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* 7 2 5 7 5 4 *
CP 16# 0477

November 17, 2014

Mr. Oliver Orjiako
Planning Director
Clark County Community Development
Post Office Box 5000
Vancouver, Washington 98666-6000

Subject: CR-1 Text Amendment/Sewer

Dear Oliver:

As you know, I represent Dale Sanders who owns property located at 21605 N.E. 10th Avenue. The property is currently zoned CR-1 and Urban Reserve. We previously submitted requests to the County for it to consider inclusion of this property in an urban growth area. However, development of the three alternatives the County is considering for its 2016 comprehensive plan update does not include Mr. Sanders' property in an urban growth area. The primary reason Mr. Sanders wishes to include his property in a UGA is so that the property can be served with sewer. Under current County code, sewer can serve CR-1 property if it currently exists under this provision:

UDC 40.370.010C. New Structures within UGA and Rural Centers Served by Public Sewer – Public Sewer Connection Required – Exceptions.

Inside UGAs and rural centers served by public sewer, connection to public sewer is required as a condition of building permit issuance for any new structure which has the potential to increase sewage effluent, or additions to existing structures which have the potential to increase sewage effluent, unless the responsible official determines, using a Type I review process, that the new structure or addition is for single-family detached residential use, or a nonresidential use for which an on-site sewage disposal system can be approved by the Clark County Health Department....

Oliver Orjiako
November 17, 2014
Page 2

The County has already made a policy choice to allow rural center property to be served by sewer if the sewer line exists. We are seeking a minor amendment to allow rural center property to be served by sewer if the sewer line is within ½ mile of the rural center boundary. We believe this would be consistent with current policy as long as controls are in place that would not allow properties outside of UGAs and rural centers to hook-up to sewer unless some other exception is met. Accordingly, we are offering the proposed amendment set forth below as an alternative to including Mr. Sanders' property in the UGA.

UDC 40.370.010 Sewerage Regulations

E. Public Sewer Connection Prohibited Outside UGAs – Exceptions.

For proposed structures or other developments outside of a UGA, connection to public sewer is prohibited except as follows:

1. In response to documented health hazards; or
2. To provide public sewer to regional park facilities, K – 12 public schools or to uses within the urban reserve district otherwise required to be served by public sewer; or
3. Where the county has contractually committed to permit public sewer connection; or
4. To serve developments within rural centers if an existing sewer line is within ½ mile from of the boundary of the rural center; provided, however, property outside of rural centers and UGAs cannot be served by the sewer lines serving rural centers unless an exception in (E)(1), (2) or (3) is met.

If sewer is extended, the maximum number of permitted hookups should be specified at the time of extension and no additional development exceeding this number should be permitted.



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Oliver Orjiako
November 17, 2014
Page 3

Please consider this request during the 2016 comprehensive plan update.
Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "LeAnne M. Bremer". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

LeAnne M. Bremer, P.C.

cc: Dale Sanders



prond past, promising future

CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

November 19, 2014

LeAnne M. Bremer, P.C.
Miller Nash, LLP
Attorneys at Law
500 Broadway Street, Suite 400
Vancouver WA 98660

RE: Response to November 17, 2014 Letter regarding your request for CR-1 test amendment/sewer relating to Mr. Dale Sanders property located at 21605 NE 10th Avenue.

Dear LeAnne:

Thank you for your letter dated November 17, 2014 requesting a text amendment to UDC 40.370.010 Sewerage Regulations. The previous request was to include the property into the urban growth boundary. As you are aware, the property is designated a Rural Commercial and zoned existing commercial (CR-1) outside of Rural Centers. You are correct that the three proposed alternatives slated for review under SEPA did not show inclusion of the parcel in the urban growth area. That is because the City of Vancouver is not proposing to expand the current urban growth area.

The status of the Duluth area comes up often in term of whether it qualifies as a rural center. It is important to note that the Cities of Battle Ground and Ridgefield are expressing concern about the county enlarging the existing number of commercially designated parcels in the area.

Community Planning Department will log your request, along with those of other property owners making a similar request for consideration in the current plan update process. I will recommend that you follow news reports concerning the plan and watch for announcements about meetings that may be of interest to you. You may sign up for news and announcements by email or also learn more about the growth plan update by visiting our web site at www.clark.wa.gov/planning/2016_update/comments.html If you have questions, please contact Jose Alvarez at (360) 397-2280 ext. 4898.

Sincerely,


Oliver Orjiako, Director
Community Planning Department

cc: Community Planning: Jose Alvarez, Gordy Euler
Civil PA's Office: Chris Cook
Archive/Record: Mary Beth O'Donnell, Marilee McCall