

Schroader, Kathy



From: Wisner, Sonja
Sent: Wednesday, April 27, 2016 7:31 AM
To: Albrecht, Gary, Alvarez, Jose, Anderson, Colette, Euler, Gordon, Hermen, Matt, Kamp, Jacqueline, Lebowitz, Laurie, Lumbantobing, Sharon, Orjiako, Oliver, Schroader, Kathy, Wisner, Sonja, Bill Wright, Eileen Quiring, John Blom-Hasson, Karl Johnson, Richard Bender, Ron Barca-Boeing, Ron Barca-MSN, Steve Morasch (stevem@landerholm.com)
Cc: 'guss@harbengineering.com'
Subject: FW: Saddle Club Property Zone Change Request
Attachments: unknown tiff, unknown tiff, 20160426 - Saddle Club Zone Change Package to BOCC.pdf

FYI and for the record

From: Gus [mailto:guss@harbengineering.com]
Sent: Tuesday, April 26, 2016 5:02 PM
To: Wisner, Sonja
Subject: Fwd: Saddle Club Property Zone Change Request

Dear Sonja,

I hope this email finds you well. My brother Gunnar met with Councilor Marc Boldt yesterday regarding a request we have for zone change related to the Saddle Club property. As noted in the email below, we are sending the request prior to final recommendation and approval of the Comp Plan. Also as shown below, I emailed the request to the Board of Councilors and copied Oliver today and was told to email you the documents to get them to the Planning Commission as well. We plan to also attend the public hearings. If you need us to submit a hard copy, please let me know. I greatly appreciate your assistance. I am available on my cell at 360 909 2397. Thank you

Regards

Gus Harb, P.E.
Harb Engineering, Inc.
701 Columbia Street, Suite 111
Vancouver, WA 98660
Cell 360 909 2397
www.harbengineering.com

*****NOTICE*****

This transmittal and/or attachments have been issued by Harb Engineering, Inc. The information contained in this email communication and any attached documentation may be privileged or confidential and is intended only for the use of the designated recipient (s). If you are not the intended recipient, you are hereby notified that you have received this transmittal in error; any review, dissemination, distribution or copying of this transmittal is strictly prohibited. If you have received this transmittal and/or attachments in error, please notify us immediately by return e-mail and promptly delete the original electronic e-mail communication and any attached documentation.

Begin forwarded message

From: Gus <guss@harbengineering.com>

Subject: Saddle Club Property Zone Change Request

Date: April 26, 2016 at 2 00 55 PM PDT

To: Marc Boldt <marc.boldt@clark.wa.gov>, tom.mielke@clark.wa.gov, david.madore@clark.wa.gov, jeanne.stewart@clark.wa.gov, julie.olson2@clark.wa.gov

Cc: Oliver Orjako <Oliver.Orjako@clark.wa.gov>, Jose Alvarez <Jose.Alvarez@clark.wa.gov>, Gunnar <gunnar@harbengineering.com>

Dear Honorable Marc Boldt, Council Chair, Clark County Board of Councilors & Clark County Planning Commission,

We hope this email finds everyone doing very well. Attached, please find a formal request by Harb Engineering, Inc. as the applicant and future owner of Saddle Club Property, kindly asking the Board of Councilors and Planning commission the following

1. **Maintain the Comp Plan zoning as MU (Mix Use) for the Saddle Club property without any change.**
2. **Change the zoning of the property from IL to MX (Mix Use) to be consistent with the current Comp Plan and surrounding properties.**

As per the meeting conducted between Board of Councilors Chairman Marc Boldt, he is in agreement and support of our request and we kindly ask the Planning Commission and Board Councilors to support and approve the request.

Attached, please a pdf containing the following

- 1 Harb Engineering Request Cover Letter
- 2 Letters from Saddle Club, their Realtor and Engineering Firm (AKS)



HARB
ENGINEERING, INC

LAND
DEVELOPMENT

PLANNING

ENGINEERING

CONSTRUCTION
MANAGEMENT

MANAGEMENT

SADDLE CLUB ZONE CHANGE

**PARCELS:
200096-000 & 200138-000**

DATE:	APRIL 26TH, 2016
SUBMITTED TO:	CLARK COUNTY BOARD OF COUNCILORS AND PLANNING COMMISSION 1300 FRANKLIN STREET VANCOUVER, WA 98660
OWNER:	SADDLE CLUB OF CLARK COUNTY 10505 NE 117 TH AVE. VANCOUVER, WA 98662
APPLICANT:	HARB ENGINEERING INC. & THE SADDLE CLUB OF CLARK COUNTY
ENGINEERING FIRM:	HARB ENGINEERING, INC. 701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660 360-695-6520 GUSS@HARBENGINEERING.COM
CONTACT:	GUS HARB, P.E. 360-695-6520 GUSS@HARBENGINEERING.COM

701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520
WWW.HARBENGINEERING.COM



April 26, 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 & County Comprehensive Plan

Dear Councilors & Planning Commission,

Clark County is updating its Comprehensive Growth Management Plan and before the update is completed June of 2016, we would like to take the opportunity to request a change that effects the Saddle Club Property located at 10505 NE 117th Ave, Vancouver, 98662. Tax Parcels: 200096-000 & 200138-000

We request the following:

1. **Maintain the Comp Plan for the above mentioned parcels as MU (Mix Use) as it currently shows & not change it to IL (Industrial).**
2. **Change the zoning from IL (Industrial) to MX (Mix Use) to be compatible with the current Comp Plan and the surrounding properties to North which is MX, South which is MX, East which is Residential R1-5 & across NE 117th Ave which is residential R1-6**

Per the meeting between Honorable Councilor Marc Boldt & Gunnar Harb from Harb Engineering on Monday April 25th, 2016, Councilor Marc Boldt is in agreement with our request and will support keeping the Comp Plan as MU (Mix Use) and change the zoning from IL to MX (Mix Use). We kindly request the approval of the Board of Councilors and the Planning Commission as well. In support of the request, we are attaching the following documents:

- A. **Technical Letter showing how the zone change complies with the Mix Use County Code and approval criteria listed in UDC 40.560.010(K).**
- B. **Plans showing existing Site conditions, Aerial Photo with surrounding development and potential future road layout for the site.**

- 3 Technical Letter showing how the request meets the approval criteria set by Clark County Mix Use Code
- 4 Plans showing the property, existing condition and future potential development of the property

We greatly appreciate your efforts and look forward to a positive outcome

Regards



**Clark County Saddle Club
Vancouver, WA**

April 25, 2016

To The Honorable Marc Boldt, Council Chair, Clark County Board of Councilors
& Clark County Planning Commission

From: Clark County Saddle Club
10505 NE 117th Avenue
Vancouver, WA 98662

RE: Saddle Club Property Zoning & Clark County Comprehensive Plan

Dear Councilors & Planning Commission,

Clark County is updating its Comprehensive Growth Management Plan and before the update is completed June of 2016, we would like to take the opportunity to request a change that affects our property

Clark County Saddle Club is located at 10505 NE 117th Ave, Vancouver, 98662. Our property consists of the two following tax parcels 200096-000 & 200138-000. The current zoning for our property is IL (Light Industrial) with a Comprehensive Plan zoning of MU (Mixed Use). Per the revised Comprehensive Plan that Clark County will be adopting in June, 2016, the Comprehensive Plan zoning recommendation for our property is to be changed from MU to IL.

Before the Comprehensive Plan is adopted, we are writing to request that the Comprehensive Plan designation for our two parcels be maintained as MU (Mixed Use) and that the zoning designation for our two parcels be changed to MX (Mixed Use) which is the only use that complies with current Comp plan of MU.

The rezone of the parcels to MX meets the specific criteria in UDC 40.560.010(K). The proposed request is consistent with the plan policies and locational criteria and the purpose statement of the requested zoning district.

- C. Supportive Letters from Saddle Club, Current Owner) & AKS (Engineering firm working on a new site for the Saddle Club).

Please make all correspondence to Harb Engineering, Inc. as we are the applicant & contact firm for this request. We greatly appreciate your efforts and understanding on this matter and look forward for a positive response.

Respectfully,

A handwritten signature in black ink, appearing to read 'Gus Harb', with a stylized flourish at the end.

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

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.

The Mixed Use zone will implement the current Mixed Use plan designation. The current Light Industrial zone does not implement the current Mixed Use plan designation.

We are currently working with Harb Engineering, Inc , the buyer of our property Harb Engineering, Inc has plans to redevelop the property into a mixed use project consisting of commercial spaces along SR 503 (NE 117TH Ave) and several different types of residential properties on the east portion of the property Mixed Use would be the most appropriate zoning for our property given that our property is surrounded by a Mixed Use parcel to the north, single-family residential development to the east, and Mix Use project (Fountains) to the south and a county neighborhood park to the south-east. An IL (Light Industrial) designation would make our property difficult to develop It would not fit well with the surrounding properties at all and we are sure it would face public opposition from the surrounding neighbors if it were to happen at all For this reason, along with other technical issues, such as access restrictions from SR 503, we respectfully request from the Clark County Board of Councilors and the Clark County Planning Commission maintain the Com Plan designation as MU (Mixed Use) and change the current zoning form IL to MX (Mixed Use) on both parcels which will be consistent with the properties to the north and south abutting our property.

We appreciate all your help in this matter and look forward to a positive decision from your part

Respectfully,



Clark County Saddle Club
Board of Directors, Chair

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 blue ink, appearing to read "John M. Meier".

John M. Meier, P.E.
Principal

Dear Clark County Board of Commissioners,

Coldwell Banker Commercial has had the Clark County Saddle Club listed for sale for over two years at a very salable price. The Saddle Club listed the property for sale due to the facts they are outgrowing the property and the adjoining residential property owners are harassing them as they produce noise and dust. The property is zoned IL however it is completely surrounded by Residential and Mixed Use Zoned properties. I have shown the property several times to IL zoned users with very negative results. Most potential Buyers walked away for two reasons, the residential neighborhood and the proposed 118th street. As you know if there is a property use change on the Saddle Club property the then owner is required to donate a 60' easement North and South across the property, build the road and include all services. That has killed every deal. I have recently received two offers to purchase the property but both required a zone change to Mixed Use. One of the offers failed with knowledge the Comprehensive Plan has the property zoned IL. The second Buyer is Harb Engineering Inc. and they also need the Zoning to be mixed use which their offer to purchase so states.

In behalf of the Saddle Club, the residential neighbors and Harb Engineering I suggest you consider a zone change to Mixed Use at your Comprehensive Zone Change meeting. If you have any questions please feel free to contact me.

Respectfully yours,

Kelly Shea

Kelly D Shea
Industrial Specialist
CBC Top Producer

CBC Industrial Properties
300 W 15th St., Suite 201
Vancouver, WA 98663
360.823.5110 Direct
360-921-3710 Cell
360-823-1110 Direct Fax
Kelly@CBCIndustrialProperties.com
[View Kelly's Listings](#)



MEMORANDUM

To: Clark County Board of Councilors & Planning Commission

From: Harb Engineering, Inc. & Saddle Club of Clark County

Request: **Maintain The Comp Plan as MU (Mix Use) and change the zoning from IL to MX (Mix Use) to be consistent with the Comp Plan for Saddle Club of Clark County Parcels 200096-000 & 200138-000**

Date: April 23, 2016

On behalf of the Saddle Club of Clark County (the property owner), and Harb Engineering, Inc. as the future owner of the property, we are submitting this narrative as a technical support in requesting that the Planning Commission and Board of Councilors:

1. **Maintain the Comp Plan for the above mentioned parcels as MU (Mix Use) as it currently shows.**
2. **Change the zoning from IL (Industrial) to MX (Mix Use) to be compatible with the current Comp Plan and the surrounding properties to North which is MX, South which is MX, East which is Residential R1-5 & across NE 117th Ave which is residential R1-6**

This narrative explains how the site meets the criteria for the proposed Mix Use Zoning District.

I. Proposal

The County Board should support the request for the proposed change to the MX (Mix Use) zone for the Saddle Club. The MX zone will be consistent with the current Mixed Use Comprehensive Plan designation for this site.

And, as shown herein, the proposal meets the criteria specific to zone changes requested of properties designated Mixed Use on the Comprehensive Plan, which are found in UDC 40.560.010(K).

II. Property Description

The Property is approximately 14 acres located east of NE 117th Avenue (SR 503) and approximately NE 104th Street. The street address is 10505 NE 117TH AVE, VANCOUVER, 98662, and the Assessor's parcel numbers are 200096-000, and 200138-000.

III. Saddle Club Rezone

The Property and this application satisfy the requirements and intent of the Mixed Use zone as shown below.

IV. Applicable Criteria

The County's code requires that the following criteria be considered for the proposed zone change:

2. *Criteria. Before an area designated mixed use (MX) on the comprehensive plan is rezoned, the applicant shall demonstrate that:*
 - a. *The request is consistent with the plan policies and locational criteria and the purpose statement of the requested zoning district;*
 - b. *Requested zone change is consistent with the plan designation to zoning matrix table.*
 - c. *The uses to be permitted and the development standard to be applied in the proposed district will promote the goals of the comprehensive plan and other applicable policies adopted by the county, particularly the mixed use policies in Chapters 1, 2, 5, 9 and 10 of the comprehensive plan;*
 - d. *The proposed rezone and development would be integrated in a manner that provides opportunities to combine residential, commercial or other uses within individual structures, or within adjacent structures or adjacent properties;*
 - e. *The proposed zone is the most appropriate, taking into consideration the purposes of each zone, the zoning pattern of surrounding land and the policies and intent of the mixed use plan designation;*
 - f. *The requested zone change shall meet the standards for the MX zoning district; and*
 - g. *Public services are demonstrated to be capable of supporting the uses allowed by the zone, or will be capable by the time development is complete.*

The County's code also requires the following criteria for zone changes in general:

H. Approval Criteria. Zone changes may be approved only when all of the following are met:

1. *Requested zone change is consistent with the comprehensive plan map designation.*

2. *The requested zone change is consistent with the plan policies and locational criteria and the purpose statement of the zoning district.*

3. *The zone change either:*

a. Responds to a substantial change in conditions applicable to the area within which the subject property lies;

b. Better implements applicable comprehensive plan policies than the current map designation; or

c. Corrects an obvious mapping error.

V. Analysis

In general, proposed rezones must be consistent with the County's Comprehensive Plan and its policies, better implement the comprehensive plan or correct an obvious mapping error, and be for property and a use for which adequate public services are available. UDC 40.560.020(H). These criteria are addressed in further detail below.

Please note that the applicant need not show a change of circumstances, UDC 40.560.020(G)(3)(a), if the proposed new zone implements the applicable comprehensive plan.

A. Mixed Use Criteria

Proposed rezones of parcels within the Mixed Use plan designation must also meet the specific criteria in UDC 40.560.010(K).

1. The proposed request is consistent with the plan policies and locational criteria and the purpose statement of the requested zoning district.

The Mixed Use zone implements the Mixed Use plan designation. The current Light Industrial zone does not implement the Mixed Use plan designation.

This is shown by the description of the Mixed Use designation:

Areas within this [Mixed Use] designation are implemented with the list of uses allowed in mixed use (MX) zone and are intended to provide the community with a mix of compatible urban retail service, office, and residential uses. The mix of uses should be mutually supporting and pedestrian and transit-oriented. Pedestrian and transit orientation shall be accomplished through design requirements governing such elements as scale, bulk, street orientation, landscaping, and parking.

The description above clearly shows that the County intends that the Mixed Use designation be implemented with the Mixed Use zone only and not with the Light Industrial zone. Not only is the MX designation only implemented with the Mixed Use zone, the County also removed any reference to "light industrial" uses as being compatible with the other permitted uses.

The proposed zone change is also consistent with the purpose statement for the Mixed Use zone, which simply reflects the description of the Mixed Use plan designation, with additional design details:

The Mixed Use (MX) district requires mixed use developments to provide the community with a mix of mutually-supporting retail, service, office and medium or high density residential uses. It promotes cohesive site planning and design which integrates and interconnects two or more land uses into a development that is mutually supportive. It provides incentives to develop a higher-density, active, urban environment than generally found in a suburban community, and which is further expected to:

- 1. Achieve the goals and objectives of the community framework plan and the comprehensive plan;*
- 2. Enhance livability, environmental quality and economic vitality;*
- 3. Accommodate and respect surrounding land uses by providing a gradual transition into lower density neighborhoods that may encircle a potential mixed-use site;*
- 4. Maximize efficient use of public facilities and services;*
- 5. Provide a variety of housing types and densities;*
- 6. Reduce the number of automobile trips and encourage alternative modes of transportation; and*
- 7. Create a safe, attractive and convenient environment for living, working, recreating and traveling.*

The new MX zone and the future development of the site will provide for environmental quality and livability with many project features, such as trails to the nearby Dogwood Park. The zone change and future development on the Property ("Development") will accommodate and respect surrounding land uses by locating less intense development in the eastern portion of the project where it is adjacent to detached single-family development. The Development will provide a variety of housing types in this neighborhood, which already has many detached single-family homes and an apartment project directly to the south. The mix of uses on the Property and later developed in the remainder of this Mixed Use area will encourage

use of bicycles and C-TRAN. The project will offer a safe and attractive place to live, work and enjoy open space areas.

Plan policies are discussed in detail below.

2. The requested zone change is consistent with the plan designation to zoning matrix table.

Again, under the current plan designation to zoning matrix table, only the Mixed Use zone implements the Mixed Use plan designation. Comprehensive Plan, Table 1.4.

3. The uses to be permitted and the development standard to be applied in the proposed district will promote the goals of the comprehensive plan and other applicable policies adopted by the county, particularly the mixed use policies in Chapters 1, 2, 5, 9 and 10 of the comprehensive plan.

Those plan policies that particularly address "mixed-use" development and interrelated uses are promoted as follows:

1.4.1 Interrelated uses should generally be encouraged to locate in close proximity of each other:

- **Frequently used commercial activities and the residential areas they serve should be allowed and encouraged to locate near to one another.**
- **Schools or other frequently used public facilities and the residential areas they serve should be allowed and encouraged to locate near to one another.**
- **Commercial, industrial or other employers and the residential areas they serve should be allowed and encouraged to locate near to one another, as long as negative impacts from non-residential uses on the residential areas are mitigated.**

The County planned for this area along SR 503, between 102nd Avenue and Prairie High School, to be developed with a mix of uses. Here, interrelated uses (such as commercial/retail and attached single-family residential) may be located in close proximity of each other, within the same project. Frequently-used convenience retail may be sited immediately adjacent to both the residents the retail uses will serve and the residents that they may employ. This may be achieved both within the mixed use Development on the Property itself or in coordination with the Community Commercial and Urban Medium uses to the south. Pedestrian connections between these uses and other design details will encourage this relationship.

The future development of this site as a Mixed Use project will fulfill these objectives by providing a variety of housing types adjacent to existing housing units such as the Northwood Park Estates to the East and Fountains Project to the south. Also, the future commercial area of this site will be developed directly north of the commercial parcel located within Fountains project on the south side of this site. In addition, pedestrian trails will be constructed throughout the site and will connect to the adjacent 5-acre Dogwood Park located directly southeast of this site.

1.4.2 Encourage mixed-use developments, which provide opportunities to combine residential, commercial or other uses within individual structures, or within adjacent structures or developments.

Here, the County can approve a mixed use development that combines uses within individual structures.

2.2.2 Encourage a variety of housing types and densities, including mixed-use centers, services and amenities.

The future proposed project will include a variety of housing types and densities which will include a mix of single family residences along with attached & detached townhomes & cottage style homes and some multifamily units. Included with the future project, there will also be some commercial and office uses connected with pedestrian walkways and trails to the residential units; The project will also provide connectivity to the 5 acre neighborhood park located directly southeast of the site.

9.4.3 Encourage commercial and mixed-use developments located on current or planned transit corridors; encourage transit-oriented site planning and design.

The Property is located on a current transit corridor (Highway 503 and NE 99th Street). C-TRAN provides bus service on both Highway 503 and NE 99th Street.

4. The proposed rezone and development would be integrated in a manner that provides opportunities to combine residential, commercial or other uses within individual structures, or within adjacent structures or adjacent properties.

The future development of the site will integrate the proposed uses within adjacent structures. Residential developments will be located adjacent to existing residential developments whether on the east side of the property or along the south side of the property therefore connecting to and complementing the existing uses.

Future commercial will be located as shown on the plan along the west side of the site between NE 117th Ave & NE 118th Ave and will also connect to the existing commercial parcel located directly south of the site along NE 118th Ave. Therefore, providing opportunities to combine residential uses and commercial uses with adjacent properties.

5. The proposed zone is the most appropriate, taking into consideration the purposes of each zone, the zoning pattern of surrounding land and the policies and intent of the mixed use plan designation.

Mixed Use is the most appropriate zone taking into consideration the purposes of each zone and the zoning pattern of surrounding land. Because the property to the north (Clark County Square Dance) is zoned Mixed Use as well as the property abutting the north side of Square Dance. Also, the property to the east (Northwood Park) is zoned Residential R1-5 and already developed as single family residences. The property to the south (Fountain Village Apartments) is zoned Mix Use and developed as apartments, single family & community commercial finally the property to the west across SR-503 is all developed as single -family R1-6. The MX zone for the Saddle Club Property will complement the already existing area surrounding the property.

As shown above, the proposed Mixed Use zone is now the only appropriate zone to meet the policies and intent of the Mixed Use plan designation. The new plan further provides that if any rezone is requested for property designated Mixed Use, the only consistent zone is Mixed Use. Table 1.4 (footnote).

6. The requested zone change shall meet the standards for the MX zoning district.

The future Development will be submitted upon obtaining approval on the zone change. The future development will include a mix of three types of residential housing that will include, single family homes, attached and detached townhouse units and some apartments. Also, integrated with the project, we will be submitting some neighborhood commercial uses along with some office and other uses compatible with the current Mix Use zoning and will meet the standards for the MX zoning district UDC 40.230.020. Pedestrian walkways and trails will be provided to connect all uses and will also provide connectivity to the nearby 5-acre neighborhood park located directly southeast of the site.

7. Public services are demonstrated to be capable of supporting the uses allowed by the zone, or will be capable by the time development is complete.

All public services are currently available to the Property, within NE 118th Ave, including but not limited to water & sewer mains.

- There is an oversize sewer main located with the South Saddle Club property within a 15 Foot Easement.
- Water main are stubbed to the site from multiple directions. From the south through NE 118th Ave and NE 121st Ave. Also, water is stubbed to the site from the East from Northwood Park Subdivision. Finally a 12" water main is also available all along the west side property of the site along NE 117th Ave.
- Drainage runoff from future development will be collected, treated and the 100 year storm will be discharged into future proposed infiltration systems. The soil

throughout the site and neighboring properties has infiltration rates that exceeds 100 inch/hr. there are no wetland or any sensitive land within the site.

Transportation:

- The site has multiple accesses: From the south, there are 2 public streets (NE 118th Ave & NE 121st St) that are stubbed to the site and which will be extended to serve future developments. From the East, NE 104th St is stubbed to the site. From the West, future proposed development will apply for a right in turn from NE 117th Ave. Currently, the site has two driveways off NE 117th Ave.

B. General Rezone Criteria

Proposed rezones of parcels within the Mixed Use plan designation must also meet the general rezone criteria in UDC 40.560.020(H), quoted above:

1. Requested zone change is consistent with the comprehensive plan map designation.

The proposed rezone is consistent with the County's comprehensive plan map. Urban Plan Designation to Zone Consistency Chart (Clark County 20-Year Comprehensive Growth Management Plan 2003 – 2023, Revised September 2004, Table 1-4, page 1-10) shows that the only zone that implements the comprehensive plan designation of mixed use (MU) is the mixed use (MX) zone. This means that areas designated MU in the comprehensive plan map are implemented by uses that would be permitted outright, conditionally or by review and approval in the MX zoning district. Table 1-4, identifies the implementing zone for each plan designation, and shows that MU plan designation is implemented by the MX zone. Therefore, even though the site is currently zoned light industrial, a site development proposal that anticipates a mix of uses, including residential, commercial retail, office, service activities and so forth, consistent with the comprehensive plan policies, would require the property to be rezoned to MX. The proposed zone change is consistent with the stated plan policies; and therefore, should be approved.

2. The requested zone change is consistent with the plan policies and locational criteria and the purpose statement of the zoning district.

The proposed MX zone meets the locational criteria identified in the Clark County Comprehensive Plan for Mixed Use. This was analyzed in detail above.

A. Comprehensive Plan Mixed Use (MU) designation:

The proposed zone change from IL to MX is consistent with the plan policy, which requires that MX zone should implement the MU comprehensive plan designation. This plan designation is intended to provide the county with a mix of compatible urban retail, service, office and residential uses. The mix of uses should be mutually supporting; and pedestrian and transit oriented. The plan

also states that pedestrian and transit orientation should be accomplished through the design requirements governing such elements as scale, bulk, street orientations, landscaping and parking.

B. Zoning: Mixed Use (MX) District:

The purpose statement stipulates that:

"The Mixed Use (MX) district is intended to provide the community with a mix of mutually-supporting retail, service, office and residential uses. It promotes physically and functionally coordinated and cohesive site planning and design which maximizes land use. It also encourages development of a high-density, active, urban environment which is expected to:

- "1. Achieve the goals and objectives of the community framework plan and the comprehensive plan;
- "2. Fulfill the community vision identified through the visual preference survey and other opportunities for public involvement;
- "3. Enhance livability, environmental quality and economic vitality;
- "4. Maximize efficient use of public facilities and services;
- "5. Provide a variety of housing types and densities;
- "6. Reduce the number of automobile trips and encourage alternative modes of transportation; and,
- "7. Create a safe, attractive and convenient environment for living, working, recreating and traveling."

The zone change from IL to MX should be supported because the future Development plan will be consistent with the intent of the MX zoning district. The future Development will achieve the goals of the community frame work plan and fulfill the community vision. The Development will have a mix of uses including areas to be developed for various commercial uses; and areas to be developed with a variety of housing densities. The proposed development when submitted will include three types of housing styles align with some neighborhood commercial which will be integrated into the project. The project is located in an area surrounded by similar uses. The property to the north (Clark County Square Dance) is zoned Mixed Use along with the property north of the square dance as well which is also zoned Mix Use. The property to the east (Northwood Park) is zoned Residential R1-5 and already developed as single family residences. The property to the south (Fountain Village Apartments) is zoned Mix Use and is developed as apartments, single family homes and community commercial. On the west portion of that site, along SR 503, is all single family residential R1-6. Also, there is a 5-acre neighborhood park located directly Southeast of this site. Therefore, the proposed zone change from IL to MX for the Saddle Club Property will complement the already existing area and comply with the locational criterion.

3. The zone change either:

- a. Responds to a substantial change in conditions applicable to the area within which the subject property lies;*
- b. Better implements applicable comprehensive plan policies than the current map designation; or*
- c. Corrects an obvious mapping error.*

This request better implements applicable comprehensive plan policies than the current map designation for the reasons described in detail above. The request also corresponds to a recent change in County policy.

A zone change from IL to MX zone for the subject Property would be consistent with the comprehensive plan policy that stipulates that the comprehensive plan designation of mixed use (MU) should be implemented by the mixed use (MX) zone. Further, the zone change to MX would be more compatible with the neighboring sites, as explained in detail above. Uses permitted under the MX zone would potentially be of less intrusive impact than many of the uses permitted in the IL zone. Finally, the only zone that implements the comprehensive plan designation of Mixed Use (MU) is Mixed Use (MX). (See Comprehensive Plan, p. 1-10) The need to change the zone from IL to MX, therefore, constitutes a change in circumstance that warrants the proposed zone change.

This request does not involve the correction to a mapping error. Conditions have substantially changed vis-à-vis the prevailing land uses in the area to warrant a zone change to address unanticipated land use need in the area, and the MX district would better implement the plan.

VI. Conclusion

In conclusion, the proposed zone change is consistent with all the applicable approval criteria [per CCC 40.560.020 (H)]. The proposed zone change is consistent with the comprehensive plan policies that encourages land use and public transportation systems to be located near travel corridors and commercial centers; the provision of a variety of housing types and densities, including mixed use centers, services and amenities; and the development of multi-use neighborhoods, which are a mix of housing, jobs, stores, and public spaces, all within a well-planned pedestrian environment (see Comp Plan Policies 1.3.1, 1.3.2, 1.3.4, 1.3.6 and 1.4.1 through 1.4.9 pp. 1-24 through 1-25).

For the reasons stated herein, we kindly ask you that you keep the Comp Plan for the site as MU (Mix Use) and change the zoning to MX to be consistent with the Com Plan. We greatly appreciate your support.

Thank you.

GENERAL INFORMATION:

APPLICANT/ CONTACT:

HARB ENGINEERING, INC.
 CONTACT PERSON: GUS HARB, PE
 701 COLUMBIA ST., SUITE 111
 VANCOUVER, WA 98660
 PHONE: (360) 695-6520
 EMAIL: gus@harbengineering.com

OWNER:

SADDLE CLUB OF CLARK COUNTY
 10505 NE 117TH AVE.
 VANCOUVER, WA 98662

ENGINEERING FIRM:

HARB ENGINEERING, INC.
 CONTACT PERSON: GUS HARB, PE
 701 COLUMBIA ST., SUITE 111
 VANCOUVER, WA 98660
 PHONE: (360) 695-6520
 EMAIL: gus@harbengineering.com

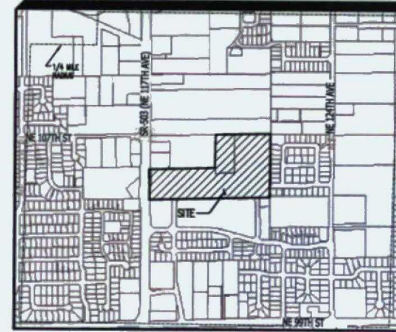
PARCEL INFORMATION:

PARCELS # 200096-000 & 200138-000
 PARCEL AREA: 14.00 ACRES (809840S.F.)
 ZONED: IL
 COMP PLAN: MJ (MIXED USE)

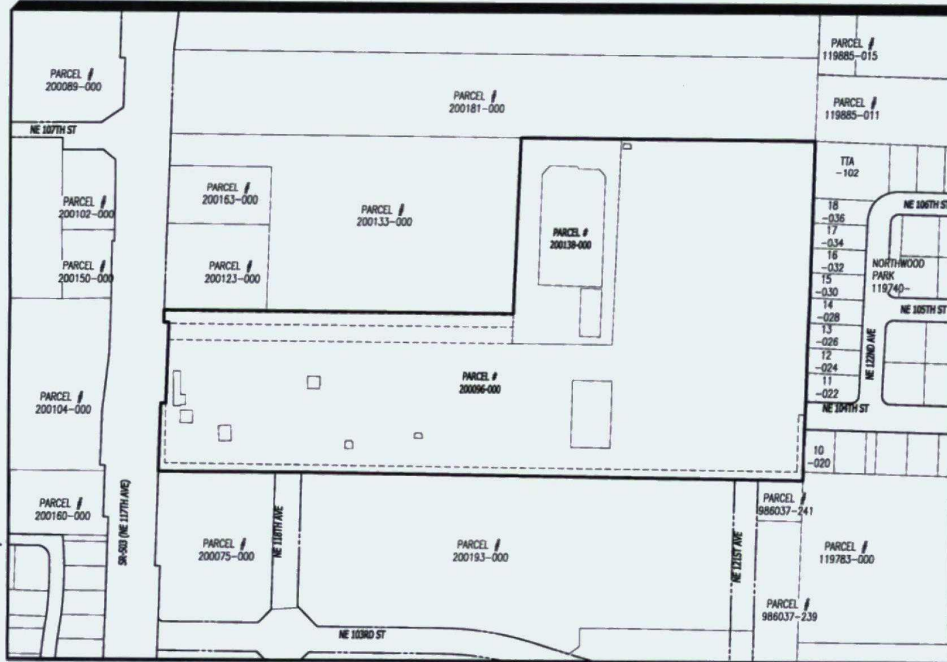
SADDLE CLUB

ZONE CHANGE PRE-APPLICATION PLANS

IN A PORTION OF THE
 SW 1/4 OF SECTION 34
 T. 2 N., R 3 E., W.M
 CLARK COUNTY, WASHINGTON
 PARCEL NUMBERS: 200096-000 & 200138-000



VICINITY MAP
 NOT TO SCALE



SITE MAP
 1" = 100'



HARB ENGINEERING
 LAND DEVELOPMENT PLANNING ENGINEERING
 CONSTRUCTION MANAGEMENT
 701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
 PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM



SADDLE CLUB
ZONE CHANGE

SHEET INDEX:

- PAC-00 COVER SHEET & GENERAL INFORMATION
- PAC-01 EXISTING CONDITIONS PLAN
- PAC-02 2014 AERIAL PHOTOGRAPHY W/ ZONING
- PAC-03 PROPOSED ZONE CHANGE PLAN
- PAC-04 PROPOSED CIRCULATION AND LAND USE POTENTIAL ALTERNATE 1 PLAN
- PAC-05 PROPOSED CIRCULATION AND LAND USE POTENTIAL ALTERNATE 2 PLAN

SHEET NAME:

COVER SHEET

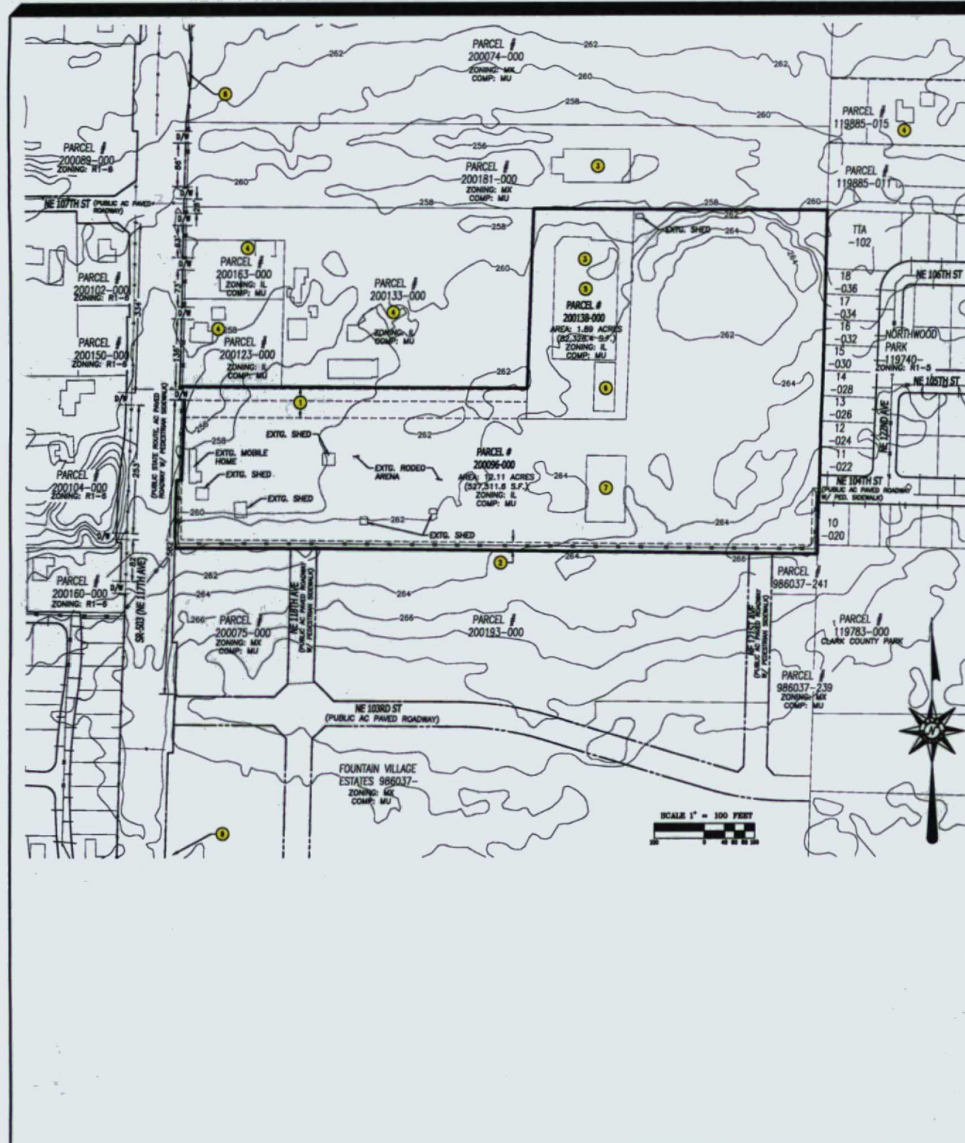
DRAWN BY:

DESIGNED BY:

CHECKED BY:

SHEET #

PAC-00



Property Information Fact Sheet

Mailing Information:
 Account No.: 20006000, 200138000
 Owner: SADDLE CLUB OF CLARK COUNTY
 Address: 10505 NE 117TH AVE
 CITY: VANCOUVER, WA 98662
 Assessed Parcel Size: 14.8 Ac
 Property Type: Multiple Property Types

PARCEL LOCATION FINDINGS:

Quarter Section(s): SW 1/4, S34, T3N, R2E
 Municipal Jurisdiction: Clark County
 Urban Growth Area: Vancouver
 Zoning: IL
 Zoning Overlay: No Mapping Indicators
 Comprehensive Plan Designation: MU
 Columbia River Gorge NSR: No Mapping Indicators
 Building Moratorium: No Mapping Indicators

Late-Career Area: No Mapping Indicators
 Trees Impacted Fee Area: North Ordinance
 Park Impact Fee District: 8
 Neighborhood Association: Greater South Prairie
 School District: Belle Ground
 Elementary School: Glenwood Heights
 Junior High School: Laurin
 Senior High School: Prairie
 Fire District: FD 3
 Sewer District: Clark Regional
 Water District: Vancouver
 Wetland: No Mapping Indicators
 Historic Sites: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): S-U, 100.0% of parcel
 Hydric Soils: Non-Hydric, 100.0% of parcel
 Flood Zone Designation: Outside Flood Area
 CAGA Category 1 Recharge Areas, Category 2 Recharge Areas
 Liquefaction Susceptibility: Very Low
 NEWP-C
 Slopes: 0 - 5 percent, 98.9% of parcel
 6 - 10 percent, 1.1%
 Landslide Hazards: No Mapping Indicators
 Slope Stability: No Mapping Indicators
 Priority Habitat and Species Areas: No Mapping Indicators
 Priority Species Area Buffer: No Mapping Indicators
 Priority Habitat Area Buffer: No Mapping Indicators
 Archeological Predictive: High, 10.3% of parcel
 Moderate-High, 89.7%
 Archeological Site Buffers: No Mapping Indicators

****NOTE****
 This data is compiled from many sources and scales. Clark county makes this information available as a service, and accepts no responsibility for any inaccuracy, actual or implied.

DEVELOPERS GIS PACKET, Page 2 of 15
 Printed April 12, 2018

NOTES:

1. THERE ARE NO KNOWN WATER COURSES ON OR WITHIN 100' OF THE SITE.
2. THERE ARE NO KNOWN WATER BODIES OR WETLANDS ON OR WITHIN 100' OF THE SITE.
3. THERE ARE NO KNOWN UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS ON-SITE.
4. THERE ARE NO KNOWN SIGNIFICANT WILDLIFE HABITAT OR VEGETATION ON-SITE.
5. THERE ARE NO KNOWN SIGNIFICANT HISTORIC RESOURCES ON-SITE.
6. THERE ARE NO EXISTING PEDESTRIAN FACILITIES LOCATED ON-SITE.
7. THERE ARE 2' WIDE CONCRETE SIDEWALKS WITHIN THE EXIST. ROADWAYS ADJUTING AND SERVING THE SITE (SR-303, NE 118TH AVE, NE 121ST AVE, NE 104TH ST).
8. THERE ARE NO EXISTING BICYCLE FACILITIES LOCATED ON OR WITHIN 100 FEET OF THE SITE.
9. THERE ARE OTHER BUS STOPS WITHIN 1/4 MILE OF THE SITE, BOTH NORTH AND SOUTH ALONG SR-303, SEE PLAN FOR LOCATIONS.

KEYED NOTES:

- 1 EXIST. UTILITY SERVICE DUCTS FOR PARCEL 200138-000 N/ 20' AC PAVED DRIVEWAY.
- 2 EXIST. 15' SHARED SEWER DUCTS FOR DRIVEWAY.
- 3 EXIST. WELL AND SEPTIC TANK INDICATED BY CLARK COUNTY MAPS DRIVING EXIST. LOCATION UNKNOWN AT THIS THE LOCATION SHALL BE CONSIDERED AT TIME OF TOPOGRAPHIC SURVEY AT PRELIMINARY LAND USE SUBMITTAL.
- 4 EXIST. SEPTIC TANK INDICATED BY CLARK COUNTY MAPS DRIVING EXIST. LOCATION UNKNOWN AT THIS THE LOCATION SHALL BE CONSIDERED AT TIME OF TOPOGRAPHIC SURVEY AT PRELIMINARY LAND USE SUBMITTAL.
- 5 EXIST. AREA.
- 6 EXIST. SHEDS/ET. HILL.
- 7 EXIST. PAVED DRIVE.
- 8 EXIST. OTHER BUS STOP EAST & NORTH OF NORTHERN PROPERTY LINE.
- 9 EXIST. OTHER BUS STOP AT 1/4 MILE & SOUTH OF SOUTHERN PROPERTY AT NE 107TH STREET AND SR-303 INTERSECTION.

1/4" = EXIST. SHARED UTILITY LOCATIONS OVERLAYS ARE CLOSE TO EXIST.

GENERAL INFORMATION:

APPLICANT/ CONTACT:

HARB ENGINEERING, INC.
 CONTACT PERSON: GUS HARB, PE
 701 COLUMBIA ST., SUITE 111
 VANCOUVER, WA 98660
 PHONE: (360) 695-6520
 EMAIL: gus@harbengineering.com

OWNER:

SADDLE CLUB OF CLARK COUNTY
 10505 NE 117TH AVE.
 VANCOUVER, WA 98662

ENGINEERING FIRM:

HARB ENGINEERING, INC.
 CONTACT PERSON: GUS HARB, PE
 701 COLUMBIA ST., SUITE 111
 VANCOUVER, WA 98660
 PHONE: (360) 695-6520
 EMAIL: gus@harbengineering.com

PARCEL INFORMATION:

PARCELS: # 200096-000 & 200138-000
 PARCEL AREA: 14.00 ACRES (609840S.F.)
 ZONED: IL
 COMP PLAN: MU

HARB ENGINEERING
 LAND DEVELOPMENT PLANNING ENGINEERING
 CONSTRUCTION MANAGEMENT



SADDLE CLUB
ZONE CHANGE

SHEET NAME:
 EXISTING CONDITIONS PLAN
 DRAWN BY:
 S.S.G.
 DESIGNED BY:
 S.S.G.
 CHECKED BY:
 G.S.H.
 SHEET #
PAC-01



HARB ENGINEERING
 LAND DEVELOPMENT PLANNING ENGINEERING
 CONSTRUCTION MANAGEMENT
 701 COLUMBIA STREET, SUITE 111, VANDERBILT, WA 98640
 PHONE: (360) 875-0550 WWW.HARBEENGINEERING.COM




SADDLE CLUB
 ZONE CHANGE

SHEET NAME:
 2014 AERIAL PHOTOGRAPHY W/ ZONING

DRAWN BY:
 S.S.G.

DESIGNED BY:
 S.S.G.

CHECKED BY:
 S.G.H.

SHEET #
 PAC-02