ2019-00009 Neighborhood Pet Clinic** – A proposal to amend the Clark County comprehensive plan and zoning map from Urban Low (R 1-10) to Commercial (CC) on one parcel (118138224) with a total of 0.29 acres. The parcel is located at 3613 NW 127<sup>th</sup> St, Vancouver, WA.

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

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

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

Approved as to Form only:

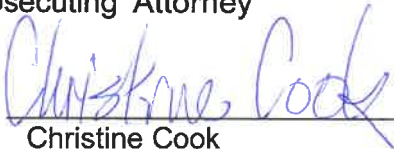
CLARK COUNTY COUNCIL

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Clerk of the Board

Approved as to Form only:  
ANTHONY F. GOLIK  
Prosecuting Attorney

By:

  
Christine Cook  
Senior Deputy Prosecuting Attorney

**PLEASE PUBLISH:**

**Monday, September 2, 2019**

Please Bill:

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

**Columbian Account 70914**

# LAND USE AMENDMENT

Notice of public hearing to consider the following



## CPZ2019-00007 Neighborhood Pet Clinic

The Clark County Council will consider a proposal to amend the Clark County comprehensive plan and zoning map from Urban Low (R 1-10) to Commercial (CC) on one parcel (118138224) with a total of 0.29 acres.

*Map shows area of proposed change in blue and is located at 3613 NW 127th Street, Vancouver.*

Clark County Council

## PUBLIC HEARING

**SEPT 17 2019 / 6 PM**

### Public Service Center

6th floor Hearing Room  
1300 Franklin Street  
Vancouver, WA

## PROPOSAL MATERIALS

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

### ONLINE

[www.clark.wa.gov/community-planning/cpz2019-00007](http://www.clark.wa.gov/community-planning/cpz2019-00007)

### IN PERSON

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

## STAFF CONTACT

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



*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).*



**CLARK COUNTY** WASHINGTON

**COMMUNITY PLANNING**

PO Box 9810 • Vancouver, WA 98666-9810

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## *Notice of public hearing*

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

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



# LAND USE AMENDMENT

## NOTICE OF PUBLIC HEARING



# IN THE KNOW

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

## Comprehensive Plan and Zoning Map Amendment (CPZ2019-00007 Neighborhood Pet Clinic)

Clark County Council

### PUBLIC HEARING

**SEPT 17 2019 / 6 PM**

Public Service Center

6th floor Hearing Room

1300 Franklin Street / Vancouver

### TESTIMONY

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

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

**EMAIL** [rebecca.messinger@clark.wa.gov](mailto:rebecca.messinger@clark.wa.gov)

### MAIL

Clark County Council

c/o Rebecca Messinger, Clerk to the Council

PO Box 5000 / Vancouver, WA 98666-5000

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

### PROPOSAL MATERIALS

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

### ONLINE

[www.clark.wa.gov/community-planning/cpz2019-00007](http://www.clark.wa.gov/community-planning/cpz2019-00007)

### IN PERSON

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



### PROPOSAL

The Clark County Council will consider a proposal to amend the Clark County comprehensive plan and zoning map from Urban Low (R 1-10) to Commercial (CC) on one parcel (118138224) with a total of 0.29 acres.

*The parcel is shown in red and is located at 3613 NW 127th Street, Vancouver.*

### STAFF CONTACT

Sharon Lumbantobing, Planner II

[sharon.lumbantobing@clark.wa.gov](mailto:sharon.lumbantobing@clark.wa.gov) / 564.397.4909



Occupant	12712 NW 35TH AVE	VANCOUVER	WA	98685
Occupant	12716 NW 36TH AVE	VANCOUVER	WA	98685
Occupant	12719 NW 36TH AVE	VANCOUVER	WA	98685
Occupant	3613 NW 127TH ST	VANCOUVER	WA	98685
Occupant	3709 NW 128TH CIR	VANCOUVER	WA	98685
PEVEY GARY L & HERZOG-PEVEY SANDY K	5201 NW MCCANN RD	VANCOUVER	WA	98685
PRATT SANDRA I	12711 NW 36TH AV	VANCOUVER	WA	98685
PRUETT HAYLEY K	20412 NE 245TH AV	BATTLE GROUND	WA	98604
RICHARDSON KENNETH L &	3703 NW 128TH CIR	VANCOUVER	WA	98685
RITCHIE GLORIA P	12713 NW 39TH AV	VANCOUVER	WA	98685
SANTIC ROD A	5221 NW 139TH ST	VANCOUVER	WA	98685
STRINGER LINDA RAE	3512 NW 126TH ST	VANCOUVER	WA	98685
THREATT STEPHEN & THREATT PEGGY	12507 NW 38TH AV	VANCOUVER	WA	98685
WANG HANGA	12617 NW 38TH AV	VANCOUVER	WA	98685
SHARON LUMBANTOBING	1300 Franklin St, PO Box 9810	VANCOUVER	WA	98685
MARILEE MCCALL	1300 Franklin St, PO Box 9810	VANCOUVER	WA	98685

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



**Project Name: Neighborhood Pet Clinic**

**Case Number: CPZ2019-00007**

**Hearing Date: September 17, 2019**

**POSTING**

This is to certify that I, Jenna Kay, conspicuously posted signs in two places on August 29, 2019, that indicated the date, time and places of the hearing. These signs also included the case number(s), the nature and location of the proposal, and instructions for obtaining further information. The applicant's phone number was also included if provided. These signs were posted at the following locations:

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

1. 3613 NW 127<sup>th</sup> St, Vancouver, WA
2. 12616 NW 36<sup>th</sup> Ave, Vancouver, WA

**Signature**

A handwritten signature in cursive script, appearing to read "Jenna Kay", written over a horizontal line.

**Date: August 29, 2019**

**Return to Community Planning**





**Staff Report**

TO: Clark County Planning Commission  
FROM: Oliver Orjiako, Director *OO*  
PREPARED BY: Sharon Lumbantobing, Planner II  
DATE: August 15, 2019  
SUBJECT: **CPZ2019-00007 NEIGHBORHOOD PET CLINIC**

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**PROPOSED ACTION**

The applicant is requesting to amend the comprehensive plan designation from Urban Low Density Residential (UL) with Single Family Residential (R 1-10) zoning to Commercial (C) comprehensive plan designation with Community Commercial (CC) zoning on 0.29 acres (118138224).

**BACKGROUND**

This area was brought into the Vancouver Urban Growth Area in 1994. There has been significant residential development in the Felida area in the last 20 plus years. The subject parcel is currently zoned Urban Low Density Residential (UL) with Single Family Residential (R 1-10) zoning, as are surrounding parcels to the west, south, and north. The subject parcel is immediately adjacent to a commercially zoned area along NW 36<sup>th</sup> Ave. that has a variety of commercial uses, such as a pet clinic, gas station, convenience store, restaurant/ coffee shop, studio, and offices.

The applicant of the subject parcel also owns an adjacent parcel to the east that is zoned Community Commercial (CC) zoning, which is occupied by the Neighborhood Pet Clinic. The applicant is requesting an amendment to change from Single Family Residential (R 1-10) to Community Commercial (CC) on the subject parcel to extend the pet clinic on the adjacent parcel. Community Commercial zoning is "intended to provide for the regular shopping and service needs for several adjacent neighborhoods." [CCC 40.230.010].

The applicant's narrative states that significant development of the area has occurred since the comprehensive plan and zoning designations were established in 1994 and there is a lack of commercially zoned property in the area for business expansion. In addition, the cluster of commercial development along NW 36<sup>th</sup> Ave. lacks sufficient off-street parking.

**GENERAL INFORMATION**

**Parcel Number(s):** 118138224  
**Location:** 3613 NW 127<sup>th</sup> St., Vancouver, WA 98685  
**Area:** 0.29 acres  
**Owner(s):** Darren and Jacquanette Rinta



retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities. [RCW 36.70A.020(5) and WAC 365-196-435].

**Finding:** The proposed amendment is consistent with GMA Goals 1 and 5. The re-designation of this land for commercial use is consistent with the type and intensity of uses expected in the Urban Growth Area (Goal 1). The site is within the Vancouver Urban Growth area and is served by public facilities and services to support the proposed amendment at urban densities. While there is an abundance of residentially zoned land in the area (R 1-6, R-10, R-12), there is demonstrated demand for commercial development and lack of available sites zoned Commercial in the Felida neighborhood. The applicant's market analysis shows that existing retail within a 1 mile radius of the site only services 9.5% of retail potential, meaning that residents have to travel outside the one mile area for their commercial needs. There is some limited Neighborhood Commercial zoning within one mile of the subject parcel, but the closest Community Commercial zoning is 2.26 miles away along the I-5 corridor. The change to Commercial (CC) will permit additional commercial services in this predominantly residential area and provide employment opportunities (Goal 5). The proposed amendment is consistent with the applicable GMA Goals 1 and 5 and WAC 365-196-435.

### **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:

### **Economic Development**

- 9.1.0 Encourage a balance of job and housing opportunities in each urban center. Provide sufficient land for business as well as homes. Businesses within the community should provide a range of job types for the community's residents.
- 9.1.4 Encourage appropriate commercial development in neighborhoods and rural centers that support the surrounding community. [Framework Plan, page 21].

### **Transportation**

- 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].

**Finding:** The proposal is to change the site from Urban Low Single Family Residential (R 1-10) to Commercial (CC) designation which is intended to provide services for several neighborhoods in urban areas. The proposal supports the Community Framework policies to provide additional commercial services to the surrounding residential neighborhood. The subject site is located within the Vancouver UGA in an area of existing urban development. The Community Framework Plan encourages retention of employment land for commercial development and employment purposes. Having retail/commercial uses at this location provides

## Land Use

Goal: Encourage more compact and efficiently served urban forms and reduce the inappropriate conversion of land to sprawling, low-density development.

- 1.3.1 Urban densities and uses may occur throughout the urban growth area if it is provided with adequate services. Development and redevelopment in the UGA should be strongly encouraged to occur in greater intensity in major centers, transit routes and other areas characterized by both existing higher density urban development and existing urban services. Development and redevelopment should be encouraged to occur with less intensity in areas where urban development is of lower density or has not yet occurred, or in areas where urban services do not yet exist. [2016 Plan, page 46].

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.
- 1.4.2 Encourage mixed-use developments, which provide opportunities to combine residential, commercial uses within individual structures, or within adjacent structures or developments.
- 1.4.4 Encourage compact commercial development with an appropriate mix of uses. [2016 Plan, pages 46-47].

## Economic Development

Goal: Provide contextually-appropriate commercial sites adequate to meet a diversity of needs for retail, service, and institutional development in Clark County.

- 9.4.1 Maintain an adequate supply of commercial lands within designated urban growth areas, based on average absorption rates of the last five years plus an appropriate market factor.
- 9.4.2 Locate convenience-oriented retail and service developments adjacent to residential neighborhoods; encourage small-scale neighborhood commercial uses directly within residential areas. [2016 Plan, page 229].

Finding: The re-designation of this land from Urban Low Density Residential to Commercial supports multiple goals and policies in the comprehensive plan and is consistent with the type and intensity of uses expected in the Vancouver Urban Growth Area. The change would provide additional commercial services to this area. While there is an abundance of residentially zoned land in the area (R 1-6, R-10, R-12), there is demonstrated demand for commercial development and lack of available sites zoned Commercial in the Felida neighborhood. The applicant's market analysis shows that existing retail within a 1 mile radius of the site only services 9.5% of retail potential, meaning that residents have to travel outside the one mile area for their commercial needs. There is some limited Neighborhood Commercial zoning within one mile of the subject parcel, but the closest Community Commercial zoning is 2.26 miles away along the I-5 corridor. The proposed amendment is consistent with policies in the 2016 Plan.

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

neighborhoods. While there is an abundance of residentially zoned land in the area (R 1-6, R-10, R-12), there is demonstrated demand for commercial development and lack of available sites zoned Commercial in the Felida neighborhood. There is some limited Neighborhood Commercial zoning within one mile of the subject parcel, but the closest Community Commercial zoning is 2.26 miles away along the I-5 corridor. The proposed re-designation is in conformance with both the locational criteria in the comprehensive plan and the intended purpose of the proposed zoning districts.

**Conclusion: Criterion B is met.**

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

**Finding:** Community Commercial is intended to provide for the service needs of several adjacent neighborhoods. The site is immediately adjacent to an existing area classified as Community Commercial. There are no available parcels for commercial development in the vicinity. The VBLM shows that there are only three vacant parcels zoned commercial in Felida. One parcel (187909000) is a flag lot, served by a narrow driveway, with effectively no street frontage, making it not suitable for commercial development. The other two parcels (188724000 and 188693000) are both under active development for commercial use and are not available. There are no other properties zoned Community Commercial within a 2 mile radius of the site. The subject parcel is adjacent to a strip of properties zoned Community Commercial. Re-designation of this parcel to Community Commercial would better serve the community. The site is suitable for the requested Community Commercial comprehensive plan designation.

**Conclusion: Criterion C is met.**

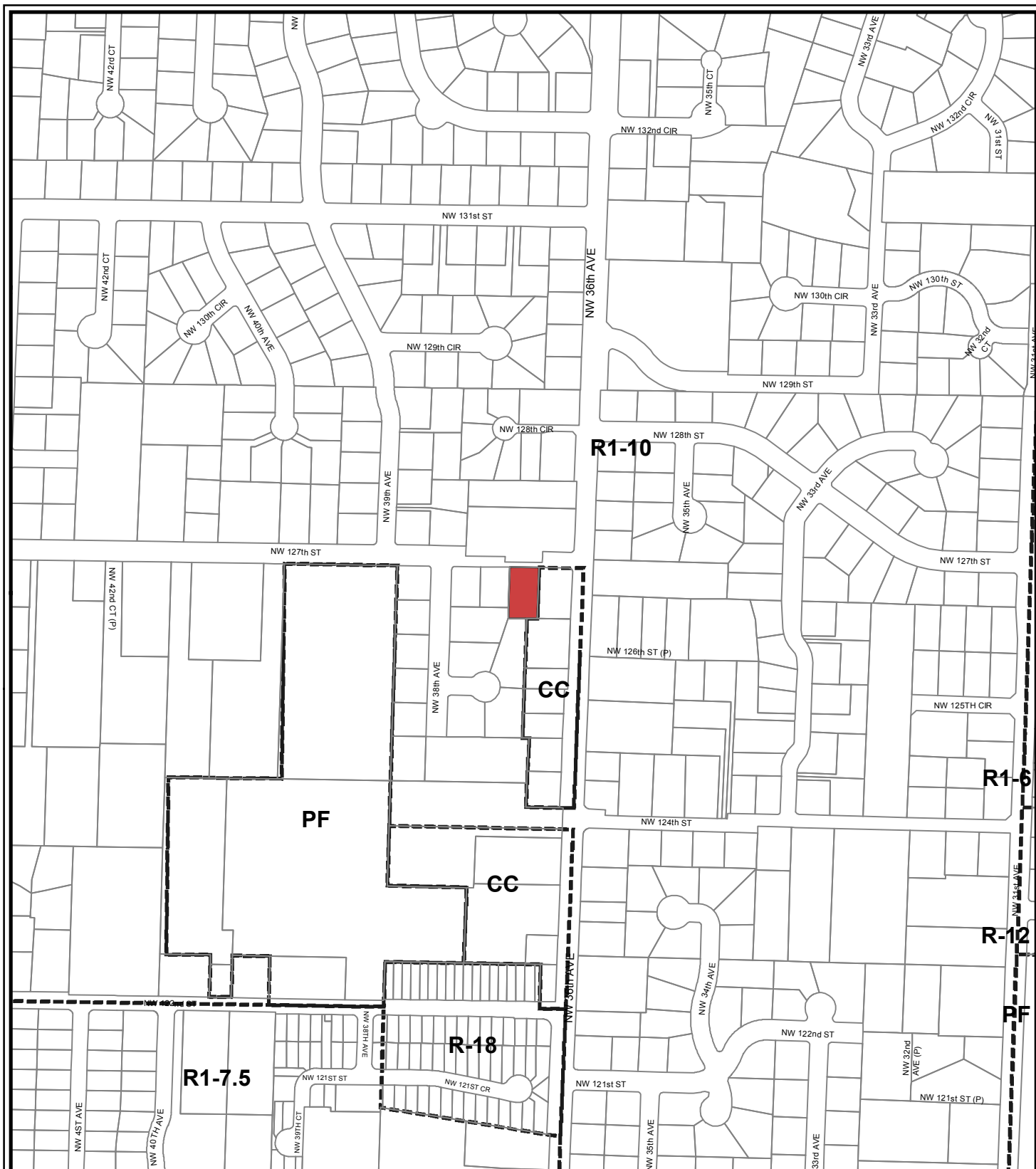
**D. The plan map amendment either; (a) responds to a substantial change in conditions applicable to the area within which the subject property lies; (b) better implements applicable comprehensive plan policies than the current map designation; or (c) corrects an obvious mapping error. [CCC 40.560.010(G)(4)].**

**Finding:** The proposed land use amendment (b) better implements applicable comprehensive plan policies than the current land use designation of single-family residential. A community commercial designation at this site would complement the adjacent commercial designation. Since the original comprehensive plan designation and zoning were established for the area, single family residential growth has occurred. The residents in this area could benefit from additional commercial opportunities that are close by. The applicant submitted a land use and market analysis that shows a lack of commercial property in the area. There are only three vacant parcels zoned commercial in Felida. One parcel (187909000) is a flag lot, served by a narrow driveway, with effectively no street frontage. The other two parcels (188724000 and 188693000) are both under active development for commercial use and are not available. There are no other properties zoned Community Commercial within a 2 mile radius of the site. Re-designation of this parcel to Community Commercial would better serve the community by providing retail/service that is in close proximity to the surrounding residents.

**Conclusion: Criterion D is met.**







County Council. The following table lists the applicable criterion and summarizes the findings of the staff report and Planning Commission report for CPZ2019-00007.

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



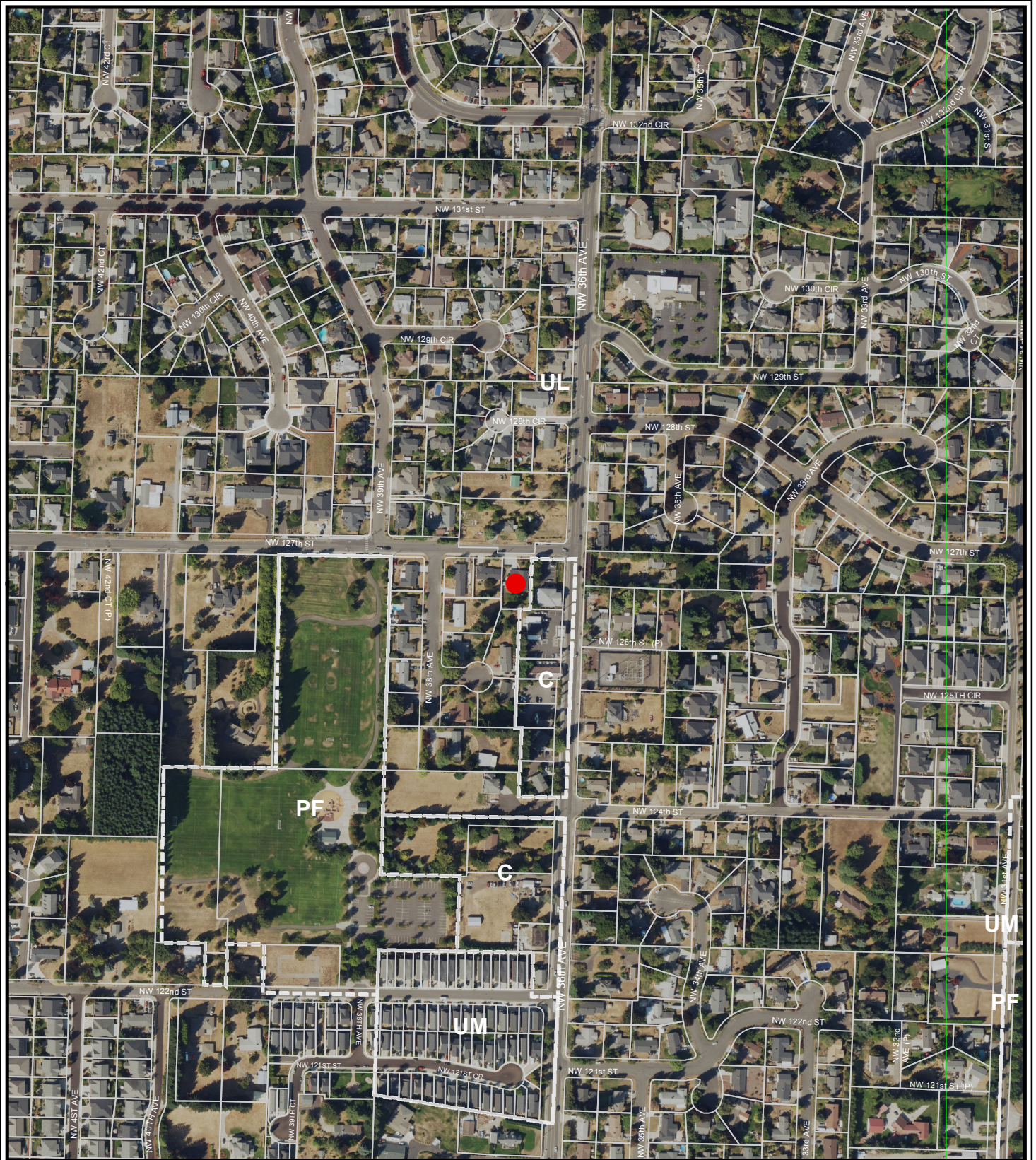
File # CPZ2019-00007, SN 118138224  
 T3N R1E Sec 29  
 Preliminary Land Division

Owner: D&J RINTA LLC

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



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



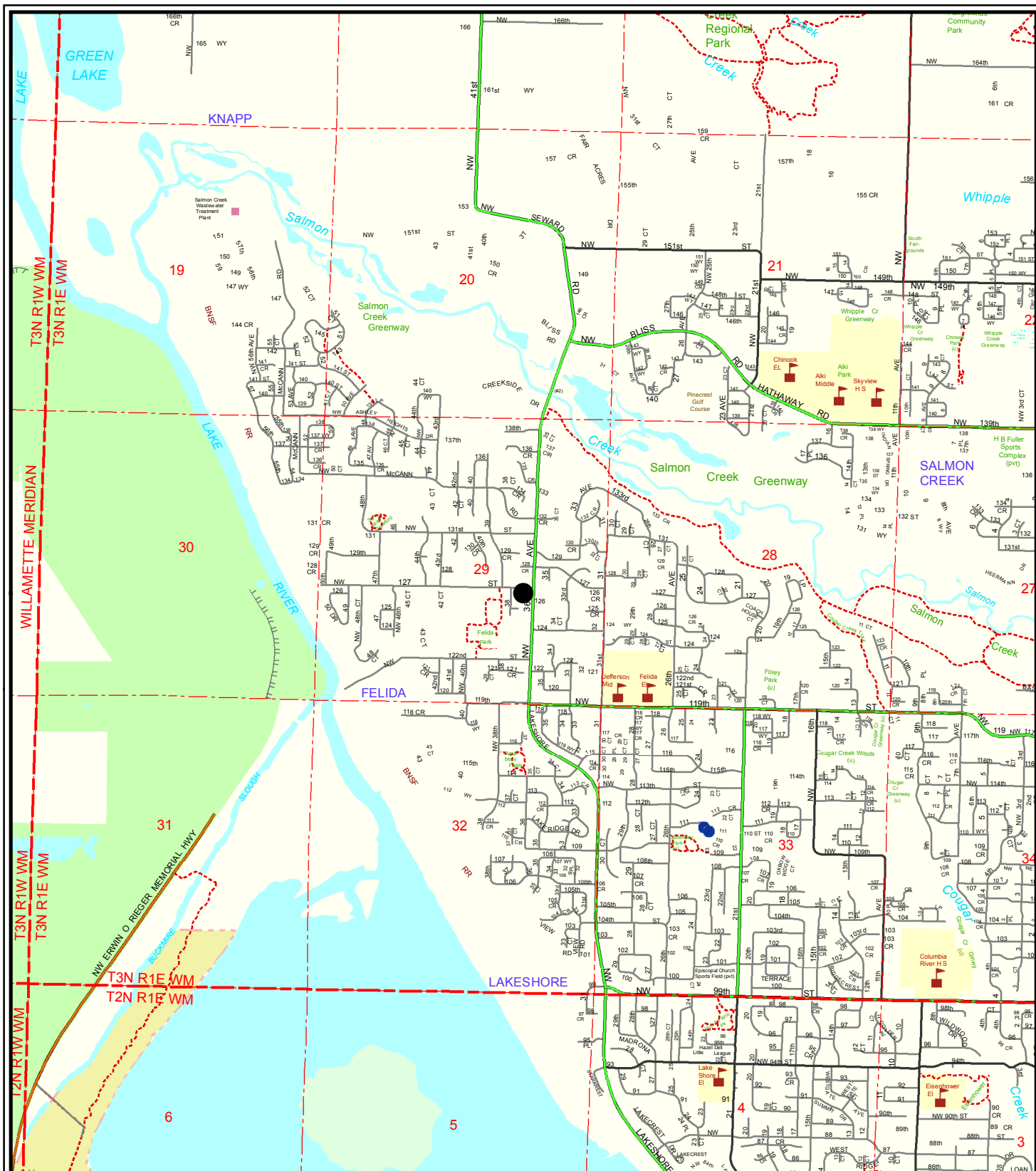
File # CP2019-00007, SN 118138224  
 T3N R1E Sec 29  
 Preliminary Land Division

Owner: D&J RINTA LLC

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



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



File # CP2019-00007, SN 118138224  
 T3N R1E Sec 29  
 Preliminary Land Division

Owner: D&J RINTA LLC

● Subject Property Location



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



# Transportation Impact Analysis

## Annual Review Case: CPZ 2019-00007 Neighborhood Pet Clinic

### Introduction

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

### Requested Amendment

The applicant requests to amend the Comprehensive Plan designation and zoning on parcel 118138224 (0.29 acres). The applicant proposes a comprehensive plan designation of Commercial (C) with zoning Community Commercial (CC). The change would be from a comprehensive plan designation of Urban Low Density Residential (UL) with single family residential (R1-10) zoning. The subject site is 0.29 acres and located on NW 127<sup>th</sup> St. west of NW 36<sup>th</sup> Ave. NW 36<sup>th</sup> Ave. is classified as a two-lane minor arterial with center lane turn and bike lanes (M-2cb). NW 127<sup>th</sup> St. is a two-lane local access street. The scope of the traffic impact study included the following two segments:

- NW 36<sup>th</sup> Ave. from NW 119<sup>th</sup> St. to NW 127<sup>th</sup> St.
- NW 36<sup>th</sup> Ave. from NW 127<sup>th</sup> St. to NW Bliss Rd.

### Summary of Transportation Impact Findings

The proposed Comprehensive Plan map amendment is located in an urban unincorporated area of Clark County. The transportation level of service standards applicable in the urban unincorporated area for this proposal apply to the maximum volume to capacity (v/c) ratio for each roadway segment shall not exceed nine-tenths (0.9), when measured independently for each direction of travel. Based on the detailed analysis, both roadway segments of NW 36<sup>th</sup> Ave. between NW 119<sup>th</sup> St. and NW Bliss Rd are currently operating within Clark County's 0.90 v/c ratio threshold of acceptable operation. Additional input from the applicant indicates that these segments are operating within the standard at the 2035 planning horizon. The transportation analysis demonstrates that re-designating and rezoning the property to a comprehensive plan designation of Commercial (C) and Community Commercial (CC) zoning is consistent with county transportation policies. The proposed land use change would not significantly impact the transportation system. The transportation impact analysis shows that:

- The maximum volume to capacity (v/c) ratio for each roadway segment shall not exceed nine-tenths (0.9), when measured independently for each direction of travel. [CCC 40.350.020.G.1.a].
  - Applicant's 2039 20-year projected roadway segment on NW 36<sup>th</sup> Ave. between NW 119<sup>th</sup> St. and NW 127<sup>th</sup> St. is 0.98 in the AM and 0.89 in the PM.
  - Applicant's 2039 20-year projected roadway segment on NW 36<sup>th</sup> Ave. between NW 127<sup>th</sup> St. and NW Bliss Rd is 0.83 in the AM and 0.75 in the PM.

- The existing zoning buildout as a day care center is expected to generate 110 weekday trips, 25 A.M. peak hour (13 ingress, 12 egress), and 26 P.M. peak hour (88 ingress, 84 egress) net new trips. [Neighborhood Pet Clinic Zone Change Traffic Impact Study, page 7].
- The proposed comprehensive plan and rezone is expected to generate 1,198 more weekday trips, 57 more A.M. peak hour (28 ingress, 29 egress), and 32 more P.M. peak hour (20 ingress, 12 egress) net new trips per day. [Neighborhood Pet Clinic Zone Change Traffic Impact Study, page 7].

Estimates of daily, A.M. peak hour, and P.M. peak hour trips generated by the build out of the existing and proposed zonings were developed from rates published in “Trip Generation, 3<sup>rd</sup> Edition” (Institute of Transportation Engineers (ITE), 2014). Existing trip generations rates per 1,000 square feet for a Day Care Center averages 11.00 daily AM peak hour trips and 11.12 daily PM Peak hour trips (ITE code 565). Proposed trip generations rates per 1,000 square feet for a Medical-Dental Office Building averages 2.78 daily AM peak hour trips and 3.46 daily PM Peak hour trips (ITE code 720).

Finding: At year 2035, the applicant has demonstrated that both roadway segments are operating within the standard v/c operating ratio. In the applicant’s traffic study, the analysis utilized a 20-year planning horizon ending in 2039. The results of the analysis post 2035 are not verifiable using RTC’s travel demand forecasting model, and therefore are not included in staff’s findings. The applicant’s traffic study indicates the proposed zone change is only expected to potentially increase traffic in the critical direction of travel by a maximum of approximately 2 percent during the morning peak hour.

The proposed use will re-purpose the existing house as a veterinary clinic, which generates significantly fewer trips than a day care (assuming the same 2,300 square feet. house detailed in the study, the house utilized as a vet clinic would generate 8 AM peak hour trips, 8 evening peak hour trips, and 50 weekday trips). Accordingly, the zone change would not result in a potential increase in traffic to NE 36th Ave. that has not already been accounted for under the R1-10 zone. The proposed Comprehensive Plan amendment and meeting v/c ratios in 2035 demonstrates that the map amendment and zone change will maintain the existing levels of service in the roadway segments identified in this project.

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

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

#### **Community Framework Plan**

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

“5.1.4 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.” [Framework Plan, page 17].

“5.1.7 Establish regional level-of-service (LOS) standards for arterials and public transportation that ensure preservation of the region’s (rural and urban) mobility while balancing the financial, social and environmental impacts.” [Framework Plan, page 17].

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

Findings: Within the 2035 Comprehensive Planning horizon, the applicant demonstrates that the proposed plan amendment will minimally increase trips and is not anticipated to cause any significant impacts to the transportation system within the site vicinity upon implementation. The applicant assumes the house utilized as a vet clinic would generate 8 AM peak hour trips, 8 evening peak hour trips, and 50 weekday trips. No significant traffic delays or congestion is expected to result due to the zone change. The proposed Comprehensive Plan map amendment is consistent with the Community Framework Plan Goals and Policies.

During the development review process, the applicant will have to address transportation impacts of the proposed development per Title 40 development review requirements. CCC 40.230.010 (D)(5)(a) includes pedestrian circulation routes required. Site plan requirements include addressing 40.350 pedestrian and bicycle circulation. CCC 40.630.060 (A) & (B) offer Impact Fee Credits to offset development impacts. These pedestrian and bicycle elements will have a positive impact on the operation and roadway capacity of the roadways and assist in achieving acceptable volumes to capacity ratios along the impacted roadways.

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

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

Policy 5.0.4 states “The state, MPO/RTPO, county and the municipalities shall, to the greatest extent possible, establish consistent roadway standards, level-of-service standards and methodologies and functional classification schemes to ensure consistency throughout the region.” [CWPP, page 151].

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

Findings: At year 2035, the applicant has demonstrated that both roadway segments are operating within the standard v/c operating ratio. In 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. The applicant’s proposed plan amendment will minimally increase trips and is not anticipated to cause any significant impacts to the transportation system within the site vicinity upon implementation. No significant traffic delays or

congestion is expected to result due to the zone change. The proposed amendment is consistent with the applicable Countywide Planning Policies.

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

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

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

#### **5.1 System Development Policy**

5.1.2 County Road Projects and transportation improvements are proposed through development agreements shall be consistent with the current adopted Clark County Road Standards, Arterial Atlas, 2010 Clark County Bicycle and Pedestrian Master Plan, Concurrency Management Systems, RTC’s Regional Transportation Plan and the Washington Transportation Plan. [2016 Plan, page 152].

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

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

#### **5.3 System Preservation Policies**

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

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

Finding: This proposed plan amendment and Title 40 development review requirements may assist in optimizing and preserving the investment in the transportation system. The proposed plan designation and zoning amendment is consistent the applicable Comprehensive Plan Goals and Policies.

### **RECOMMENDATION AND CONCLUSIONS**

The applicant has demonstrated that the transportation analysis through 2035 demonstrates transportation impacts from this proposed land use change is not anticipated to cause any significant impacts to the transportation system within the site vicinity. The proposed Comprehensive Plan and zoning amendment application CPZ2019-00007 is consistent with all applicable Clark County transportation policies, including the Community Framework Plan, Countywide Planning Policies, and Comprehensive Growth Management Plan. Staff finds that the proposed comprehensive plan amendment and rezone of the subject parcel **meets compliance** with the Clark County Transportation Policy.



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

July 17, 2019

Sonja Wiser, Program Assistant  
Clark County  
Community Planning

Dear Ms. Wiser,

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

**Re: DNS for CPZ2019-00007 - Neighborhood Pet Clinic**

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](mailto:beach.brad@nisqually-nsn.gov)

Annette "Nettsie" Bullchild  
THPO Department  
360-456-5221 ext 1106  
[bullchild.annette@nisqually-nsn.gov](mailto:bullchild.annette@nisqually-nsn.gov)

Jeremy "Badoldman" Perkuhn  
THPO Department  
360-456-5221 ext 1274  
[badoldman.jp@nisqually-nsn.gov](mailto:badoldman.jp@nisqually-nsn.gov)

January 26, 2019

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

Jose Alvarez ([jose.alvarez@clark.wa.gov](mailto:jose.alvarez@clark.wa.gov)) Gary Albrecht ([gary.albrecht@clark.wa.gov](mailto: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  
Neighborhood Pet Clinic and 3613 NW 127<sup>th</sup> Street

**Property Owners:** Darren and Jacquanette Rinta,

### **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 R1-10<sup>1</sup> to CC<sup>2</sup> - 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 36<sup>th</sup> Avenue - between area lining up with/equivalent to NW 125<sup>nd</sup> Street and NW 127<sup>th</sup> Street. This business

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<sup>1</sup> Urban Low Residential 1-10 – R1-10

<sup>2</sup> 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 36<sup>th</sup> Avenue (North of the Fourth Plain Blvd to above Bliss/Seward Roads intersection).<sup>3</sup>

### **Felida NA Board Voted to Write Letter Of Support**

After review and discussion of the above zone change request,<sup>4</sup> 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;<sup>5</sup> 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”;<sup>6</sup> and expand businesses to meet supply/demand parallel to rapid population growth in the area. The independent/professional transportation impact study<sup>7</sup> 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.<sup>8</sup>

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

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

<sup>5</sup> 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

<sup>6</sup> 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.

<sup>7</sup> 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.)

<sup>8</sup> 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 127<sup>th</sup> 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 structure<sup>9</sup> 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***

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<sup>9</sup> 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 uses<sup>10</sup> 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:



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Dr. Milada Allen, Felida NA President<sup>11</sup>  
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 files<sup>12</sup>

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<sup>10</sup> 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.

<sup>11</sup> Bamboo: 2019 Felida NA projects – Neighborhood Pet Clinic ZC

<sup>12</sup> Ibid.

Karena Deason's Testimony regarding Public Hearing on- 08/15/19

Subject # CPZ2019-00007 = Neighborhood Pet Clinic

I Strongly oppose this amendment to change the zoning for one parcel (118138224) that is 0.29 acres from Urban Low Density Residential with Single Family Residential zoning to Commercial comprehensive plan designation with Community Commercial zoning.

My family and I live at 3701 NW 127th Street. We own this house which is nextdoor to this said property proposal. If this were to be approved, it would affect us the most. The East side of our house dwelling is where our bedrooms are located. The east wall of our foundation is close to 6 Feet lengths in distance to this property's fence, which is on the property line. If this were to be turned into a parking lot, we would deal with more noise from cars coming into and out of the property. Our bedroom walls would vibrate due to the level of noise. We would deal with the noise of car doors being shut, car alarms being set and unset, engines revving, animals barking. This kind of noise would be on going from 7:30am-6:00pm= Monday - Friday and 8:00am-2:00pm= on Saturdays. This would affect our peaceful home and when we are outside enjoying our backyard and trying to relax, we would hear the noise even louder. There has to be a noise ordinance that this would be breaking.

With our house dwelling being so close to their fence, there is a safety code violation for residential home that is being broken as well. If one of those cars were to be put in drive accidentally and not reverse, this car could go through our East wall of our dwelling, which is where our bedrooms are and where we sleep. This is dangerous for my family. I strongly oppose this and I am fearful of what could happen. I am will be consulting an attorney regarding our rights.

Since the Neighborhood Pet Clinic has moved in, there has been an increase in traffic and parking along the street. This is dangerous because they are creating this narrow street with a blind hill to be turned into a 1 way street. I have seen near head-on collisions because of this. They have already made it hard for us to get in and out of our driveway due to the increase of traffic.

This could also create an increase in crime and vandalism to an empty parking lot at night which could affect our house and safety.

Lastly, this rezoning from residential to commercial will make our property value and resale value on our home go down. When we choose to sell our house we would like to receive the full value of our house. Also, this could affect us not being able to sell our house. Who wants to live next to a parking lot! If this does go into affect and we aren't able to sell our house because of this, you will be liable.

We want to keep our Felida neighborhood just that, a neighborhood. If we start accepting more residential zoning being turned into commercial, our lovely neighborhood is going to turn into a strip-mall. I would hate to see this happen.

Again, I strongly Oppose this and ask you take what we are saying and the public into consideration.

Thank you for your time.

Sincerely,

Karena Deason

**From:** [M Allen](#)  
**To:** [Lumbantobing, Sharon](#)  
**Subject:** Neighborhood Pet Clinic CPZ2019 - 00007  
**Date:** Tuesday, August 06, 2019 1:56:23 PM

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

The Felida NA Board sent our comments via e-mail.

Please include those as part of the record for the hearing on August 15, 2019.

Please do not hesitate to contact me if you have any questions or concerns.

Thank you.

Dr. Milada Allen, President  
Felida Neighborhood Association  
360-573-4030



## DETERMINATION OF NON-SIGNIFICANCE

**Description of Proposal:** CPZ2019-00007 Neighborhood Pet Clinic – The proposal requests the county amend the comprehensive plan and zoning on one parcel with a total of 0.29 acres from Urban Low Density Residential comprehensive plan designation (UL) with Single Family Residential (R 1-10) zoning to Commercial comprehensive plan designation (C) with Community Commercial zoning (CC). CPZ2019-00007 Neighborhood Pet Clinic.

**Proponent:** Greta Holmstrom

**Location of proposal, including street address, if any:** The parcel is located at 3613 NW 127<sup>th</sup> St, Vancouver, WA, 98685.

**Lead Agency:** Clark County, Washington

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

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

Comments must be submitted by: August 9, 2019

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

**Date:** July 16, 2019

**Signature:** 

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



**NOTICE OF DETERMINATION OF NON SIGNIFICANCE (DNS)**

**NOTICE IS HEREBY GIVEN** that the following proposal has been determined to have no probable significant adverse impact on the environment, and that an environmental impact statement is not required under RCW 43.21C.030(2)(c). Written comments on the following proposal, or DNS, may be submitted to the Responsible Official by August 9, 2019.

**DESCRIPTION:**

**CPZ2019-00007 Neighborhood Pet Clinic** – The proposal requests the county amend the comprehensive plan and zoning on one parcel with a total of 0.29 acres from Urban Low Density Residential comprehensive plan designation (UL) with Single Family Residential (R 1-10) zoning to Commercial comprehensive plan designation (C) with Community Commercial zoning (CC).

**ACTION REQUESTED:** It is requested that the County Council amend the comprehensive plan and zoning on one parcel with a total of 0.29 acres from Urban Low Density Residential comprehensive plan designation (UL) with Single Family Residential (R 1-10) zoning to Commercial comprehensive plan designation (C) with Community Commercial zoning (CC).

**RESPONSIBLE OFFICIAL:**

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

---

**BILL TO:**

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

**PUBLICATION DATE:** July 31, 2019

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







**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.*

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## ***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](mailto:rintafam@comcast.net)

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

Standridge Design, Inc. Attn: Greta Holmstrom  
113 W 7<sup>th</sup> 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.

**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.)**

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 side 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 127<sup>th</sup> 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:

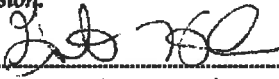
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

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:

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

**NOTICE IS HEREBY GIVEN** that the Clark County Planning Commission will conduct a public hearing on **Thursday, August 15, 2019 at 6:30 p.m.**, at the Public Services Center, 1300 Franklin Street, BOCC Hearing Room, 6<sup>th</sup> Floor, Vancouver, Washington to consider the following:

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

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

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

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


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

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

the hearing if you would like staff to forward it to the Planning Commission before the hearing.

Approved as to Form only:

Anthony Golik  
Prosecuting Attorney

By:   
Christine Cook  
Senior Deputy Prosecuting Attorney

**PLEASE PUBLISH:**

**Wednesday, July 31, 2019**

Please Bill:

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

**Columbian Account 70914**



**CLARK COUNTY** WASHINGTON

**COMMUNITY PLANNING**

PO Box 9810 • Vancouver, WA 98666-9810

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## *Notice of public hearing*

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

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

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



# LAND USE AMENDMENT

## NOTICE OF PUBLIC HEARING



# IN THE KNOW

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

## CPZ2019-00007 Neighborhood Pet Clinic

Clark County Planning Commission

### PUBLIC HEARING

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

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

### TESTIMONY

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

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

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

#### MAIL

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

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

### PROPOSAL MATERIALS

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

#### ONLINE

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

#### IN PERSON

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



### PROPOSAL

An application has been submitted to amend the comprehensive plan and zoning maps for one parcel (118138224) that is 0.29 acres from Urban Low Density Residential (UL) with Single Family Residential (R1-10) zoning to Commercial (C) comprehensive plan designation with Community Commercial zoning (CC).

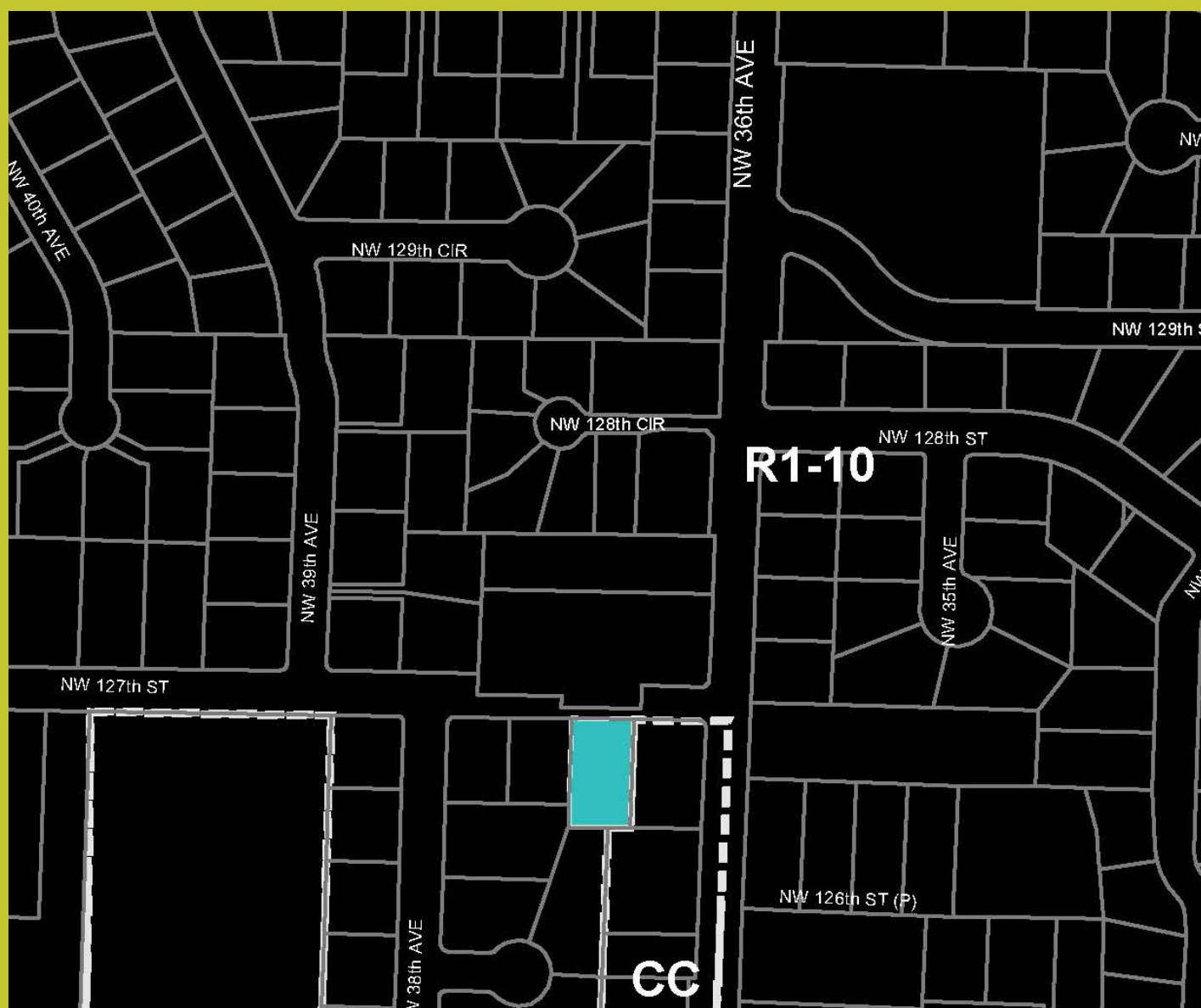
*The parcel is shown in red.*

### STAFF CONTACT

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

# LAND USE AMENDMENT

Notice of public hearing to consider the following



Clark County Planning Commission

## PUBLIC HEARING

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

### Public Service Center

6th floor Hearing Room  
1300 Franklin Street  
Vancouver, WA



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

## CPZ2019-00007 Neighborhood Pet Clinic

An application has been submitted to amend the comprehensive plan and zoning maps for one parcel (118138224) that is 0.29 acres from a comprehensive plan designation of Urban Low Density Residential (UL) with a Single Family Residential (R1-10) zoning to Commercial (C) comprehensive plan designation with Community Commercial (CC) zoning.

*Map shows area of proposed change in blue.*

## PROPOSAL MATERIALS

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

### ONLINE

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

### IN PERSON

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

## STAFF CONTACT

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



NAME	STREET	CITY	STATE	ZIP
ANDERSON GREGORY A & ANDERSON NANCY A	9705 SE EVERGREEN HWY	VANCOUVER	WA	98664
BARTHOLOMEW DANIEL T & BATHOLOMEW SABRINA M	3616 NW 127TH ST	VANCOUVER	WA	98685
BATCHELOR DONALD J & BATCHELOR HEIDI A	12519 NW 38TH AV	VANCOUVER	WA	98685
BUTLER DAVID & BUTLER KATHRYN	3709 NW 128TH CR	VANCOUVER	WA	98685
CLARK PUBLIC UTILITIES D & J RINTA LLC	PO BOX 8900 PO BOX 696	VANCOUVER RIDGEFIELD	WA	98668 98642
DEASON JASON T & DEASON KARENA L	3701 NW 127TH ST	VANCOUVER	WA	98685
DOBIAS JOHN & DOBIAS MARIE DUNFIELD KATHERINE B	12711 NW 39TH AV 12703 NW 39TH AV	VANCOUVER VANCOUVER	WA	98685 98685
EVERSAUL JERRY & EVERSAUL LYNELLE	12719 NW 39TH AV	VANCOUVER	WA	98685
FANCHER JILL B GUNDERSON WILLIAM A & GUNDERSON DEANNA	3615 NW 128TH CIR PO BOX 1908	VANCOUVER LA CENTER	WA	98685 98629
HARING JACK L & HARING LINDA	PO BOX 65387	VANCOUVER	WA	98665
HAUPT CATHERINE L & HAUPT EDWARD F	3508 NW 126TH ST	VANCOUVER	WA	98685
HEFELY DEREK C HERZOG SANDRA K	12514 NW 38TH AV 5201 NW MCCANN RD	VANCOUVER VANCOUVER	WA	98685 98685
HERZOG SANDY KAY HICKS LILA L TRUSTEE	5201 NW MCCANN RD 12719 NW 36TH	VANCOUVER VANCOUVER	WA	98685 98685
JDS DEV-WASHINGTON LLC JDS DEV-WASHINGTON LLC	2929 NW 29TH AV PO BOX 5889	PORTLAND VANCOUVER	OR	97210 98668
LARA GUADALUPE MARTINEZ LECOUNT KENNETH R & LECOUNT DORIS E	12808 NW 36TH AV 12704 NW 35TH AV	VANCOUVER VANCOUVER	WA	98685 98685
LONG MARK G & LONG SHANNON L	12809 NW 39TH AV	VANCOUVER	WA	98685
MCIRVIN RICHARD 1/2 INT MCLEARN JEANETTE P	6400 NE HWY 99 APT G348 12505 NW 36TH AV	VANCOUVER VANCOUVER	WA	98665 98685
MOHOFF DANIEL & MOHOFF CAROLYN	12614 NW 38TH AV	VANCOUVER	WA	98685
MOORE GARY A Occupant	12608 NW 38TH AV 12504 NW 36TH AVE	VANCOUVER VANCOUVER	WA	98685 98685
Occupant	12510 NW 36TH AVE	VANCOUVER	WA	98685
Occupant	12511 NW 36TH AVE	VANCOUVER	WA	98685
Occupant	12514 NW 36TH AVE	VANCOUVER	WA	98685
Occupant	12515 NW 38TH AVE	VANCOUVER	WA	98685
Occupant	12600 NW 38TH AVE	VANCOUVER	WA	98685
Occupant	12601 NW 38TH AVE	VANCOUVER	WA	98685
Occupant	12604 NW 36TH AVE	VANCOUVER	WA	98685
Occupant	12609 NW 38TH AVE	VANCOUVER	WA	98685
Occupant	12616 NW 36TH AVE	VANCOUVER	WA	98685
Occupant	12619 NW 36TH AVE	VANCOUVER	WA	98685
Occupant	12705 NW 36TH AVE	VANCOUVER	WA	98685

Occupant	12712 NW 35TH AVE	VANCOUVER	WA	98685
Occupant	12716 NW 36TH AVE	VANCOUVER	WA	98685
Occupant	12719 NW 36TH AVE	VANCOUVER	WA	98685
Occupant	3613 NW 127TH ST	VANCOUVER	WA	98685
Occupant	3709 NW 128TH CIR	VANCOUVER	WA	98685
PEVEY GARY L & HERZOG-PEVEY SANDY K	5201 NW MCCANN RD	VANCOUVER	WA	98685
PRATT SANDRA I	12711 NW 36TH AV	VANCOUVER	WA	98685
PRUETT HAYLEY K	20412 NE 245TH AV	BATTLE GROUND	WA	98604
RICHARDSON KENNETH L &	3703 NW 128TH CIR	VANCOUVER	WA	98685
RITCHIE GLORIA P	12713 NW 39TH AV	VANCOUVER	WA	98685
SANTIC ROD A	5221 NW 139TH ST	VANCOUVER	WA	98685
STRINGER LINDA RAE	3512 NW 126TH ST	VANCOUVER	WA	98685
THREATT STEPHEN & THREATT PEGGY	12507 NW 38TH AV	VANCOUVER	WA	98685
WANG HANGEA	12617 NW 38TH AV	VANCOUVER	WA	98685
SHARON LUMBANTOBING	1300 Franklin St, PO Box 9810	VANCOUVER	WA	98685
MARILEE MCCALL	1300 Franklin St, PO Box 9810	VANCOUVER	WA	98685



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

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

February 16, 2019

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

Dear Ms. Lumbantobing:

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

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

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

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

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

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team  
Growth Management Services



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

**Project Name: Neighborhood Pet Clinic**

**Case Number: CPZ2019-00007**

**Hearing Date: August 15, 2019**

**POSTING**

This is to certify that I, Sharon Lumbantobing, conspicuously posted signs in two places on July 25, 2019, that indicated the date, time and places of the hearing. These signs also included the case number(s), the nature and location of the proposal, and instructions for obtaining further information. The applicant's phone number was also included if provided. These signs were posted at the following locations:

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

1. 3613 NW 127<sup>th</sup> St, Vancouver, WA

2. 12616 NW 36<sup>th</sup> Ave, Vancouver, WA

Signature  Date: July 25, 2019

**Return to Community Planning**



CLARK COUNTY WASHINGTON

COMMUNITY PLANNING

## PLANNING COMMISSION RECOMMENDATION

DATE ISSUED: August 16, 2019

**SUBJECT: CPZ2019-00007 NEIGHBORHOOD PET CLINIC ANNUAL REVIEW FOR COMPREHENSIVE GROWTH MANAGEMENT PLAN AND MAP AMENDMENT**

On August 15, 2019, the Planning Commission voted 4 to 0 to recommend to the County Council that it approve the proposal to amend the comprehensive plan designation and zoning from Urban Low Density Residential (UL) with R 1-10 zoning to Commercial (C) with Community Commercial (CC) zoning on one parcel (118138224) which is 0.29 acres.

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

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

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

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

**From:** [Wiser, Sonja](#)  
**Bcc:** ["Michael Merlino"](#); ["Lynn Valenter"](#); ["Scott Schuyler"](#); ["Rex Buck"](#); ["Tim Brewer"](#); ["Richard Young"](#); ["Larry Campbell"](#); ["Joseph Jefferson"](#); ["Dennis Lewarch"](#); ["Kerry Lyste"](#); ["Shawn Yanity"](#); ["Danny K Marshall"](#); ["Rhonda Foster"](#); ["Randy Anrahamson"](#); ["Earngy Sanstrom"](#); ["adam Osbekoff"](#); ["Steve Mullen"](#); ["Kris Miller"](#); ["Earl Davis"](#); ["Ben Joseph"](#); ["Norma Joseph"](#); ["Jackie Ferry"](#); ["Justine James"](#); ["Doug Woodruff"](#); ["Jeffrey Thomas"](#); ["Brandon Reynon"](#); ["Stormy Purser"](#); ["George Swanaset Jr"](#); ["Annette Bullchild"](#); ["Jackie Wall"](#); ["Keith Pat Baird"](#); ["Aaron Miles"](#); ["Laura Murphy"](#); ["Bill White"](#); ["Kevin Lyons"](#); ["David Brownell"](#); ["Cecile Hansen"](#); ["Nathan Reynolds"](#); ["Dave Burlingame"](#); ["Bambi Rodriguez"](#); ["Carey Miller"](#); ["Teara Farrow"](#); ["Jordan Mercier"](#); ["David Powell"](#); ["Johnston Meninick"](#); ["Kate Valdez"](#); ["Dan Penn"](#); ["Randall Printz"](#); ["Joe Steinbrenner"](#); ["Mary Templeton"](#); ["Jennifer Halleck"](#); ["Nathan McCann"](#); ["Dave Holmes"](#); ["Tyson Vogeler"](#); ["Sue Steinbrenner"](#); ["Heidi Rosenberg"](#); ["Denny Waters"](#); ["Ryan Mackinster"](#); ["Mark Ross"](#); ["Amber Carter"](#); ["Eric Temple"](#); ["Leroy Ward"](#); ["Houston Aho"](#); ["Andrew lundgren"](#); ["Ricky Frasier"](#); ["Lua Stanek"](#); ["David Gilroy"](#); ["Judith Perez"](#); ["Russell Knutson"](#); ["Latasha Miller"](#); ["s wall"](#); ["Carnes, Mike"](#); ["John Nohr"](#); ["Eldred, Chris"](#); ["Carlson, Linda"](#); ["J Eldridge"](#); ["Suzanne Grover"](#); ["Hansen, Steve \(Public Works\)"](#); ["SWCA"](#); ["CCAR"](#); ["Terry Smith"](#); ["Larry Knight"](#); ["Bobby Burns"](#); ["Nick Swinhart"](#); ["Public Library City of Camas"](#); ["Sandra Yager"](#); ["Larry Jennings"](#); ["McCall, Marilee"](#); ["Ken Handley"](#); ["Kathy Neary"](#); ["Roger Entrekin"](#); ["Bill Bjerke"](#); ["City Parks and Recreation"](#); ["Susan Steinbrenner"](#); ["Erin Erdman"](#); ["Jennifer Keene"](#); ["Joe Steinbrenner"](#); ["Robin Shoal"](#); ["Don Hardy"](#); ["Vial, Dave"](#); ["Paul Scarpelli"](#); ["Robert Maul"](#); ["Patti Lundgren"](#); ["Stephan Abramson"](#); ["Pam Mason"](#); ["Sandra Bennett"](#); ["Kevin Jolma"](#); ["Mitch Kneipp"](#); ["Jennifer Halleck"](#); ["Christie BrownSilva"](#); ["Vicki Fitzsimmons"](#); ["Milada Allen"](#); ["Ike Nwankwo"](#); ["County Reporters"](#); ["Wuanita Herron"](#); ["Judy Bumbarger-Enright"](#); ["Ken Berg"](#); ["Robert Whitlam"](#); ["Jason Lyon"](#); ["Redline, Tina"](#); ["Steve Stuart"](#); ["Green, Jerry External"](#); ["Lisa Renan"](#); ["Ken Burgstahler"](#); ["Phil Bourquin"](#); ["Marnie Allen"](#); ["Richard Till"](#); ["Jerry Winters"](#); ["Randy Kline"](#); ["Nick Redinger"](#); ["Barb Cabe"](#); ["Berg, Jo Anne"](#); ["Roger Entrekin"](#); ["Neil Chambers"](#); ["Ila Stanek"](#); ["Jeff Barsness"](#); ["Steven T. Webb"](#); ["Mike Means"](#); ["James Howsley"](#); ["Albrecht, Gary"](#); ["Patty Boyden"](#); ["Christie BrownSilva"](#); ["Dunaway, Jon"](#); ["Jode Goudy"](#); ["Sorenson, Scott"](#); ["Woodland School District #404"](#); ["Justin Keeler"](#); ["Brooks, Gordon"](#); ["Sean McGill"](#); ["Port of Vancouver"](#); ["Barbara Meisenheimer"](#); ["Roy Johnson"](#); ["Steven Manlow"](#); ["Ron Onslow"](#); ["Chinook Nation/Indian Country"](#); ["Lisa Cartwright"](#); ["Cgrustue BrownSilva"](#); ["Cnty Health CCPH LandUse"](#); ["Snodgrass, Bryan"](#); ["Charlene Nelson"](#); ["Eiken, Chad"](#); ["Bridget Schwarz"](#); ["Ransom, Matt"](#); ["Jeff Carothers"](#); ["Messinger, Rebecca"](#); ["Randall Printz"](#); ["SEPA Notifications"](#); ["Marc Krsul"](#); ["Nisqually Indian Tribe"](#); ["Mike Bomar"](#); ["Barbara Murray"](#); ["Robert Hubenthal"](#); ["Cook, Christine"](#); ["David Taylor"](#); ["Development Review"](#); ["Carol Levanen"](#); ["Vicki Fitzsimmons"](#); ["Kent C. Landerholm"](#); ["Joe Arndt"](#); ["John Karpinski"](#); ["James Howsley"](#); ["Todd Horenstein"](#); ["Denny Kiggins"](#); ["David Ripp"](#); ["Ken Hadley"](#); ["Brent Grening"](#); ["John Peterson"](#); ["Christy Finnie"](#); ["Chris Chandler"](#); ["Eric Fuller"](#); ["KPDX Fox 49"](#); ["Stacey Shields"](#); ["Mark R. Feichtinger"](#); ["Eric Eisemann"](#); ["Dennis R. Dykes"](#); ["SEPA REVIEW"](#); ["David, Lynda"](#); ["Dave Socolofsky"](#); ["Cowlitz Indian Tribe"](#); ["Confederated Tribes of Warm Springs"](#); ["Confederated Tribes of Grand Ronde"](#); ["Mark Collier"](#); ["Columbia River Inter-Tribal Fish Commission"](#); ["Guardino, Corrie"](#); ["Chehalis Tribal Council"](#); ["Jackson, Mike"](#); ["Teresa Torres"](#); ["Klug, Bob"](#)  
**Subject:** DNS for CPZ2019-00007 - Neighborhood Pet Clinic  
**Date:** Tuesday, July 16, 2019 1:09:38 PM

**Description of Proposal:** CPZ2019-00007 Neighborhood Pet Clinic – The proposal requests the county amend the comprehensive plan and zoning on one parcel with a total of 0.29 acres from Urban Low Density Residential comprehensive plan designation (UL) with Single Family Residential (R 1-10) zoning to Commercial comprehensive plan designation (C) with Community Commercial zoning (CC). CPZ2019-00007 Neighborhood Pet Clinic.

Comments are due by Friday, August 9, 2019

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

More information can be viewed on the following link:

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



**Sonja Wiser**  
Program Assistant  
COMMUNITY PLANNING

360.397.2280 ext 4558



**From:** [Lumbantobing, Sharon](mailto:Lumbantobing_Sharon)  
**To:** "[naccc.chair@gmail.com](mailto:naccc.chair@gmail.com)"; "[M.Allen](mailto:M.Allen)"; "[dougballou@comcast.net](mailto:dougballou@comcast.net)"  
**Subject:** notice of 3 public hearings  
**Date:** Monday, July 22, 2019 4:35:55 PM  
**Attachments:** [PlanningComm Mailer AUG 15 Groth.pdf](#)  
[PlanningComm Mailer AUG 15 25th Ave Subdivision.pdf](#)  
[PlanningComm Mailer AUG 15 Neighborhood Pet Clinic.pdf](#)

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

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

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

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



**Sharon Lumbantobing**  
Planner II  
COMMUNITY PLANNING

564.397.4909





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

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Dear Neighborhood Associations and NACCC:

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

CPZ 2019-00004 Groth (neighborhood association is inactive)

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

CPZ2019-00007 Neighborhood Pet Clinic (Felida Neighborhood Association)

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

Regards,  
Sharon



**Sharon Lumbantobing**  
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