



June 20, 2016

To: The Honorable Marc Boldt, Council chair, Clark County Board of Councilors
& Clark County Planning Commission.

From: Harb Engineering, Inc.

RE: Saddle Club Property Zoning & Comprehensive Plan
10505 NE 117th Ave, Vancouver, 98662. Tax Parcels: 200096-000 & 200138-000

Dear Councilors & Planning Commission,

The Planning Commission in their recent June 2nd meeting and deliberation to Board councilors voted 6-1 on the following proposed policy:

iii. New Strategies from Growing Healthier Report
Change zoning to allow more areas to support diverse housing types, including small-lot single-family, multifamily, duplexes, Accessory dwelling units, cottages and co-housing.

We are kindly reminding you to approve our previous request and have the zoning on the Saddle Club property match its current Comp Plan of (MU) Mixed Use and not the other way around. This particular use will allow and require a minimum of 3 types of residential housing types that will match exactly the uses listed in the proposed policy shown above. We are ready to develop the property into diverse housing types including single-family small lots, multifamily and townhomes/cottages which will be in line with the above policy. The county staff indicated that both zones (Zoning & Com Plan) should match and their recommendation was based on property owners request about a year and a half ago. But in our case, the property owners definitely want both zones to match and be (MX) MIXED USE & Not Light Industrial. Not only will the Mixed Use zone meet all the criteria listed in Clark Code Title 40. But it will also be compatible with all the surrounding properties which are (MX) Mixed Use and will be consistent with the proposed new policy listed above and which is recommended for approval 6-1 by the Planning Commission. We greatly appreciate your understanding and look forward to a positive outcome.

Respectfully,

Harb Engineering, Inc.
Gus Harb, P.E.

