

Schroader, Kathy



From: Orjiako, Oliver
Sent: Monday, April 25, 2016 1 44 PM
To: Albrecht, Gary, Alvarez, Jose, Anderson, Colete, Euler, Gordon, Hermen, Matt, Kamp, Jacqueline, Lebowsky, Laurie, Lumbantobing, Sharon, Orjiako, Oliver, Schroader, Kathy, Wisner, Sonja
Cc: Cook, Christine
Subject: FW Clark County Saddle Club Comprehensive Plan Designation
Attachments: 4058 20160425 BOCC Zoning Ltr pdf

FYI Looks like the same request Kathy, please include in the comp plan index Thanks

From: John Meier [<mailto:John@aks-eng.com>]
Sent: Monday, April 25, 2016 12:45 PM
To: Stewart, Jeanne; Mielke, Tom; Madore, David; Boldt, Marc; Olson, Julie (Councilor)
Cc: Orjiako, Oliver; Kelly Shea; Gus; Gunnar; Dave Weston
Subject: Clark County Saddle Club Comprehensive Plan Designation

Dear Clark County Board of Commissioners,
Please review the attached letter regarding the Clark County Saddle Club's current property We hope that you consider this during your upcoming discussion regarding the Comprehensive Plan changes Thank you for your time and consideration Please feel free to contact me if you have any further questions

John M. Meier, P.E.
Principal



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April 25, 2016

Clark County Board of Councilors
Clark County Planning Commission

RE: Clark County Saddle Club

Dear Councilors & Planning Commission,

This letter is in response to a request by our Client, Clark County Saddle Club, to recommend to the Clark County Board of Councilors and Planning Commission that the existing Comprehensive Plan designation of MU remain on their property located at 10505 NE 117th Avenue (Parcels 200096-000 and 200138-000) in Vancouver, Washington

AKS has been working with the Saddle Club for the better part of the past two years to help them relocate their facilities to a new property north on SR-503 that would be a better fit for them and the surrounding neighbors. As I am sure most of you are aware, new development has encroached in and around the Saddle Club since the last urban growth boundary expansion and traffic along their existing frontage has been increasing. With all of the changes that the Saddle Club has been experiencing at their existing site, they have realized that now is likely the best opportunity to move their facility.

We have teamed with the Saddle Club and assisted them with analyzing potential development of a new parcel on which they have a current agreement. During the time we have been working with the Saddle Club, we have learned that they have very limited resources available. We have also learned that everyone has been very supportive of their move, including County Staff and WSDOT. Most of the support from the two lead agencies is based on the need to make SR-503/NE 117th Avenue a limited access State Highway due to the volume of traffic and continued development along its frontage. With the current and continued use of the existing Saddle Club property, the traffic movements, which mainly include livestock trailers, in and out of their current driveway are conflicting with the urban environment that they currently reside in. We have heard similar comments from staff at both the County and WSDOT.

Based on our review of the arterial atlas and the current developments surrounding the site, the best use of the property would be to keep it in the Mixed Use comprehensive plan designation to allow more options in the future for potential development. We have seen one developer seriously consider this property and walk away due to the restrictions that prohibit the property from developing as one large industrial site. That developer we are now working with on a 10-acre training facility in Battle Ground. As we understand, the Saddle Club has a potential buyer that is interested in developing the site as a mixed use residential and non-residential project. We currently have another developer client who is looking to develop another MX site within a ¼ mile to the north. The market for this type of development is present.

In summary, it is in all parties' best interest to allow the Saddle Club move from their current property, but the current path that the Comprehensive Plan changes are heading down could prevent this from happening. Therefore, we highly recommend that the current MU Comprehensive Plan designation be retained on Parcels 200096-000 and 200138-000.

We thank you for your time in considering this request. Please feel free to call me at (360) 882-0419 if you have any questions.

Very Truly Yours,
AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in black ink, appearing to read "John M. Meier". The signature is written in a cursive, flowing style.

John M. Meier, P E
Principal