

November 18, 2014

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CP 16 # 0472

To: Clark County Community Planning  
1300 Franklin St.  
Vancouver, WA 98660  
Email: [comp.plan@clark.wa.gov](mailto:comp.plan@clark.wa.gov)

From: Terry Wellner  
#23 Westridge Dr  
Lake Oswego, OR 97034  
(503) 522-9610  
Email: [twellner@aim.com](mailto:twellner@aim.com)

Re: 2016 Comprehensive Growth Management Plan Update

I respectfully request that my tax lot parcels No. 181207000 and 18125300 be changed to R-22 in the 2016 Comprehensive Plan Update (see attached partial zoning map).

Owning the adjacent lot to the south (tax lot #181208000), I would like to develop the three 10 acre parcels together mainly as condominiums with some office/commercial along 179<sup>th</sup>. The proposed OR-22 zoning on the southern lot is consistent with this development.

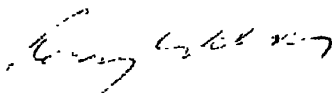
Proximity to I-5 and 179<sup>th</sup> exit has resulted in large tracts directly west and southwest of my lots to be zoned CG (General Commercial). A new traffic circle is planned at the junction of 179<sup>th</sup> St and 15<sup>th</sup> Avenue, just at the southwest corner of our planned development.

The higher density residential zoning will allow more people to access these major roads and office/retail developments with minimum travel on city and county roads.

Willow Creek and associated wetlands run north/south along the west side of our lots. This green space will provide a pleasant setting for condominium development, as well as a visual and noise buffer to I-5 and commercial activities on adjoining CG and MX zoned properties.

Thank you for your assistance.

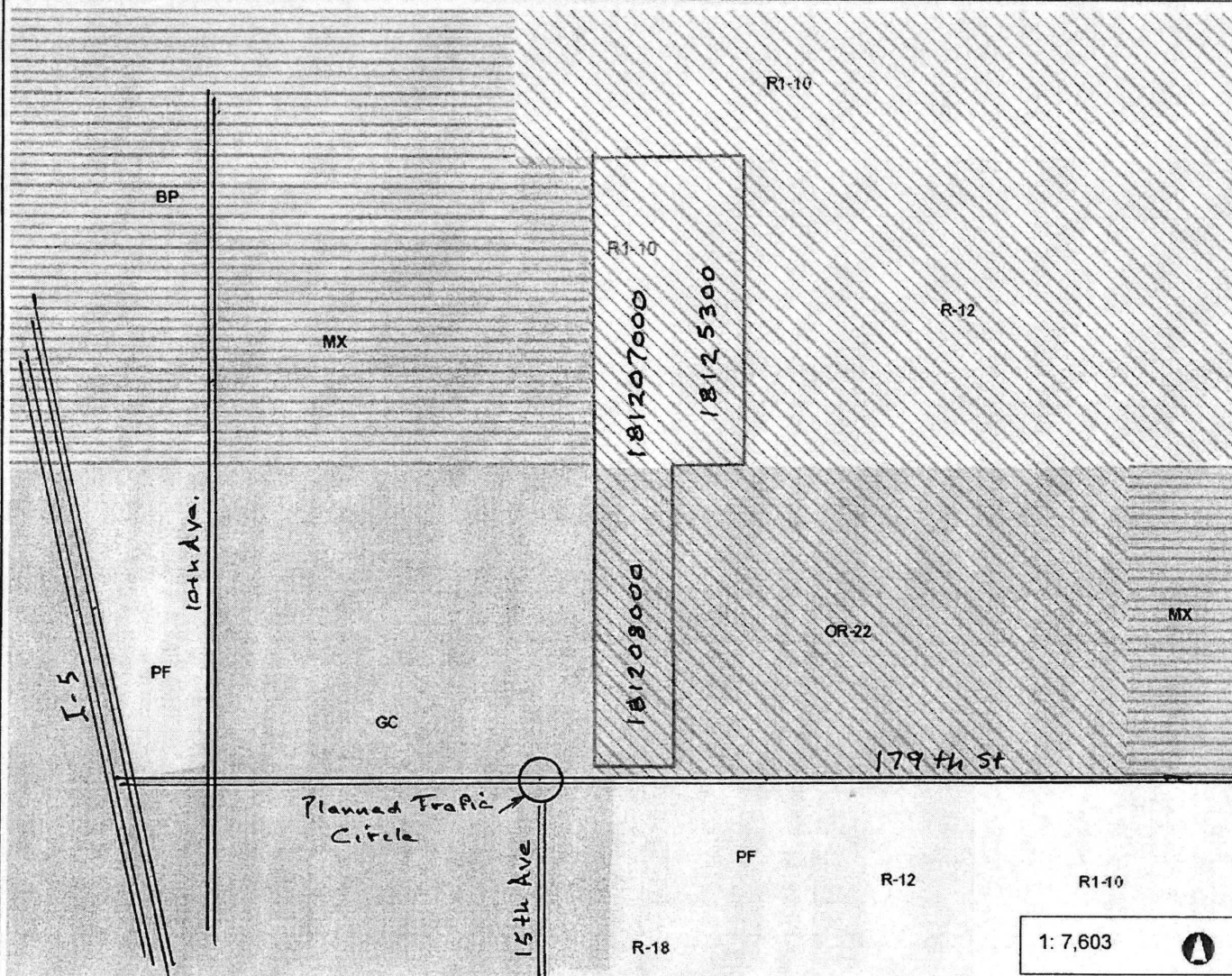
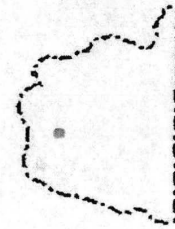
Best regards,



Terry Wellner



# WELLNER - ZONING CHANGE REQUEST FROM R1-10 & R-12 TO R- 22



### Legend

- County Outline
- Urban Growth Area (UGA)
- Zoning Overlay**
- Urban Reserve - 10 (UR-10)
- Urban Reserve - 20 (UR-20)
- Railroad Industrial (RR)
- Rural Center Mixed Use (RC-MX)
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Airport Environs
- Surface Mining
- Existing Historic Resort
- Columbia River Gorge Scenic Area
- Mill Creek Overlay District
- Highway 99 Overlay District
- Transitional Area
- Single Family Residential Area
- Multifamily Residential Area
- Mixed Residential Area
- 78th Street Property
- Activity Center
- Zoning**
- Single Family Residential (R1-20)
- Single Family Residential (R1-10)

**Notes:**  
 PARCEL: 181207000

1,267.1 0 633.57 1,267.1 Feet  
 WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



**O'Donnell, Mary Beth**

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**From:** twellner@netscape.net  
**Sent:** Tuesday, November 18, 2014 11:41 AM  
**To:** Cnty 2016 Comp Plan; Kamp, Jacqueline  
**Subject:** Wellner Zone Change Request  
**Attachments:** Wellner\_Zone\_Change\_Request.pdf

Good Morning Jacqueline,

Attached is my request for a zone change in the 2016 Comprehensive Growth Management Plan.

I have also sent this to the comp.plan email address. Could you please let me know that the appropriate people receive my request.

Thank you for your help,

Terry Wellner