



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

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

Jeremy "Badoldman" Perkuhn
THPO Department
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January 26, 2019

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

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

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

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

Applicant: Dr. Jackie Rinta
Neighborhood Pet Clinic and 3613 NW 127th 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 R1-10¹ to CC² - are located within formal boundaries approved by the Clark County/Neighborhood Program and Felida Neighborhood Association (Felida NA, with +/- 17,000 people). Pursuant to County staff recommendations, applicant and owners approached Felida NA Board (elected volunteers) to review and provide input for this project.

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

¹ Urban Low Residential 1-10 – R1-10

² Community Commercial - CC

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

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

Felida NA Board Voted to Write Letter Of Support

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

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

Preferred Mitigation Alternative and Analysis

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

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

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

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

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

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

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

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

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

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

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

Summary of Key Conclusions

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

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

⁹ Single family dwelling

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

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

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

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

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

On behalf of the Felida NA Board:



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

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

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

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

¹² Ibid.

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

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