

From: [Kate Krall](#)
To: [Wiser, Sonja](#)
Subject: 162nd & Ward road zone change
Date: Thursday, August 16, 2018 11:01:51 PM

Do not change this area to a high density multi apartment housing area. This would greatly increase traffic in this area, which is hardly able to accommodate the current traffic in this area.

Thank you.

Kate Krall

From: [Alex K](#)
To: [Wiser, Sonja](#)
Subject: 162nd and Ward rd development
Date: Tuesday, August 14, 2018 10:18:44 AM

How do you propose to have high density development here on a 2 lane rd?! The traffic is horrible as it is during morning and afternoon commute. Especially once schools start.

Sent from my iPhone

From: [Kevin & Allison](#)
To: [Wiser, Sonja](#)
Subject: 162nd/Ward property
Date: Tuesday, August 14, 2018 9:16:37 AM

Dear Ms. Wiser,

I understand that the property behind Walgreens on 162nd Ave/Ward road is being considered for high density property. As a resident of the neighborhood across the street for 17 years, I am begging you to not allow this to happen.

We have seen our semi-rural area become a nightmare in the past 5 years. Crime, homelessness and traffic have become increasingly challenging for our neighborhood with developments, abandoned houses and Walgreens coming in. People park all around the vacant new construction streets and use drugs, and race down our streets. Please consider searching 911 dispatch for the call increase in our area. We do not need more people in this area.

I empathize with those who need homes, I myself have lived in apartments for years, but this area is not able to support it. Our schools are bursting at the seams, and traffic (including increased car crashes) has become overwhelming. Please listen to us and our neighbors, while I love the peace and quiet we used to have, and more commercial buildings are what I want either, I am more in support of business than high density property.

Thank you for your consideration,
Allison Wilson

From: [Cochenour](#)
To: [Wiser, Sonja](#)
Cc: [Angie Cochenour](#)
Subject: NE 99th Street extension CPZ2018-00007
Date: Monday, August 13, 2018 9:22:55 PM

To the Clark County Planning Commission:

Downright criminal is how I would classify these proposals for the NE 99th Street extension.

You are going to run a road through a perfectly good neighborhood without even knowing for certain that the other pieces of your plan will fall into place? The chunk of land you've had set aside here, the one the neighborhood has been using as a gathering place for parties, as a dog run, and for kids to play in, is the same chunk of land I have not seen you take care of once in the 17 years that I have lived right across from it! (Never mind the land next to mine that has been mowed and watered and planted by us.) Who has been mowing the land across from us you ask? The people who live in this neighborhood have been!

You are going to build a bridge over the wetland. Are you also going to pick up the garbage that will be thrown into it from cars, bicyclists, and pedestrians? Can we expect the same maintenance schedule for it as we've seen you keep with the land across from me?

We see bald eagles, cranes, geese, and lord knows what else back there. I'm no aviary expert, but I certainly enjoy the wildlife in my backyard in the middle of a city; it is part of what makes this a sought after neighborhood.

So for now, while we wait for the other pieces of your plan to fall into place, what good is a road from 72nd to 94th going to do? People are not going to travel through a neighborhood just to get to another. I'm betting most of us don't know anyone on the other side of the wetland. People will still go north or south to 119th or Padden so they can go 50 mph. We will continue to see the same traffic volume on those roads because we will end up having to turn in one direction or another on them anyway.

You want to see a reduction in traffic in this area, get us another onramp to 205 between Padden and 134th! That's going to have the only real impact, because that's what most of us are trying to do, get on 205! Or hurry down Padden to get to I-5.

I agree with another neighbors letter to you, where he said that there is nowhere for children to gather and play, in any direction, for miles. Even if they tried to walk or bike somewhere, they'd be risking their lives to get there. And we don't even have children, so why should I care, right? Now you are going to take the one open space they did have, run a road through it and cut the neighborhood in half. For what? To get me to my neighbors across the wetland quicker? I'm guessing Gary didn't take a 35 mph route through a neighborhood that night he showed up late for the meeting at the grange. He was in a hurry to get somewhere, like most of us are these days. Cutting through a neighborhood isn't our first choice in that case.

How will traffic and pedestrians on 82nd Ave get across this 99th extension? How many accidents and near misses will you be responsible for? You haven't even finished expanding 119th east to 117th yet. Why don't you wait and see what impact that has on traffic first? You know how much traffic a Costco brings. Why did you allow Costco to build off of Andresen/88th? Why didn't you send them farther north, away from Padden, which was already clogged up, well before you let Costco in?

"Alternative F would avoid the high quality wetlands immediately west of the Clark County Railroad, BUT IS LIKELY TO HAVE GREATER IMPACTS TO HIGH QUALITY WETLANDS than alternative d due to the location of high quality wetlands south of ne 99th street east of ne 72nd avenue"

" The lead agency for this proposal has determined that it DOES NOT HAVE A PROBABLE SIGNIFICANT ADVERSE IMPACT on the environment"

"The adopted Arterial Atlas designates this proposed NE 99th Street corridor as a minor arterial, which is designed to collect and distribute traffic from principal arterials to streets of lower classifications and MAY also allow traffic to directly access some destinations"

"... TO IMPROVE NEIGHBORHOOD CIRCULATION on NE 99th Street connecting between NE 87th Ave and NE 72nd Ave"

Some of the statements I am reading in your online documents are blowing my mind. There are too many to list here. I don't know about you, but I don't tend to circulate through neighborhoods to get anywhere. Again, the word "criminal" comes to mind when I review your proposals and I

know most of my neighbors would agree, even the ones not directly impacted by the proposed road.

Kindly stay out of our neighborhood and start making better decisions for future neighborhoods!

Angie Cochenour
10109 NE 82nd Ave

From: [William Smith](#)
To: [Wiser, Sonja](#)
Subject: Rezoning
Date: Tuesday, August 14, 2018 8:23:58 PM

I believe that rezoning the commercial area to the north of Walgreens, on NE Ward road, would be a mistake and I'm against it. Instead of introducing high density housing to this suburban/rural area we should be looking at promoting commercial businesses such as restaurants retail or another business that benefits the community.

Sincerely,

Bill Smith

Sent from my iPhone

From: [Chris Shilliam](#)
To: [Wiser, Sonja](#)
Subject: 162 & Ward road
Date: Tuesday, August 14, 2018 6:09:47 PM

Dear Sonja, we have 1500 new single-family homes and 2000 brand new apartments in the area already. We need places for those people to go, restaurants, grocery, I'm so excited bout the a.m. p.m. going in up the street , at least I will now be able to get things like creamer for my coffee if I've forgotten it. Please remember to leave room for the commercial industry. This neighborhood is in need of amenities.

Thank you
Chris SHILLIAM
Sifton / orchards neighborhood
Sent from my iPhone

From: [Christina](#)
To: [Wiser, Sonja](#)
Subject: Proposed zoning change
Date: Tuesday, August 14, 2018 9:37:18 PM

I wanted to express my thoughts on the zoning change proposed near ward/162 & the possibility of apartments being built. I have lived in my home in Granton Park for almost 3 years now. Unfortunately, the neighborhood has already grown a great deal. I feel there is less and less space for the animals and trees and the open feel that once made it a beautiful quiet space. Our homes were not inexpensive homes, our neighborhood is a quiet family neighborhood. The idea of an apartment so close to our neighborhood and the traffic that it would bring is a huge concern. We often have young kids playing in the front yards and riding their bikes and scooters in the streets. The traffic and the additional people would be disruptive to our safe quiet neighborhood.

Part of the reason we paid a premium for our homes was because of the school district. Hockinson is a small school district and that's part of its appeal. To add the amount of kids that an apartment would add is unrealistic for our small community school and takes away from the appeal of the small district. I do not want my children going to a district that is overcrowded because of an apartment they are not prepared to service.

I hope that concerns of the community are heard and valued more than the wants of a developer.

Thanks for your time,
Christina Barton

Sent from my iPhone

From: [Dan Sgranfetto](#)
To: [Wiser, Sonja](#)
Subject: Potential Change To Commercial Zoning Near 162nd & Ward
Date: Tuesday, August 14, 2018 10:38:15 AM

Hello,

My name is Dan Sgranfetto and I am a resident of the Shadow Ridge neighborhood. I regretfully cannot attend the meeting this Thursday to discuss the potential rezoning of the land currently occupied by the Walgreens plaza at 162nd and Ward to high density residential. In lieu of attending I thought I would try to reach out via email to voice my concerns.

My biggest fear is the rise in crime and vandalism that is always related to apartment buildings. Just in the last few months we've had an upswing in crime in the Shadow Ridge neighborhood, from a string of car break-ins to trespassing and vandalizing peoples property to fresh spray paint on the entryway to our community. I'm concerned that we just don't have enough county police to deal with the level of criminal activity around here as we are today, and increasing that activity can only make matters worse.

Also, in the two years since we bought our house, we've already had to deal with almost constant noise and dirt from the clearing of the vacant land next to us to build yet another new housing development. I don't want to think about the additional chaos that having apartments built mere steps from my house will cause. Changes like that make me regret moving into this area.

To summarize, my family and I are deeply against changing the zoning of the commercial land next to where we live. Please take this into consideration when making your decision.

Thank you,
Dan Sgranfetto

From: [Dave Roberts](#)
To: [Wiser, Sonja](#)
Subject: Ward Rd and 162 Ave - Rezone
Date: Tuesday, August 14, 2018 8:58:10 PM

Hello,

I am writing to oppose the rezoning of the two parcel lots #10413000 and #101413000 at NE Ward Road and 162nd Ave.

This area is full of single family home residences. We are growing very rapidly and this neighborhood needs a grocery store and family friendly shops and restaurants. It does not need a large apartment complex.

There are no bus routes nearby that I am aware of and the nearest grocery store is over 1 mile in walking distance.

The Hockinson School District is overflowing and with the Elementary school at full capacity.

These lots were zoned Commercial for a reason!

By the city master planners who saw many single family zoned R 1-6 homes nearby and they understood that these residences would be needing business that support these neighborhoods and their families.

Please consider a no vote for the rezoning of these parcels.

Thank you
David Roberts
16306 NE 95th ST

From: [Quick, Dawna](#)
To: [Wiser, Sonja](#)
Cc: draquick@hotmail.com
Subject: Hearing about apartment on ward/162 ave
Date: Tuesday, August 14, 2018 11:12:10 AM

Hello. My name is Dawna Geiger. I have lived across the street from Walgreens, before there was even a Walgreens. I have lived in the same house since September 1995.

I am very concerned about putting in apartments over there, off Ward road and 162nd Ave. The schools are already full, heritage High school has over 2,200 students and is in a lot of portables as it is.

In the last 5 years, the houses around this area has almost doubled. The roads are not built to handle all the traffic as it is now. If there is an apartment complex put in, it will be even more crowded.

The roads and the schools can't handle the new houses as it is now. Add an apartment complex and it will be so much more crowded.

I do not think an apartment complex is a good idea.

There is a reason we do not allow them. Please, do not make it ok to build apartments.

Thank you,
Dawna Geiger

From: [Dena](#)
To: [Wiser, Sonja](#)
Subject: 162nd & Ward
Date: Tuesday, August 14, 2018 9:44:41 AM

To whom it may concern,

I would like to bring to your attention that I have great concern about the proposal of high density land use with property ward and 162nd!! I live on the property line of this piece of land so would greatly be affected! Many of my concerns include the increase in traffic, crime and noise alone! I live as a single mom with my three young girls and purchased my home to remain in the Hockinson School District following a divorce. I've always considered Hockinson area to be more rural and "country living". The "big" town of Hockinson itself is mostly centered around a small family owned convenience store and still very much had a country feel to it! I honestly can't even begin to imagine how a high density living space would gravely make change for this small rural community! In addition, I am concerned with how this would affect me, my family and my particular piece of property directly! In my back yard I have a drainage system with visual grade at ground level. I understood when I purchased my home in 2014 that this drainage in the yard was due to the wet lands at 162nd and Ward that backed my house. As you can imagine, I am now horrified what this high density building could bring for irrigation and drainage issues regarding my property piece! In turn, causing concern also for my home and it's foundation. I'm certain that there was no previous planning for this sort of high density building placement in regards to previous building/construction of homes such as mine and other near by homes! Therefore we ,as home owners near this particular piece of property, may see much irrigation and overall land use problems!

I beg you to please hear my concerns and re consider this decision! I am gravely against the proposed approval of high density land use at 162nd and Ward!!!

Thank you!

Kind Regards

Dena Vickery Rawlings

Sent from my iPhone

From: [Wiser, Sonja](#)
To: ["Diana K. Olson"](#)
Cc: [Lumbantobing, Sharon](#); [Bill Wright](#); [Karl Johnson](#); [Matt Swindell](#); [Richard Bender](#); [Robin Grimwade](#); [Ron Barca-Boeing](#); [Ron Barca-MSN](#); [Steve Morasch \(stevem@landerholm.com\)](#)
Subject: RE: High Density off Ward Rd CPZ2018-0002 WARD
Date: Friday, August 03, 2018 12:28:03 PM

fyi

From: Diana K. Olson [mailto:Diana.K.Olson@kp.org]
Sent: Friday, August 03, 2018 12:21 PM
To: Wiser, Sonja
Subject: High Density off Ward Rd CPZ2018-0002 WARD

Good morning,

Hello, my name is Diana Olson and I am a resident in the Hockinson South Sub Division.

I am concerned about the proposed High Density Residential Comprehensive Plan Designation behind Walgreens on Ward Rd.

My Husband and I moved here 5 years ago to the Hockinson area to GET AWAY from the city. Since we have moved here there are housing developments after housing developments that have surrounded us where we used to have beautiful acreage to view and enjoy the wild life.

We have also had to endure higher taxes, bond measures for schools that we have to pay for and we do not have any children that go to all the schools that are around us. Those who live in apartments DO NOT HAVE TO PAY PROPERTY TAXES and it is unfair for those of us who do. Not to mention the traffic, crime and overcrowded schools that more people would create.

DO YOU SERIOUSLY WANT VANCOUVER TO END UP LIKE PORTLAND???

I look forward to meeting you at the meeting on August 16th.

Diana Olson

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From: [Donna LaCroix](#)
To: [Wiser, Sonja](#)
Subject: CPZ2018-00002
Date: Tuesday, August 14, 2018 6:38:42 PM

Ms. Wiser,

As a resident of Shadow Ridge, I am writing to request that the proposal to amend the subject comprehensive plan and rezoning be denied.

I bought my home in this area largely because of community aesthetics - a quiet well established neighbourhood as represented by the photograph used on your notice of public hearing.

I now have a new 83 site development ready for building literally next door to my home. Combine this with a proposed apartment complex and everything wonderful about this community is destroyed.

162nd and Ward Road already have high traffic and with the new developments it would only be worse.

I'm sure you'll hear from people smarter than I who will list a multiplicity of reasons against this such as the strain on schools, services etc.

I'm sorry that Ward LLC couldn't sell their commercial property and want to rezone to unload. I don't believe they are acting as good stewards of this area; their bottom line is money which seems to be the prevalent attitude these days. It is my hope that the council will step up and help us to maintain our neighbourhood.

"When you are small, someone else who is bigger can always come along and take away what you have". Jeff Bezos, CEO Amazon

Thank you.

Donna LaCroix
16406 NE 83rd St

From: [Eris Lupica](#)
To: [Wiser, Sonja](#)
Subject: Zoning change at 162nd and Ward
Date: Tuesday, August 14, 2018 10:46:45 AM

Good afternoon,

I just wanted to advise you that I would be opposed to any change in zoning that would allow for higher density in this area. One of the primary reasons I like this area is the amount of green space and primarily single family residences.

Thank you for allowing me to voice my concerns.

Eris Lupica
16520 NE 82nd Street

From: [Heather Schopp](#)
To: [Wiser, Sonja](#)
Subject: Fw: GPHOA 337- Zoning Changes- Clark County Planning Commission
Date: Wednesday, August 15, 2018 9:16:21 PM

Hi Sonja,

I object to the GPHOA 337 zoning changes. As a Granton Park resident I am opposed to the zoning changes from commercial to high density residential.

My principle objection is the high density housing will reduce the home values of surrounding houses which reside in the Hockinson School District a highly sought out district where residents have increased annual taxes more than surrounding areas.

Additionally there are other issues with this proposal. First, there are other surrounding sites that are already zoned for high density housing which negates the need for this rezoning initiative. Second, there is no high density housing in the area and this will effect the character high density housing does not fit in with the existing character.

Heather Schopp

From: [Holly Hansen](#)
To: [Wiser, Sonja](#)
Subject: No zoning change!!
Date: Tuesday, August 14, 2018 10:13:51 AM

Please, please do NOT allow the zoning at 162nd and Ward Road to change from commercial to high density!! The building, rezoning and moving of growth boundary is choking and RUINING our neighborhood! Enough is enough already! Traffic is already horrible and the building on the current developments has just begun! We have cars racing down our once quiet street and heavy construction vehicles barreling through unsafe intersections. STOP! STOP! STOP IT!!

Holly Hansen

Sent from my iPhone

From: [Alvarez, Jose](#)
To: [Lumbantobing, Sharon](#)
Subject: FW: Padden Development
Date: Wednesday, August 08, 2018 4:54:04 PM

Sharon,

This is a public comment on Ward.



Jose Alvarez
Planner III
COMMUNITY PLANNING

564.397.2280



From: Cnty CommDev Land Use
Sent: Wednesday, August 8, 2018 3:40 PM
To: 'jaketleberg@gmail.com'
Cc: Alvarez, Jose
Subject: RE: Padden Development

Good afternoon Jake,

I do not believe that we have the preliminary site plan in for this case yet. I recently did a legal lot determination for the parcels around Walgreens at 162nd and Padden and I believe it may be for future apartments, but I cannot find a preliminary submittal at this time. The applicant may be going for a zone change so I am copying long range planning on this reply email. If you have further questions, please reply at the address below.

Thank you,

Shana Lazzarini
landuse@clark.wa.gov

From: Wisner, Sonja
Sent: Wednesday, August 08, 2018 3:09 PM

To: Cnty CommDev Land Use
Subject: FW: Padden Development

From: Jake Lemberg [mailto:jaketlemberg@gmail.com]
Sent: Wednesday, August 08, 2018 3:06 PM
To: Wiser, Sonja
Subject: Padden Development

To whom it may concern,

I have been recently been made aware of an apartment complex going in on the intersection of ward road and padden. I'm writing to give my full support to this zoning proposal.

Since 2012 the wage needed in Clark county to rent a one bedroom apartment has gone up 58%. The only way to fight this rent increase is to increase the supply of housing.

I fully support all proposals that fight for increases in development, and high density zoning. As a resident of Shadow Ridge the neighborhood adjacent, I am thrilled at this idea.

I will be at the August 16th meeting to support this plan.

Thank you,

Jake leMBERG

From: [JAMES WHIPPLE](#)
To: [Wiser, Sonja](#)
Subject: Proposed zoning change @162nd/Ward Rd
Date: Tuesday, August 14, 2018 10:25:14 AM

To whom it may concern: I am deeply concerned regarding the proposed change that would allow high density housing to be built at this location.

1. Traffic Congestion Concerns: With 3 new large housing developments in process at/near this location the increase in traffic during peak hours would be untenable. We already have bumper to bumper traffic and adding 200 or so apts. would add way too many vehicles traveling on these roads. The Padden Parkway ends at this juncture and the following two lane road cannot support any more traffic. At peak hours traffic funnels off the parkway onto 162nd creating a mass transit problem with only one traffic light for ingress and egress to our neighborhood.

2. Public Transportation: C-Tran operates a very limited schedule and is not a viable option. Even if they changed this let's be real. People will drive and I envision at least one perhaps two cars per apartment. Do the math and this is not something these roads can support.

3. Environmental Impact: This is an unincorporated area of Clark County and most have chosen to move to this location for it's beauty and quiet atmosphere. We have lost some of that due to the recent building activities. It has driven birds, small animals and coyotes out of the area even though our yard is designed as a wildlife habitat.

4. Safety: As a former apartment dweller I can testify that apartments generate crime. Clark County officers are stretched thin and as a result it is very seldom that you will see a patrol car in this area. I doubt that this would change so foresee possibility of major problems developing.

I do not wish to burden you with a lengthy message. These are the major issues that can arise if this zone change is allowed. All our neighbors are not happy with this development so please consider our objections carefully and make a truly informed decision.

Respectfully,
The Whipples
Shadow Ridge

From: [Wiser, Sonja](#)
To: ["jane gerdes"](#)
Cc: [Lumbantobing, Sharon](#); [Cook, Christine](#); [Orjiako, Oliver](#); [Bill Wright](#); [Karl Johnson](#); [Matt Swindell](#); [Richard Bender](#); [Robin Grimwade](#); [Ron Barca-Boeing](#); [Ron Barca-MSN](#); [Steve Morasch \(stevem@landerholm.com\)](#)
Subject: RE: Planned zoning change on parcels 104130000 & 104143000
Date: Tuesday, August 07, 2018 7:03:32 AM

I will forward your comments to the Planning Commission. Thank you

-----Original Message-----

From: jane gerdes [<mailto:crazyjtg@yahoo.com>]
Sent: Tuesday, August 07, 2018 12:38 AM
To: Wiser, Sonja
Subject: Planned zoning change on parcels 104130000 & 104143000

To whom it may concern,

I would like to invite the members of the Clark County Planning Commission and/or whomever is going to be in on the decision making process regarding this proposal to come sit out in front of the 162nd Ave/Ward Rd Walgreen's during the morning & afternoon commutes and observe the current traffic in the area. Now, who would like to explain to myself & my neighbors why this is such a good idea? Have any of you driven these roads lately? Has anyone taken into consideration the new developments that are already in the works? (Adams Glen directly north of Shadow Ridge, the two to the west of Ward Road, & let's not forget those just completed off 78th street) What happens when all those houses are built? Can't anyone foresee the problems before they occur? It doesn't take a Rocket Scientist to figure out the traffic congestion in the near future! Adams Glen (north of Shadow Ridge) is going to have to access onto 88th street where there is no traffic signal (apparently due to the high cost that no one wants to foot the bill on), go through the Shadow Ridge development and access at 81st & 162nd (where there is also no signal), or drive south through the entire development and access on 78th street (poor planning there)! How safe is that?!

People don't realize that we no longer live in a two-car-garage society - between people sharing housing due to the high cost of rent (or various other reasons), families having numerous teenagers that just HAVE to have their own car, along with other aspects of our current society, households no longer only have two vehicles utilizing these streets. Assuming the majority of households have at least three vehicles each, the traffic goes up exponentially compared to what these streets & intersections were built to withstand - two-car homes. Multiply the number of new houses that have gone up in the past year plus the number still being built - you get the picture....So now, you want to add apartments to the mix? With the influx of growth and the additional traffic, an apartment complex is the last thing we need being built in the area. Statistically, people who live in apartments are more transient - they don't have a vested interest in their neighborhood as they don't own their home, which in turn brings more mischief/crime to the neighborhood. How many of you want to live next to apartments?

The Annual Review Pre-Application (referenced below) addresses a lot of questions, but they are answered as if the future won't be affected in any way - I find that misleading & wrong. The term "non-project action" is used a lot, and while that may be true for the zoning change itself, it is NOT true for the purpose of the zoning change. Let's be real - if you are planning apartments in the future with the possibility of 400 people living in them at full build out, you should know a lot more of the details. I believe 400 falls miserably short for a 247 unit complex considering the high cost of rent & the number of occupants in each apartment in order to afford middle class rent, but this is what the Pre-Application suggests.

It also states there are no noise concerns due to it only being an application for zoning, but fails to mention that if approved there are multiple noise issues that would follow (construction, heightened traffic, the noise that comes with 600+ people crammed into a small space...).

Aesthetics... Who really wants to look at three story apartments instead of the mountain views?? Enough said there.

In an effort to reduce crime (that already comes with apartment living), giant streetlights are installed in parking lots. The light and glare caused by these alone (not to mention the hundreds more headlights penetrating your windows)

affect the houses around them, though in the application this is said to have no bearing on the surrounding homes due to the application only being for a zoning change with no afterthought to what the zoning is for.

Transportation... I touched on this already, but I'd like to highlight a few areas- how will this proposal reduce potential future traffic as it is stated in the application? When were these traffic studies done & was all the other new construction in the area taken into consideration? At what point in time was the road designed and constructed to accommodate all the new & future traffic generated by multifamily designation plus all the single family homes being constructed? Laurie Lebowky stated NE Ward Rd is designated as a "four lane principle arterial with center turn lane and bike lane", though apparently she's only driven a few blocks on the north side of Padden Parkway seeing how the four lane portion ends before 88th St. How will this accommodate the new developments being constructed already (such as the ones on the west side of Ward Rd. & to the north), much less apartment traffic on top of it all?

The application also says a study was done showing the maximum theoretical trip generation would be 1642 daily trips with 153 of those trips occurring during the PM peak hour. What about the AM hours? Are there only 153 people working regular jobs? Are the other half of the apartment dwellers sitting around & collecting welfare? With a potential density of 247 dwelling units, I'm forced to believe that either this just is not an accurate trip generation (as one person per apartment typically cannot afford middle class rent), or these will be low income units. At the high cost of rent in this economy, it is more likely for there to be two or three occupants having to work in order to pay rent, so either the study is VERY wrong or someone is trying to pull the wool over our eyes.

For quick reference, these answers were supplied in the Pre-Application

7. Environmental Health

b. Noise

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, because this is a non-project action.

10. Aesthetics

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

None, because this is a non-project action

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

None, because this is a non-project action

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

None, because this is a non-project action

11. Light and Glare

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

None, because this is a non-project action.

14. Transportation:

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)

The adjacent street frontages are fully improved, and the proposal will reduce potential future traffic. Therefore additional right-of-way improvements are not required.

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

None

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

The maximum theoretical trip generation would be 1642 daily trips with 153 of those trips occurring during the pm peak hour. The transportation model used for this purpose is the ITE Trip Generation Manual, Land Use Code 220 Apartments, and an assumed maximum potential density of 247 dwelling units.

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.

This is an urban area, and therefore the movement of agricultural and forest products will not be affected.

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

None, because this is a non-project action. Regarding future development, the street frontages and the intersection of NE Ward Rd and NE 162nd Ave were designed and constructed to accommodate more traffic than will be generated by the multifamily designation. Because these improvements are already constructed, no further measures are proposed. See the traffic letter for further details.

Zone Change Criteria

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

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

THIS PARTICULAR CRITERIA IS NOT BEING MET!!! There are NOT adequate services!!!

I do not believe the studies provided are accurate nor did they take into consideration the rapid growth in Clark County - just look around & see how well they've worked so far! Apartment living is for the people that want to live in the city & be within walking distance to all amenities- not in the rural side of town that has one bus line that doesn't provide 24 hour service. Save the tax payers' money & use some common sense. Please stop the growth just to line someone's pocket. Helen Keller was blind, but I bet she could see what a bad idea this is!

Sincerely,
Jane Gerdes
16502 N.E. 82nd Street
Vancouver, WA 98682

From: [John Jancze](#)
To: [Wiser, Sonja](#)
Subject: Opposed to ammend the zoning from Commercial to High Density Residential on parcels 104130000 and 104143000, Ward Rd at 162nd
Date: Tuesday, August 14, 2018 7:48:51 PM

To the Clark County Planning Commission, I would like to invite the members of the Clark County Planning Commission and/or whomever is going to be in on the decision making process regarding this proposal to explain to the area residents why this is such a good idea? Have any of you driven by these roads lately? Has anyone taken into consideration the new developments that are already in the works? (Adams Glen directly north of Shadow Ridge, the two to the west of Ward Road, & let's not forget those just completed off 78th street) What happens when all those houses are built? There are multi generation families living in one house now. Assuming the majority of households have at least three vehicles each, the traffic goes up exponentially compared to what these streets & intersections were built to withstand - two-car homes. An apartment complex is the last thing we need being built in the area. Statistically, people who live in apartments are more transient - they don't have a vested interest in their neighborhood as they don't own their home, which in turn brings more mischief/crime to the neighborhood. How many of you want to live next to apartments? It also states there are no noise concerns due to it only being an application for zoning, but fails to mention that if approved there are multiple noise issues that would follow (construction, heightened traffic, the noise that comes with 600+ people crammed into a small space...). Aesthetics... Who really wants to look at three story apartments instead of the beautiful mountain views?? Enough said there. In an effort to reduce crime (that already comes with apartment living), giant streetlights are installed in parking lots. The light and glare caused by these alone (not to mention the hundreds more headlights penetrating your windows) affect the houses around them, though in the application this is said to have no bearing on the surrounding homes due to the application only being for a zoning change with no afterthought to what the zoning is for. There are environmental factors, aesthetics, transportation issues, overcrowded schools, and lack of Law Enforcement. These PARTICULAR CRITERIA IS NOT BEING MET!!! There are NOT adequate services!!! I do not believe the studies provided are accurate nor did they take into consideration the rapid growth in Clark County - just look around & see how well they've worked so far! Apartment living is for the people that want to live in the city & be within walking distance to all amenities- not in the rural side of town that has one bus line that doesn't provide 24 hour service. Save the tax payers' money & use some common sense. Sincerely, John Jancze
Vancouver, Wa

From: [John Rumin](#)
To: [Wiser, Sonja](#)
Subject: Ward and 162nd rezoning
Date: Tuesday, August 14, 2018 12:50:48 PM

Hi,

My name is John Rumin and I am a resident in the Granton Park community. I am writing to express my opposition to rezoning the area on 162nd and Ward. There are 4 requirements that must be fulfilled to rezone, and at least 2 are not met:

- 1) The developer has said that the area is not an optimal area for commercial business. However, they cite little evidence beyond Forbes articles about the decline of brick and mortar stores. However, none of these are specific to Clark County or that area. I have talked to numerous people in the neighborhood who want more local businesses.
- 2) The developer also cites that a switch to high density residential will have no impact on community resources. That is not true. Hopkinson SD is already at capacity, and transportation infrastructure in that area is not sufficient for an additional 400+ residents.

Given the above, along with other concerns (noise, traffic, intended use) I don't think rezoning is advisable or meets the requirements.

-John Rumin

Sent from my iPhone

From: [Josh Holland](#)
To: [Wiser, Sonja](#)
Subject: Rezoning land by Walgreens on
Date: Tuesday, August 14, 2018 2:59:21 PM

Good afternoon. I have lived in the Shadowridge neighborhood for 24 years now. I understand that there is a vote taking place to rezone the land behind the Walgreens on Ward road. It is zoned for commercial use, but is being voted to be changed into "high density housing". In just these past 14 years, I have seen traffic become much busier. Also, the grocery stores are always very busy. Allowing a big density housing project will only make things busier and more inconvenient for all of the residents. I am complete against having high density housing in my neighborhood.

Respectfully,

Josh Holland

From: [Julia Tupper](#)
To: [Wiser, Sonja](#)
Subject: (Oppose) Land use change for property at NE 162nd & Ward Rd to High Density
Date: Tuesday, August 14, 2018 11:44:50 AM

Dear Sonja

Thank you for the opportunity to express our concerns about the proposed changes and the impact on the neighborhood (especially Shadow Ridge, but not exclusively.)

While I understand the need for apartment living space and its associated lower cost housing, I am concerned that the level of density paired with the chosen area makes for a somewhat isolated area for the youngsters who will likely live there with their families. This, very likely, could set up a negative result. We, in Shadow Ridge, are already experiencing graffiti / "tagging" of our boundary wall along 162nd — a small indication that boredom has set in and groups of teenagers (or, tragically, younger) are willing to destroy property rather than find more constructive things to do. Without considerable attentions to what youngsters can do outside of the home that is both constructive and generative, the proposed change is, essentially asking for trouble.

But, even outside that concern, is the concern that with the loss of Albertsons (137th and Padden) we are already underserved by way of proper grocery stores. The proposed corner of development is just isolated enough that lower income families may find themselves relying on WALGREENS for groceries... that would be tragic in and of itself, and quite possibly further set up the problem I have mentioned in the first paragraph.

I don't know if there are other levels of "density" but if the change must be made — from commercial to residential — I would be more in favor of a density that comes closer to matching what we already have in the surrounding area and, perhaps, slate the area for mixed senior housing with a mixture of commercial (proper though small grocery store with produce and dairy etc) and residential (apartments are great) so that, along with other services in the area, the residents can make make good use of these services without having to travel down to Forth Plain and 162nd to get proper nutrition.

My suggestion may have its impracticalities but surely there are variations of my suggestion that will be an asset to the area as opposed to something that, by the height of the density change, alone, will negatively impact the neighborhood for a very long time to come.

Furthermore, high density units, unless out of the price range of lower income families, will likely not have longterm regulations for up-keep and thus in 15-20 years could become a huge BLIGHT on that corner. Since I have seen an up-surgance of pride of ownership (some homes changing owners, some staying the same) in the last few years in Shadow Ridge, where I live, it would be a shame if those people moved away because they felt unsafe, or simply overwhelmed by the number and the noise of people living mere steps away.

In the last two years, we, in Shadow Ridge, have already had our surrounding trees and wildlife removed for single family homes on more than two fronts, upping the traffic and lowering the safety of our neighborhood by a significant amount. Please don't ask us to accept this high-density change. Please amend it to something that is more fitting to the surrounding areas and can serve more people usefully.

Thank you, again, for listening.

Julia Tupper & Rae Wisler
Homeowners, Shadow Ridge
16605 NE 80th Street

From: [Julie Nielsen](#)
To: [Wiser, Sonja](#)
Subject: Development near Walgreens off Padden/Ward/162
Date: Tuesday, August 14, 2018 9:50:23 AM

Dear Sonja,

I would like to voice my concern for the proposed possibility of apartments going in next to the Walgreens off 162/Ward/Padden. I live in a neighborhood that is near by and have concerns not only for what this will do to our homes value, the amount of traffic increase at this intersection and on the roads that are not equipped to handle the amount of cars that travel it now, but also the types of characters(crime/drugs) that can come with apartments at times. I don't like to generalize...because not all apartment tenants are bad, but I do have concerns with the ones that can be, especially since this area connects to our neighborhood. Many of the families and children walk the path over to Walgreens rather than driving...i see that changing if apartments go in.

I have lived in the Hockinson area all my life and i know times change and growth happens. I just don't feel that apartments would be a good fit or direction for our area to grow. It has a small town feel that would be lost with the addition of apartments.

Please reconsider your proposal for apartments in this area.

Sincerely,
Julie Nielsen
360-910-7605

Sent from my iPhone

From: [Katrina Moen](#)
To: [Wiser, Sonja](#)
Subject: zoning concerns
Date: Tuesday, August 14, 2018 9:06:46 AM

Hi there-

I live in the Granton Park neighborhood at 16811 NE 98th Circle. I wanted to express my concern for apartments being built next to Walgreens. Not only will this add foot traffic but it could likely decrease the value of my home.

With apartments there is also a concern of increased crime which is statistically proven. I am hoping that this will be re considered.

I think it would benefit the community to add a few shops or small businesses in this area instead.

Sincerely,

--

Katrina Moen
FNP-C
360-433-8550



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From: [Kelli Burnham](#)
To: [Wiser, Sonja](#)
Subject: Land Use Change
Date: Tuesday, August 14, 2018 2:59:47 PM

Greetings,

I am sending this email to submit formal comments in opposition to the proposed rezoning on Ward Rd and 162nd Ave (lots 10413000 and 101413000). I strongly urge the county to deny the application and proposal to rezone this parcel. We, like hundreds of residents, are negatively impacted by this matter and fiercely oppose any form of "high density" residential zoning allowances.

This area is currently, and has been for a while now, being impacted by several new home developments which has significantly increased traffic, a telling sign that the population of this area has expanded significantly. Despite the traffic and population increase, we still have not seen an increase in public services infrastructure such as law enforcement, fire, schools, etc. Additionally, our area at large has not seen any new commercial services. Given the spike in population that this area has seen, commercial services have not kept up. We lack shopping choices. These proposed zoning changes will eliminate the option of having our commercial and infrastructure needs met and is wildly disproportionate to the population of this area.

We also question if any Environmental Impact Reports or traffic studies have been conducted to determine the potential impacts of having a high density residential property directly next to single family homes. If this has not been done, we feel it should be, and the results would support my opposition.

I appreciate you taking the time to read this email. This rezoning proposal is bad for the residents of this area and I urge you to deny the rezoning proposal.

Kelli

--

Kelli

From: [Kelly Fields](#)
To: [Wiser, Sonja](#)
Subject: Housing
Date: Wednesday, August 15, 2018 1:51:50 PM

Hello,

I am a resident in hockinson.

I am very much opposed to changing the zoning by walgreens from commercial to high density housing.

Many of us have come to hockinson because of the small, country feel, and the no apartments built.

I oppose this very much. Please keep the land as commercial.

Please reserve our desire to keep our small community small, with houses only, and no apartment complexes.

Thank you

Kelly fields, (BS)RDMS,(BS)ARRT

From: [Kristin](#)
To: [Wiser, Sonja](#)
Subject: CPZ2018-00002 WARD ANNUAL REVIEW FOR COMPREHENSIVE GROWTH MANAGEMENT PLAN AND MAP AMENDMENT (Parcels 104130000 and 104143000)
Date: Tuesday, August 14, 2018 1:42:49 PM

Sonja,

I am writing to you as a homeowner in Hockinson that is opposed to the change in zoning that would allow these parcels to change from commercial to high density residential. As the applicant has already recognized in their petition "owners have been unable to attract prospective commercial buyers for the remaining 8.26 acres due to the lack of visibility and awkward alignment of the intersection at NE 162 Ave. and NE Ward Rd. The effect of the unusual intersection alignment is that it is not possible to make improvements to the intersection alignment to improve visibility."

If the intersection is so awkward and unfixable, adding high density housing and add tons of cars to it daily is not going to help. This is already a terribly busy intersection, which is being made worse by the new developments in Hockinson. This is before the New Traditions housing development just past this intersection on Ward opens, and it is another one that will be adding so many cars – and has another awkward and dangerous (low visibility and high speeds cars are traveling) entrance/exit on to Ward.

My final concern is the impact that high density housing will have on Hockinson schools. They are already at capacity at the elementary school, and this is before several other high density subdivisions have been completed.

Please decline the request for change in zoning – the potential for so many increased cars commuting daily at that intersection will impact everyone coming in and out of Hockinson, and worsen the bottleneck that already exists.

Respectfully,

Kristin Hermanny

Sent from [Mail](#) for Windows 10

From: [Lumbantobing, Sharon](#)
To: [Wiser, Sonja](#)
Subject: FW: Proposal to amend the comprehensive plan and zoning CPZ2018-00002 Ward
Date: Wednesday, August 22, 2018 12:32:03 PM

FYI: Ward public comment for the record



Sharon Lumbantobing
Planner II
COMMUNITY PLANNING

564.397.4909



From: liliana BRANGA [mailto:lilibranga@yahoo.com]
Sent: Wednesday, August 22, 2018 12:26 PM
To: Lumbantobing, Sharon
Subject: Proposal to amend the comprehensive plan and zoning CPZ2018-00002 Ward

Hi, my name is Liliana Branga , my address is 8912 NE 164Th Ave, Vancouver WA, 98682.
I am writing you in regarding the proposal of change of zoning from commercial to High Density Residential on Ward road.
I strongly disagree with this change because of possibly increase in crime and traffic, this can lead to Plummeting property values.
Thank you.

Liliana Branga

From: [Linda Rushing](#)
To: [Wiser, Sonja](#)
Subject: No Apartments please!!
Date: Wednesday, August 15, 2018 12:58:18 PM

Traffic is horrible around here and we don't need anymore people clogging the area.
Nobody wants this

From: [Marc Stegmaier](#)
To: [Wiser, Sonja](#)
Subject: Zoning NE Ward and NE 162nd Ave
Date: Wednesday, August 08, 2018 4:45:06 PM

Hi there,
Rumors are swirling that there's zoning changes coming to this open land. Neighbors are growing frustrated. I don't know who else email or ask to get the facts. Can you clear this up with me?

Marc Stegmaier

From: [Wiser, Sonja](#)
To: ["Margot Rice"](#)
Cc: [Lumbantobing, Sharon](#); [Bill Wright](#); [Karl Johnson](#); [Matt Swindell](#); [Richard Bender](#); [Robin Grimwade](#); [Ron Barca-Boeing](#); [Ron Barca-MSN](#); [Steve Morasch \(stevem@landerholm.com\)](#)
Subject: RE: Comments for 8/16 Planning Commission meeting
Date: Monday, August 13, 2018 3:35:01 PM

Comments for the record. Thanks

From: Margot Rice [mailto:mrd303@gmail.com]
Sent: Monday, August 13, 2018 3:32 PM
To: Wiser, Sonja
Subject: Comments for 8/16 Planning Commission meeting

I do plan on attending, but also wanted to voice my concern and objection to the proposed high density housing being reviewed at the meeting. We don't need more high density housing. Our streets are full! our schools are full! The new schools are 2 years out and they will never catch up if we keep putting in high density housing. Build the infrastructure before putting in any more high density housing.

Are you thinking of the citizens of the county or the tax dollars?

Sincerely,

Margot Rice

From: [Mari Campuzano](#)
To: [Wiser, Sonja](#)
Subject: Zoning Change Opposition Ward Rd & 162nd Ave
Date: Tuesday, August 14, 2018 10:25:33 AM

To whom it may concern:

I am in strict opposition to a zoning change at 162nd Ave & Ward Rd. Being a resident of that area for over 40 years, I have seen many changes of the area in regards to land use and zoning. At this point in the development of that area, there is zero room for growth without major renovations to the current road system.

The roads in that area as well as supporting roads are already some of the most dangerous in the county. Ward Road has unfortunately been a highly impacted area for accidents that end in death. I have counted at least 16 accidents resulting in death in the stretch of road between the slated area for zoning change and 119th Street, just to the North on Ward Road. This is not to mention all of the accidents that did not result in death. I'm sure it would reach in the hundreds over the past 40+ years.

There has been zero change to Ward Rd between the intersection of 119th Street and 172nd Ave for at least 50 years, with the exception of paving. 172nd Ave between Ward Rd and 159th St was apparently developed by early Chinese workers from the logging industry (<http://history.columbian.com/china-ditch-3/>) in 1894.

Most commuters from NE and North Clark County use the above mentioned roads to commute on a daily basis. 182nd Ave, 172nd Ave, and Ward Rd have become a place of aggressive drivers who pass other drivers out of lane capacity issues. Accidents are on the rise in that area.

As I am sure you are aware, there is a housing development going in on Ward Rd, near 172nd Ave and Ward Rd. There are changes to Ward Rd that will make it more difficult for commuters. The entrance and exit are being installed on a nearly blind corner and a barrier is slated to be installed, separating opposite lanes of traffic. This is a whole separate issue, but it will also impact the traffic most likely in a negative manner.

There are plenty of other areas in the county that have been recently developed to handle extra traffic. The area between Battle Ground and I-5 was recently developed into a multi lane road that can and should be seeing high density zoning.

Why are we looking at an area that does not have the road capacity to handle any more traffic safely when other areas have had immense amounts of money and labor poured into them to accommodate zoning changes?

If we just cater to developer requests without listening to the people who reside in that area and have lost loved ones and friends to the ancient road system in that area, then Clark County and the City of Vancouver should also hold sole liability when accidents occur due to the overcrowding of the roads.

Please vote an emphatic NO to any zoning change at 162nd & Ward Rd in Clark County, WA.

Regards,

Mari Campuzano

From: [Dr Marilyn](#)
To: [Wiser, Sonja](#); [Lumbantobing, Sharon](#)
Cc: [Robert Cheek](#)
Subject: Proposed Zoning Changes at Ward and 162 Ave
Date: Tuesday, August 14, 2018 1:41:29 PM

We are writing to express our concerns regarding the proposed zoning changes at Ward & 162 Ave. (lots 10413000 and 104143000). Please be aware that as residents (home owners) on 81st St. we are impacted by this matter. We are opposed to rezoning these parcels to allow for any form of "high density" residential from their current commercial status.

As it stands now, we have almost zero "walkable" services for our area, are currently being impacted by several new home developments, and are already being impacted by additional traffic as new residents move in. All this without an increase in the necessary public services infrastructure (i.e., fire, law enforcement, schools, etc.). Additionally, our area at large has not seen any new commercial services so to remove all hope of having our shopping needs met by changing lots originally zoned to meet this need appears to be inappropriate by all accounts except for developers and owners who do not have to live in our community.

Finally, we would ask if any Environmental Impact Reports or traffic studies have been conducted to determine the future impacts of a high density residential property directly next to single family homes? Additionally, we would be interested to know if any "fees-in-lieu-of" have been proposed by the owner and/or proposed developer?

Thank you for making note of our opposition to this zoning change. We wish to clearly state, as home owners in this neighborhood, our desire to see appropriate commercial development occur on these lots that will serve local residents as was originally intended.

Marilyn McGraw
Robert Cheek

From: [Megan Stone](#)
To: [Wiser, Sonja](#)
Subject: Proposed development at 162nd and Ward
Date: Tuesday, August 14, 2018 8:42:09 PM

To whom it may concern,

I have heard that there is a proposal to change the zoning for this location from commercial to high density housing. This concerns me for many reasons:

1. I have lived in this area for about three years now and in that time have already seen a dramatic increase in traffic. I cant imagine the negative impact high density housing, such as apartments, will add to this already frustrating issue.
2. Apartments complexes unfortunately also bring more cases of crime to an area.
3. Apartment complexes tend to decrease value to already existing homes.
4. We are in need of more businesses out here, especially with all the incoming neighborhoods already being built or planning on being built. It makes sense to leave the zoning for what it was initially intended.
5. I saved my biggest concern for last. My family chose to move to this area for one big reason: the smaller Hockinson school district. This is a small rural school district not constructed for a large influx of students. We knew moving here meant that we would be paying property taxes well above the average for the Vancouver area, but was willing to do this for a small, well rated school district. The schools are already being flushed with new students coming from new homes being built, but new homes means more property taxes contributing to balance the district. An influx of students coming from apartments will add strain not just to the district but to home owners forced to cover the increased cost to provide for these changes. Hockinson is a rural area. It was not intended to be a high density location, not in it's roads, and not in it's schools.

Thank you for allowing me to share my concerns. I hope you will consider them when making a decision as to what is best for our community.

Sincerely,
Megan Stone
9406 NE 163rd ave
Vancouver Wa, 98682

From: [michelle oliver](#)
To: [Wiser, Sonja](#)
Subject: Concerns
Date: Tuesday, August 14, 2018 9:23:11 AM

Hello Sonja,

My name is Michelle Oliver and I live on 172nd ave in Hockinson Wa. I'm writing today because I cannot attend the meeting on Thursday and I'd like you to know my concerns about changing the zoning by walgreens to high density. My concerns are the roads, especially my road which already sees a ton of school traffic and we will see a lot more this year with the new houses in Hockinson south being built. We have children that go to Hockinson and the traffic in the mornings and evenings is getting worse and worse every year. I worry that adding high density houses will increase the traffic and worsen the roads. Please please vote against this.

Thank you

Michelle Oliver

15216 n.e 172nd ave

Brush prairie

360-977-8314

From: [Lumbantobing, Sharon](#)
To: [Wiser, Sonja](#)
Subject: FW: Proposal to amend the comprehensive plan and zoning CPZ2018-00002 Ward
Date: Thursday, August 16, 2018 12:13:20 PM

Sonja,

I just received this comment.

Please add this to the Ward public comment.



Sharon Lumbantobing
Planner II
COMMUNITY PLANNING

564.397.4909



From: Nicolae Branga [mailto:nbranga@gmail.com]
Sent: Thursday, August 16, 2018 12:11 PM
To: Lumbantobing, Sharon
Subject: Proposal to amend the comprehensive plan and zoning CPZ2018-00002 Ward

Hi, my name is Nicolae Branga, my address is 8912 NE 164Th Ave, Vancouver WA, 98682.
I am writing you in regarding the proposal of change of zoning from commercial to High Density Residential on Ward road.
I strongly disagree with this change because of possibly increase in crime and traffic, this can lead to Plummeting property values.
Thank you.

--
Nicolae Branga
nbranga@gmail.com
01-360-433-5804

From: [Stacey](#)
To: [Wiser, Sonja](#)
Subject: Zoning for high density housing
Date: Tuesday, August 14, 2018 12:17:16 PM

Hi there

My name is Stacey Roberts and I am a resident in the Granton Park neighborhood across Ward road from where there is a possibility of high density housing or apartments going in behind Walgreens. I have significant concerns about this.

I have lived in this neighborhood and the Hockinson south neighborhood for 15+ years. I have always found this area very safe . As someone who lived in apartments in the past I am well aware of higher crime rates that comes along with it. I have two small children.

I also worry about the increase in population. Hockinson schools are already overflowing. And lastly, this area NEEDS businesses....coffee shops, restaurants, retails, etc.

Please keep this area zoned for business not residential especially apartments.

Thank you
Stacey Roberts

Sent from my iPhone

From: [Thomas Brezo](#)
To: [Wiser, Sonja](#)
Subject: -Proposed CPZ2018-00002 Ward
Date: Monday, August 13, 2018 5:09:36 PM

To all Clark County Planning Commission :

My name is Thomas Brezo and I live at 8203 NE 163RD Ave and I am writing this to oppose the proposal to amend the property at 162 Ave and Ward Rd [104130000] [104143000] from commercial to [R-30] high density residential for all the obvious reasons.

No one wants to live next to apartments I bought my house 11-99 knowing that the property behind me was zoned commercial Walgreens and the other business's have been great neighbors if I thought for a second there would be apartments built there I would have bought in another area it would be nice to have more business's along with the others.

Traffic Traffic Traffic is a nightmare as it is.

Crime will go up .. it always does.

Noise !!

Parking ...we already have parking issues in Shadow Ridge when people have family / friends over for gatherings what will the people that live in the apartments do their overflow parking will be either in our neighborhood or the strip mall parking lot !

My property value will drop and will make it harder to sell because people don't want to live near/next to apartments..drug rehabs .. half way houses .. or drug houses.

My tax value went up almost \$50,000 this year and my property tax's have went through the roof ... you want to tax me out of my house and want me to live next to an apartment complex ...Wow the American dream.

I don't think it is right that Clark County did not notify all home owners that will be effected by this change ... I have done my best to tell my new neighbors that just spent \$400,000 plus for their homes and had no idea because they were not notified...and are not happy about it.

My elderly parents moved here 5 years ago [8002 NE 159th Ave] Gerald and Maryann Brezo from Portland to get away from the mess in that city...and are also apposed to the change.

If this was / is in the 20 year plan I should have been told about it 19 years ago when I bought my house so I could have had a educated choice I checked with the county back in 1999 and said it would remain commercial no plans of apartments.

I feel for the land owner ... but I would hope he will take our concerns seriously...this will effect hundreds of families.

Thanks for your time

Thomas Brezo

Gerald and Maryann Brezo

From: [Albrecht, Gary](#)
To: [Wiser, Sonja](#)
Subject: FW: 99th street extension
Date: Friday, May 25, 2018 3:00:07 PM

Hello Sonja,
For the record.

I will add this email to the public comment folder.

<H:\AR-DOCKETS\2018\Dockets\CPZ2018-00007 NE 99TH ST EXT\PC\Public Comment>

Gary

From: Alvarez, Jose
Sent: Friday, May 25, 2018 9:09 AM
To: Albrecht, Gary
Subject: FW: 99th street extension

Gary,

I think this is for your project.



Jose Alvarez
Planner III
COMMUNITY PLANNING

564.397.2280



[Top of Form](#)

[Bottom of Form](#)

From: Thomas Gredvig [mailto:BULLIT9@msn.com]

Sent: Friday, May 25, 2018 8:02 AM
To: Alvarez, Jose
Cc: Thomas Gredvig
Subject: 99th street extension

Jose,

Regarding the proposed 99th street extension notice I received in the mail from your office:
Please name for me one *county* park within a 5 mile radius of the proposed extension area? How about a 10 mile radius?

How about naming one *city* park within a 10 mile radius?

There are none. I repeat, none. No parks in the area.

Sir, we have a homeowner livability issue here.

Currently, 99th Street has no curbs, no sidewalks and no bike lanes. It is not safe to walk or bike down 99th ST (East & West)

Walking or biking down this street it is risking life and limb, every outing. People drive 40 MPH and faster down this Street.

88th Street also has no curbs or sidewalks, and traffic driving 45 MPH. It is not safe.

Improving these two streets should be the priority here, not adding a third street 10 blocks away.

How ridiculous does that sound? We can't control what we currently have, so we'll just add another street. Really dumb idea.

The open space (Just off 82nd Ave at 101st St) for the proposed extension thorough fare would be a perfect area for a local community park.

Locals here call it the dog park. Everyone in the hood walks there dog there.

On 4th of July we all gather there for a neighborhood celebration/block party. Total solar eclipse - same thing, we all gathered.

What would the *point* of the proposed extension be?

Traffic will still have to turn left or right (North or South) once you reach 94th Ave.

Traffic is currently provided adequately by both Padden Parkway and NE 88th St.

Work on Improving 88th St. Add sidewalks. Add a bike lane. Slow it down. There is no rush to get to 94th Ave. You must turn left or right.

We don't need an alternate route extension.

Screw the railroad. They currently run only 1 freight train daily, if that. I'm home all day, every, I hear when the train runs, typically noon time. It's not a heavy use commerce track.

Try and think livability for the community. We don't want or need traffic from out of the neighborhood.

Stop allowing developers to build subdivisions without them paying for the parks, curbs and sidewalks. It's criminal.

I have lived here for 17 years. I have spoken with ALL my neighbors. You extend, we all move out.

Alternate, much better suggestions for use of the open space in question:

1. Add a black - powder coated - 4' high cyclone fence around the perimeter for about \$10K, and make it an official Community off leash dog park.
2. Add some landscaping, shrubs and trees, call it a yet to be named - county park, also for a few thousand dollars.

These are just two alternate ideas - for a fraction of the cost - that would add livability to our community.

Sincerely,

Thomas E Gredvig
10117 NE 82nd AVE
Vancouver, WA 98662-1358
(360) 896-1033

From: [Valerie Emery](#)
To: [Wiser, Sonja](#)
Subject: CPZ2018-00002 Ward
Date: Monday, August 13, 2018 6:00:11 PM

Hello,

My name is Valerie Emery and I am a homeowner near the above proposal to change the zoning from commercial to high density residential in regard to parcels 104130000 and 104143000.

I oppose this change and want to make my opinion known.

Respectfully,

Valerie Emery, homeowner
16306 NE 81st Street
Vancouver, WA 98682