



Maple Tree Neighborhood Association Meeting

DATE: Thursday, March 24th, 2011

TIME: 6:30 pm

LOCATION: Covington Commons - 9600 Northeast 73rd Street, Vancouver, WA 98662 (360) 892-6757

The purpose of this meeting is to discuss a re-zone request to General Commercial Zoning in the Orchards area.

An additional topic to discuss regards future leadership of Maple Tree Neighborhood Association.

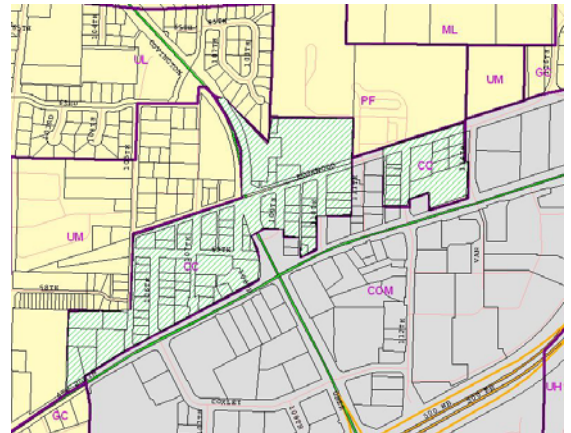
BACKGROUND INFORMATION

The Orchards area was zoned Limited Commercial. In December 2010, the Board of Clark County Commissioners re-zoned it to Community Commercial. Now the commissioners want to know if you would like the Orchards area (see map below) re-zoned to General Commercial.

Changing the Orchards area zoning to general commercial would permit an additional nine (9) uses. Permit twelve (12) uses without conditional use requirements; and permit two (2) uses that now require a review and approval. Below are the effected uses.

The proposed re-zone would permit the following nine (9) uses:

- 1) Manufactured home sales
- 2) Vehicle towing and storage services
- 3) Farm equipment and implement dealer
- 4) Mortuaries
- 5) Auction barns
- 6) Event facilities (greater than 50,001 square feet)
- 7) Hospitals
- 8) Outside Commercial Kennel
- 9) Distribution facilities between 50,000 and 25,001 square feet gross floor area



Currently, your zoning of community commercial permits conditional uses on the following twelve (12) uses:

- 1) Vehicle rental or repair including auto, truck trailer, boat, and recreational vehicles Including outside storage or repair
- 2) Lumber and other building materials stores and yards, with only incidental cutting and planning of products sold
- 3) Hardware, home repair and supply stores (greater than 100,001 square feet gross floor area)
- 4) Retail Sales – Products (Retailers of products created or assembled on-site within an entirely enclosed building.) Uses greater than 25,001 square feet gross floor area
- 5) Services to buildings (including dwellings), cleaning and exterminating
- 6) Hotels/motels
- 7) Medical laboratories
- 8) Indoor Amusement Centers
- 9) Athletic, health and racket clubs (greater than 10,001 square feet of gross floor area)
- 10) Athletic, health and racket clubs (between 10,000 and 5,001 square feet of gross floor area)
- 11) Inside Commercial Kennel
- 12) Distribution facilities less than or equal to 25,000 square feet gross floor area

Your zoning as Community Commercial also requires a review and approval process on the following two (2) permitted uses:

- 1) Printing, publishing and lithographic shops
- 2) Mini-storage warehouse Accessory caretaker, security or manager residence when incorporated as an integral part of the mini-storage warehouse

To view a complete list of allowable uses in Community Commercial and General Commercial, please click on this link <http://www.codepublishing.com/wa/clarkcounty.html> and go to 40.230.010 Commercial Districts (C-2, C-3, GC)

NEXT STEPS:

The Planning Commission will take testimony and review the re-zone request to General Commercial on **May 19, 2011** at 6:30 p.m. The hearing is at the Public Service Center, 1300 Franklin St., 6th floor, Vancouver and you are encouraged attend and/or provide written comments. Written comments should be received 10 days prior to the date of the hearing to give the Commissioners adequate time to review. Comments can be mailed to Community Planning: Commercial Code, PO Box 9810, Vancouver, WA 98666-9810 or sent via e-mail to commplanning@clark.wa.gov.

If you are unable to make the meeting or have any questions, please contact Gary Albrecht, Clark County Community Planning at 360-397-2280 ext. 4318 or via email: gary.albrecht@clark.wa.gov

For questions regarding the Maple Tree Neighborhood Association please email Sean Janson @ seanjanson2003@yahoo.com.