

From: [Hermen, Matt](#)
To: [Wiser, Sonja](#); [Sidorov, Larisa](#)
Subject: FW: CPZ2019-00023
Date: Thursday, July 18, 2019 2:13:14 PM
Attachments: [5-Mill Creek Foreest Sink Holes.pdf](#)

Another comment on Hinton.

From: Greg Huggins [mailto:driveserv@hotmail.com]
Sent: Thursday, July 18, 2019 12:42 PM
To: Hermen, Matt
Subject: Re: CPZ2019-00023

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Matt,

Some how our Documentation on Sink Holes in Mill Creek Forest HOA hasn't gotten through. Is it to late to add it. Is the Hinton project still on the agenda tonight?

Greg Huggins
Cell 360 609 2431

From: Hermen, Matt <Matt.Hermen@clark.wa.gov>
Sent: Wednesday, July 3, 2019 1:47 PM
To: 'Greg Huggins' <driveserv@hotmail.com>
Subject: RE: CPZ2019-00023

Thank you Mr. Huggins. We received your comment and presentation and will enter it into the public record.

Thanks,

Matt Hermen

From: Greg Huggins [mailto:driveserv@hotmail.com]
Sent: Wednesday, July 03, 2019 1:41 PM
To: Hermen, Matt; David Gilroy; Greg Huggins
Subject: CPZ2019-00023

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Matt attached is the presentation we talked about this one is why we oppose removing urban holding on just this parcel.

Greg Huggins
Cell 360 609 2431

This e-mail and related attachments and any response may be subject to public disclosure under state law.

Sink-holes and Sump-holes

The next two slides are of a sink-hole in 37th Ave. that opened in 1997. It was 10' X 8' and 8 feet deep. A large underground spring created it. The spring originated from the Hinton parcel of land. This area has many underground springs, which is evident by the numerous sink holes and sump holes.

The man who has been haying this field for 20 years informed us there was always a large sinkhole, to which he gave a wide berth. He said he had a dog that went down it and came out down by the creek. The developer bulldozed over it when he was laying out the roads. This also is at the end of 37th Ave. and the end of our sewer line.

By using bubble bath, we determined the sink hole in the next photograph came out behind 16606 NE 37th . Dale Lang just filled it and paved it over. We suspect this sink hole will open again, hopefully not when a car is on it.



This could be hollowing out every year. I wouldn't park my car on it!



This area sunk about a year after they filled the sink-hole in the street. It took about 10 trucks of dirt to bring it back to level.



This sink-hole showed up in 2001--the ground just started slowly sinking; you could actually hear water running very deep in the hole.



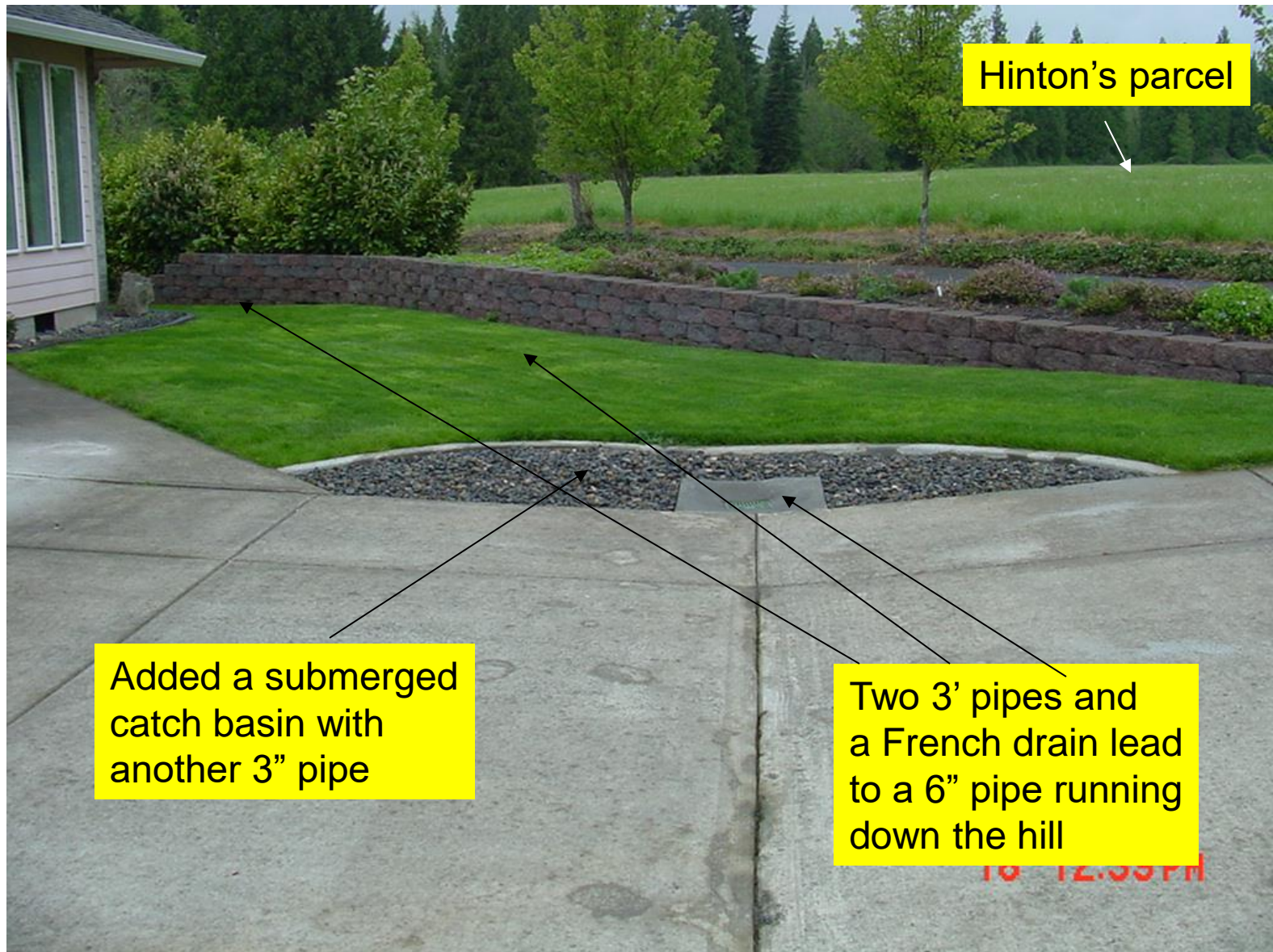
The drainage contractor dug this to about 9 feet deep and filled with dense clay to keep it from going under the house and put in a French drain with six inch pipes going to the property line and down the hill.



This is after the second fix. The first fix was a 3" pipe. The next good rain caused the ground to bubble up a foot and water to fountain up 2' along this crack.



When the drainage contractor dug up the 3" pipe in front yard we found it could not keep up with the flow even with the end open. This is a ground water problem!



Hinton's parcel

Added a submerged catch basin with another 3" pipe

Two 3' pipes and a French drain lead to a 6" pipe running down the hill

After several thousand dollars to build a drainage system, we are hoping not to have future damage. 2003 and 2004 were not particularly wet winters.



The man who has been haying this field for over 20 years said this is getting worse. Last year he almost rolled his tractor here. This area is large enough to swallow one of those 5000 square foot lots

Increased erosion and silting of the stream floor



**ERODED
AREA FROM
ONE WINTER**

**SCOURED EARTH FROM
JAN.2003 FLOOD**



**EROSION FROM ONE
FLOOD JAN, 2003**



BANK EROSION



This is a very nice place to live despite the ground water problem. In retrospect, Clark County probably shouldn't have allowed this subdivision to be built. Mill Creek Forest is only 12 lots 10,000-18,000 square feet. If the County planners' revised map had remained intact, there could have been as many as 800 to 1000 houses built in this environmentally sensitive area. With the hard surface increase, and the increased flooding, Mill Creek would probably be destroyed as a salmon bearing stream.

We are not opposed to development, but we believe that small lot urban subdivisions should not be planned 10 miles from downtown Vancouver on an environmentally sensitive creek slopes. This is not what the **Growth Management Act** had in mind. The planning department and Hazel Dell Sewer District should evaluate map changes based on need, availability of services, and above all on the environmental impact, not on maximizing the profits of real estate developers.

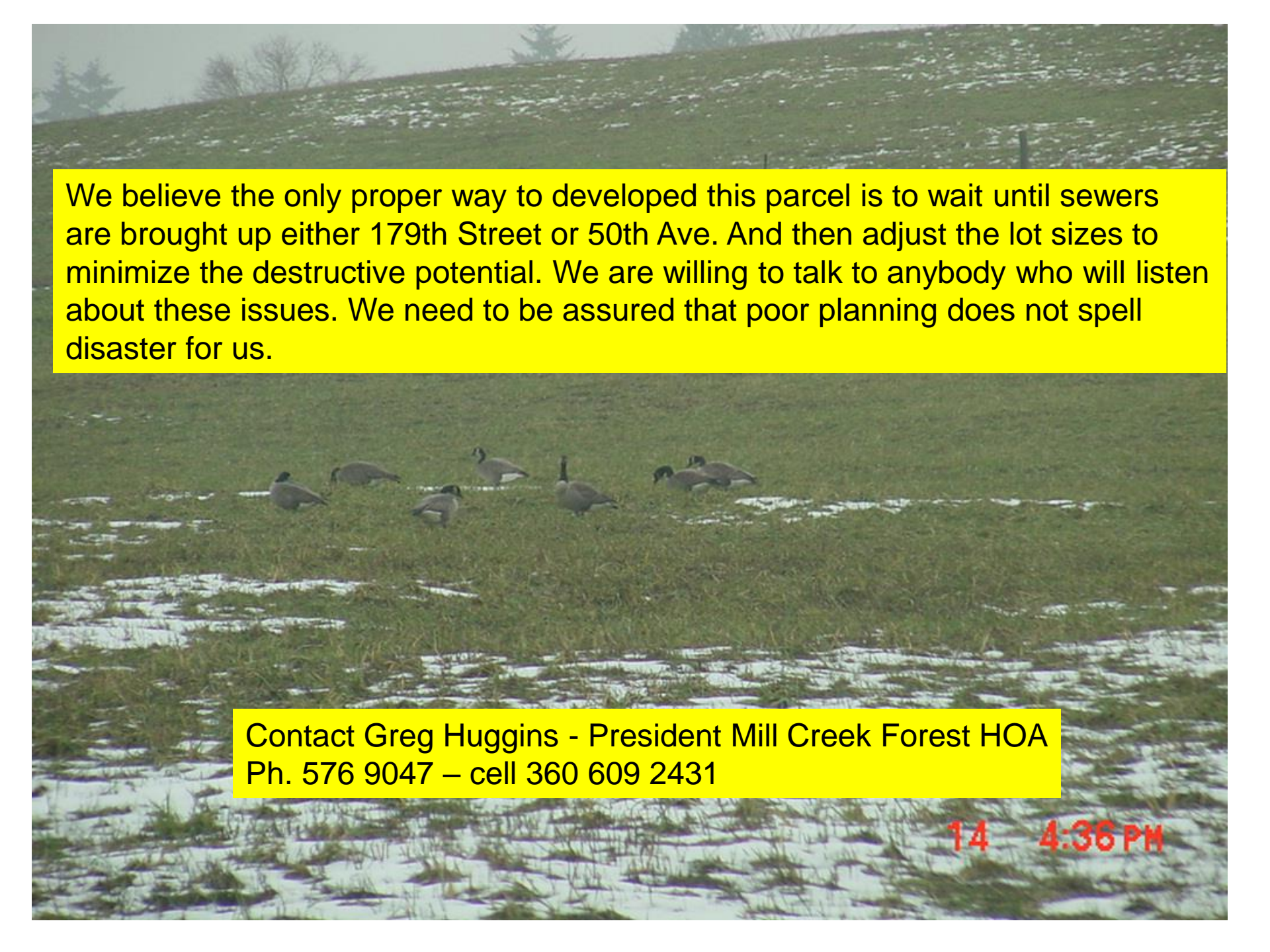
This area is also home to a vast array of wildlife. Piliated woodpeckers, ducks, owls, raccoons, geese, deer, coyotes, gold finches, weasels, hawks and bald Eagles, etc. We have observed fish, eels, and crawdads swimming in the creek. Long time residents of this area tell of fishing this creek well into the seventies for salmon, steelhead and trout. This is exactly the type of habitat the Endangered Species and Salmon Recovery programs are intended to preserve.

With sound planning maybe they will make a recovery!

WILDLIFE SPECIES THAT WILL BE AFFECTED

- PILEATED WOODPECKERS
NEST IN THIS AREA
- BALD EAGLES HAVE BEEN
SEEN ROOSTING IN THIS AREA
- MERLIN HAWKS HAVE BEEN
SEEN
- AT LEAST ONE SALMON HAS
BEEN SEEN IN THE UNNAMED
TRIBUTARY SINCE THE
CULVERT IMPROVEMENTS ON
MILL CREEK ON THE WSU
CAMPUS.
- THIS AREA PROVIDES AN
IMPORTANT CORRIDOR FOR
WILDLIFE THAT STRETCHES
FROM SALMON CREEK TO
PAST 199TH ST.





We believe the only proper way to developed this parcel is to wait until sewers are brought up either 179th Street or 50th Ave. And then adjust the lot sizes to minimize the destructive potential. We are willing to talk to anybody who will listen about these issues. We need to be assured that poor planning does not spell disaster for us.

Contact Greg Huggins - President Mill Creek Forest HOA
Ph. 576 9047 – cell 360 609 2431

14 4:36 PM

From: [Hermen, Matt](#)
To: [Wiser, Sonja](#)
Cc: [Sidorov, Larisa](#)
Subject: FW: 179th Urban Holding Overlay Removal Hearing 7/18/19 - Ltr from Jamie Howsley
Date: Thursday, July 18, 2019 2:15:36 PM
Attachments: [Ltr fm Jamie Howsley.pdf](#)

Another Urban Holding Comment for tonight...

From: Lisa McKee [mailto:lisa.mckee@jordanramis.com]
Sent: Thursday, July 18, 2019 1:44 PM
To: Hermen, Matt
Cc: Jamie Howsley; Armand Resto-Spotts
Subject: [Contains External Hyperlinks] 179th Urban Holding Overlay Removal Hearing 7/18/19 - Ltr from Jamie Howsley

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.

Hello,

Attached is a latter from Jamie Howsley.

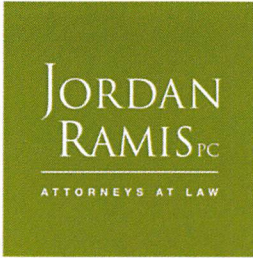
If you have any trouble opening this document, please let me know.

Thank you.

LISA MCKEE | Legal Assistant to James D. Howsley
Jordan Ramis PC | Attorneys at Law
Direct: 360-567-3909 Main: 360-567-3900

Portland OR | Vancouver WA | Bend OR
www.jordanramis.com

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1499 SE Tech Center Place, Ste. 380
Vancouver, WA 98683

Tel. (360) 567-3900
Fax (360) 567-3901

www.jordanramis.com

Jamie D. Howsley
Admitted in Oregon and Washington
jamie.howsley@jordanramis.com
Direct Dial: (360) 567-3913

July 18, 2019

VIA EMAIL ONLY

Clark County Council
ATTN: Matt Hermen
1300 Franklin St.
Vancouver, WA
E-Mail: Matt.Hermen@clark.wa.gov

Re: ***NE 179th St. Transportation Improvements - Removal of Urban Holding Overlay and Financing Plan***

Dear County Councilors:

This letter, submitted on behalf of our clients Wollam and Hinton, responds to comments submitted regarding the Holt Homes Inc. Draft Development Agreement and financing plan for the NE 179th St. Transportation Improvements. The comments refer to the Wollam and Hinton Draft Development Agreements, and this letter is submitted on behalf of those developments. However, we respectfully incorporate by reference the response from Randy Printz, on behalf of Holt Homes, responding to the same comments regarding financing plan questions.

To clarify, the County performed the financial analysis for the financing plan for the 179th Transportation Improvements, not the developers. As a condition for the financing plan, the County, after working closely with the developers through this process, have required that the four developers guarantee a certain amount of money to be paid to the County within a certain timeframe, regardless of the development agreement approvals. This is the first time in Clark County—or any other jurisdiction we are aware of—in which the private sector is guaranteeing such a significant amount of money toward a transportation improvement plan.

For Hinton and Wollam, the amount of the guarantee will be collectively 2 million dollars. At full buildout of approximately 454 lots combined in the Hinton and Wollam developments will generate in excess of over 4.5 million in combined TIF and surcharge.

The surcharge amount, which the County has set, is the difference between what the TIF for the Hinton and Wollam developers, respectively, would be today, and what will be ultimately adopted through the update in the Capital Facilities Plan. The County sought to assure, and the developers agreed to, that the developers would pay less than the amount that would ultimately be adopted. Due the guarantee and advanced TIF payment, the four developers are paying more than any other party and are the only projects in the County that will likely be requested to guarantee funding.

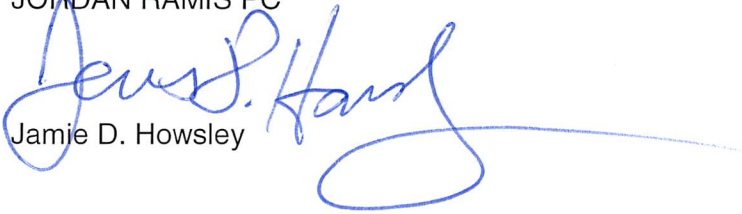
In our view, the surcharge could have been called a TIF overlay, since they are technically paying for the same thing, the identified transportation improvements. The County asked for, and we reluctantly

agreed, to guarantee the surcharge amount of cash payment to the County by the end of 2023. We have not backed away from that, and we will not.

For responses to specific questions raised to the Holt Homes Development Agreement, we defer to and incorporate by reference all of Mr. Randy Printz's response letter.

Very truly yours,

JORDAN RAMIS PC

A handwritten signature in blue ink, appearing to read "Jamie D. Howsley", with a long horizontal flourish extending to the right.

Jamie D. Howsley