

NOTICE OF PUBLIC HEARING

The Clark County Board of Commissioners will hold public hearings on **Tuesday, the 20th day of October, 2009 at 10:00 a.m., Tuesday the 27th day of October, 2009 at 10:00 a.m., Tuesday the 3rd day of November, 2009 at 10:00 a.m., and Tuesday the 10th day of November, 2009 at 10:00 a.m.** in the Commissioners' Hearing Room, 6th Floor, Public Service Center, 1300 Franklin Street, Vancouver, Washington to consider the following items:

PUBLIC HEARING on October 20, 2009

**LOCATION: Public Services Building, Commissioners Hearing Room,
6th Floor, 1300 Franklin Street, Vancouver, WA**

TIME: 10:00 a.m.

- 1. CPZ2009-00006 Camas School District** The Camas School District is required by law to update its capital facilities plan (CFP) every two years. The plan projects revenues and numbers of students for a six year period. The School District has updated its CFP. It will be presented to the Planning Commission and the Board of County Commissioners for approval. The CFP is adopted by reference as part of the Clark County Comprehensive Plan.
Contact: Jeff Niten (360) 397-2280, Ext. 4909
or e-mail: jeff.niten@clark.wa.gov
- 2. CPZ2009-00007 Green Mountain School District** The Green Mountain School District is required by law to update its capital facilities plan (CFP) every two years. The plan projects revenues and numbers of students for a six year period. The School District has updated its CFP. It will be presented to the Planning Commission and the Board of County Commissioners for approval. The CFP is adopted by reference as part of the Clark County Comprehensive Plan.
Contact: Jeff Niten (360) 397-2280, Ext. 4909
or e-mail: jeff.niten@clark.wa.gov
- 3. CPZ2009-00008 Hockinson School District** The Hockinson School District is required by law to update its capital facilities plan (CFP) every two years. The plan projects revenues and numbers of students for a six year period. The School District has updated its CFP. It will be presented to the Planning Commission and the Board of County Commissioners for approval. The CFP is adopted by reference as part of the Clark County Comprehensive Plan.
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or e-mail: jeff.niten@clark.wa.gov

- 4. CPZ2009-00009 La Center School District** The La Center School District is required by law to update its capital facilities plan (CFP) every two years. The plan projects revenues and numbers of students for a six year period. The School District has updated its CFP. It will be presented to the Planning Commission and Board of County Commissioners for approval. The CFP is adopted by reference as part of the Clark County Comprehensive Plan.
Contact: Jeff Niten (360) 397-2280, Ext. 4909
or e-mail: jeff.niten@clark.wa.gov
- 5. CPZ2009-00010 Washougal School District** The Washougal School District is required by law to update its capital facilities plan (CFP) every two years. The plan projects revenues and numbers of students for a six year period. The School District has updated its CFP. It will be presented to the Planning Commission and Board of County Commissioners for approval. The CFP is adopted by reference as part of the Clark County Comprehensive Plan.
Contact: Jeff Niten (360) 397-2280, Ext. 4909
or e-mail: jeff.niten@clark.wa.gov
- 6. CPZ2009-00011 Vancouver School District** The Vancouver School District is required by law to update its capital facilities plan (CFP) every two years. The plan projects revenues and numbers of students for a six year period. The School District has updated its CFP. It will be presented to the Planning Commission and Board of County Commissioners for approval. The CFP is adopted by reference as part of the Clark County Comprehensive Plan.
Contact: Jeff Niten (360) 397-2280, Ext. 4909
or e-mail: jeff.niten@clark.wa.gov
- 7. CPZ2009-00029 Proposed amendments to Clark County Code regarding appeals of land use and other administrative decisions.** Clark County proposes to amend ordinances throughout the Clark County Code that authorize the Board of County Commissioners to hear and decide appeals of decisions made by administrative officials, including decisions on land use permit applications. These amendments would give final appellate authority within County government to the hearings examiner, pursuant to Chapter 2.51 of the Clark County Code, and would establish a process for the hearings examiner to reconsider his or her decisions in limited circumstances. A hearings examiner's decision would be final, unless it was appealed to Superior Court.
Contact: Chris Horne (360) 397-2478, Ext. 4755
or e-mail chris.horne@clark.wa.gov
- 8. CPZ2009-00028 PROPOSED AMENDMENTS TO CLARK COUNTY CAPITAL FACILITIES FINANCIAL PLAN (2007-2012):**
Clark County proposes to amend the capital facilities financial plan to include improvements associated with the county's parks, new rail yard construction plans, and energy conservation and renewable energy projects across a wide range of county facilities (including a potential biomass power plant).
Contact: Mark McCauley (360) 397-2323, Ext. 4960
or e-mail McCauley.mark@clark.wa.gov

- 9. CPZ2009-00002 Pine Tree** The property owners are seeking to change the Comprehensive Plan and zoning designation for parcels 145766-000 and 145815-000 (2.4 acres) from Urban Medium with OR-18 zoning to Community Commercial with C-3 zoning, located at the NE corner of NE 94th Street and Hazel Dell Avenue.
Contact: Jeff Niten (360) 397-2280, Ext. 4909
or e-mail: jeff.niten@clark.wa.gov

PUBLIC HEARING on October 27, 2009

**LOCATION: Public Services Building, Commissioners Hearing Room,
6th Floor, 1300 Franklin Street, Vancouver, WA**

TIME: 10:00 a.m.

- 1. CPZ2009-00003 Precision Rebar** The property owner is seeking to change the Comprehensive Plan and zoning designation for parcels 117935-000, 117958-000 and 117956-000 (5.29 acres) from Mixed Use with Limited Commercial zoning to General Commercial with GC zoning, located at 1802 and 1810 NE 99th Street, Vancouver, WA.
Contact: Jeff Niten (360) 397-2280, Ext. 4909
or e-mail: jeff.niten@clark.wa.gov
- 2. CPZ2009-00004 78th Street Commercial** The property owner is seeking to change the Comprehensive Plan and zoning designation for parcels 156786-000, 156787-000, 156778-000, 156738-000, and 156870-000 (3.54 acres) from Neighborhood Commercial with C-2 zoning to Community Commercial and C-3 zoning, located at 5015 NE 78th Street, Vancouver, WA and adjoining parcels.
Contact: Jeff Niten (360) 397-2280, Ext. 4909
or e-mail: jeff.niten@clark.wa.gov
- 3. CPZ2009-00005 GG One, Inc.** The property owner is seeking to change the Comprehensive Plan and zoning designation for parcels 119561-000, 119562-000, and 119560-000 (9.55 acres) from Urban Low Density Residential with R1-6 zoning to Urban Medium with R-18 zoning. The subject site is located south of NE 109th St. between St. Johns Road and NE 72nd Ave.
Contact: Jeff Niten (360) 397-2280, Ext. 4909
or e-mail: jeff.niten@clark.wa.gov
- 4. CPZ2009-00013 Treasure** The Treasure family has requested a change in Comprehensive Plan designation and zone from FR-2 with FR-40 zoning to Rural with R-5 zoning for parcels 168280-000, 168279-000, 168278-000, and 168243-000 (20.0 acres). Located at 22637 NE 83rd Street, Vancouver, WA.
Contact: Jeff Niten (360) 397-2280, Ext. 4909
or e-mail: jeff.niten@clark.wa.gov

5. **CPZ2009-00012 Carter** The property owner requests a change in Comprehensive Plan designation and zone from Urban Low with R1-5 zoning to Light Industrial with ML zoning for parcel 119885-011 (1.0 acres). Located at 10614 NE 124th Avenue, Vancouver, WA
Contact: Jeff Niten (360) 397-2280, Ext. 4909
or e-mail: jeff.niten@clark.wa.gov
6. **CPZ 2009-00026 Hockinson Oaks** The property owners, Hockinson Oaks, LLC., are requesting the covenant currently applicable to the property be amended. Currently, the property is restricted to nine lots by the covenant executed in 2005. The applicant is requesting the covenant be amended to allow the development of 13 total lots on the subject property generally located at the intersection of NE 164th Circle and NE 171st Court.
Contact: Jeff Niten (360) 397-2280 ext. 4909
Or e-mail: jeff.niten@clark.wa.gov
7. **CPZ2009-00027 Landmark** The property owners are seeking to change the Comprehensive Plan and zoning designation for a portion (approximately 5.86 acres) of parcel 198634-000 from Light Industrial with ML zoning to Community Commercial with C-3 zoning and Employment Center with BP zoning, located at the north east corner of NE 119th Street and NE 72nd Avenue.
Contact: Jeff Niten (360) 397-2280, Ext. 4909
or e-mail: jeff.niten@clark.wa.gov
8. **CPZ2009-00018 18th Street Extension** The cities of Camas and Vancouver have requested that the County amend the Arterial Atlas to include an extension of NE 18th Street from NE 192nd Avenue east to Goodwin Road as a principal arterial. Re-classification of NE 18th Street and NE 192nd Avenue to principal arterials at the NE corner of Section 30 has been requested by the City of Vancouver to be consistent with their revised sub-area plan for Section 30. Re-classification of some existing segments of Goodwin Road and NE 28th Street to principal arterials and the extension of NE 242nd Ave from NE 28th Street to NE 14th Street as a minor arterial street has also been requested by Camas to be consistent with the city's capital facilities plan.
Contact: Mike Mabrey (360) 397-2280, Ext. 4343
or e-mail: michael.mabrey@clark.wa.gov

PUBLIC HEARING on November 3, 2009

**LOCATION: Public Services Building, Commissioners Hearing Room,
6th Floor, 1300 Franklin Street, Vancouver, WA**

TIME: 10:00 a.m.

1. **CPZ2008-00020 Thomas** The property owner is seeking to change the Comprehensive Plan and zoning designation for parcel 199381-000 (5.0 acres) from Light Industrial with ML zoning to Neighborhood Commercial and C-2 zoning, located at 11718 NE 87th Avenue.
Contact: Jeff Niten (360) 397-2280, Ext. 4909
or e-mail: jeff.niten@clark.wa.gov

2. **CPZ2009-00015 Boundary Movement Policy** Clark County is proposing to move the Boundary Movement Policy (1.1.17) from its current location in Chapter 1 of the Comprehensive Plan to Chapter 13 at page 13-2.
Contact: Jeff Niten (360) 397-2280 ext. 4909
or e-mail: jeff.niten@clark.wa.gov

3. **CPZ2009-00016 EC/ML Consistency** During the most recent Comprehensive Plan process the Urban Plan to Zone Consistency chart was modified. Light Industrial property is now the only designation implemented by ML zoning. Previously, Employment Center land was also implemented by ML zoning. The County is seeking to modify the Comprehensive Plan policy for every parcel, county wide, with EC/ML to ML/ML. Approximately 574.35 acres will be affected.
Contact: Jeff Niten (360) 397-2280 ext. 4909 or e-mail: jeff.niten@clark.wa.gov

PUBLIC HEARING on November 10, 2009

**LOCATION: Public Services Center, Commissioners Hearing Room
6th Floor, 1300 Franklin Street, Vancouver, WA**

TIME: 10:00 a.m.

1. **CPZ2009-00014 Hopfer** The property owners requests a change in Comprehensive Plan designation and zone from Urban High with R-43 zoning to Community Commercial with C-3 zoning for parcel 145110-000 (.77 acres) and a portion of parcel 145120-000 (approx. 17.6%) to correct a split zone. Generally located at the north east corner of NE 15th Avenue and NE 94th Street, Vancouver, WA.
Contact: Jeff Niten (360) 397-2280, Ext. 4909
Or e-mail: jeff.niten@clark.wa.gov

2. **CPZ2009-00022 Erwin** The property owner is seeking to change the Comprehensive Plan and zoning designation for a portion of parcel 192830-000 (.17 acre) from Rural Center Residential with RC-1 zoning to Rural Commercial with CR-2 zoning, located east of NE 72nd Avenue approximately 1,100 feet south of its intersection with 219th Street.
Contact: Jeff Niten (360) 397-2280, Ext. 4909
or e-mail: jeff.niten@clark.wa.gov

3. **CPZ2008-00023 NE 29th Avenue** The property owners are seeking to change the Comprehensive Plan and zoning designation for parcels 186385-000 and 186571-000 (13.3 acres) from Urban Medium with R-18 zoning to General Commercial and C-H zoning, located at 2711 NE 129th Avenue.
Contact: Jeff Niten (360) 397-2280, Ext. 4909
or e-mail: jeff.niten@clark.wa.gov

4. **CPZ2009-00025 GM Camas** The applicant asserts that since the most recent Comprehensive Plan update, because of a mapping error, a portion of its property has been mistakenly shown as being outside the Camas Urban Growth Boundary. The alleged mapping error involves approximately 11 acres of parcel

172562-000 west of the corner of the intersection of NE Ingle Road and NE Goodwin Road. The approximately 11 acre portion is currently shown with an Agricultural designation and zoning of AG-20, but the applicant asserts that the relevant portion of the site was included in the Camas UGB and was zoned C-3 with a Community Commercial designation during the 2007 Comprehensive Plan update.

Contact: Jeff Niten (360) 397-2280, Ext. 4909
Or e-mail: jeff.niten@clark.wa.gov

More information concerning this matter may be obtained by contacting Clark County Community Planning, 1300 Franklin Street, 3rd Floor, Vancouver, Washington, telephone (360) 397-2280.

Any person wishing to give testimony in this matter should appear at the time, date, and place above stated.

BOARD OF COUNTY COMMISSIONERS



Clerk of the Board

Approved as to Form Only
ARTHUR D. CURTIS
Prosecuting Attorney

By 
_____ Deputy Prosecuting Attorney

PUBLISH: October 5, 2009
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