

From: [Sonja Wiser](#)
To: [Valerie Uskoski](#); [Cnty 2025 Comp Plan](#); [Bart Catching](#); [Jose Alvarez](#)
Cc: [Oliver Orjiako](#)
Subject: RE: Comp Plan Inclusion Request
Date: Monday, October 2, 2023 1:31:28 PM
Attachments: [Troxel Comp Plan Request.pdf](#)

Good afternoon Valerie: Thank you for your comments related to the 2025 Comp Plan. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email are in our database to receive future communications related to the 2025 Comp Plan. Please let us know if you have further questions. Thank you

From: Valerie Uskoski <Valerie@huaconsulting.com>
Sent: Thursday, September 28, 2023 1:46 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comp Plan Inclusion Request

CAUTION: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see the attached request for inclusion in the 2025 Comp Plan Update.

Valerie Uskoski | Hayward Uskoski & Associates
Principal Engineer | 360-635-5223
1101 Broadway St #130, Vancouver, WA 98660



HAYWARD USKOSKI
& ASSOCIATES

MEMORANDUM

To: Clark County Community Planning

From: Valerie Uskoski, PE

Date: August 24, 2023

RE: 2025 Comprehensive Plan Update Rezoning Request

Hayward Uskoski & Associates (HUA) has prepared this package on behalf of the Riverview Trust Company Trustee for the Doris Groth Troxel Charitable Trust (the Trust). The Trust is requesting a comprehensive plan update and zone change that would change the comprehensive plan designation of tax lot 199634000 (the site) from R-5 with a UR-10 overlay to be included in the Urban Growth Boundary with a zoning of R1-5.

The site is currently abutting R1-5 zoning on the eastern boundary and has frontage along NE 119th Street. Zoning to the north, south, and west is zoned R-5 with a UR-10 overlay.

The site is currently under-utilized with a single residence. The abutting land to the east, currently within the Urban Growth Boundary, is actively being developed. The Trust property is the last large parcel available for redevelopment of the R-5 land within the UR-10 overlay south of NE 119th Street (Figure 1). The site is proximal to both Prairie High School and the shopping center at NE 119th Street and SR 503.

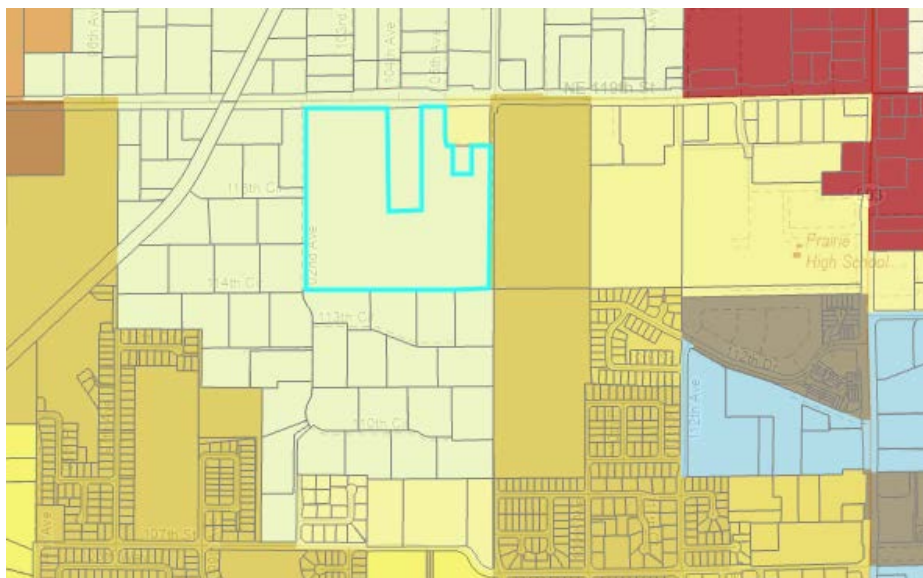


Figure 1: Zoning surrounding Trust property.

The remaining parcels in the area are generally large estate lots of the Westminster Walk development (Figure 2). Westminster Walk is restricted from further development via CC&Rs which prevents further redevelopment of the lots.

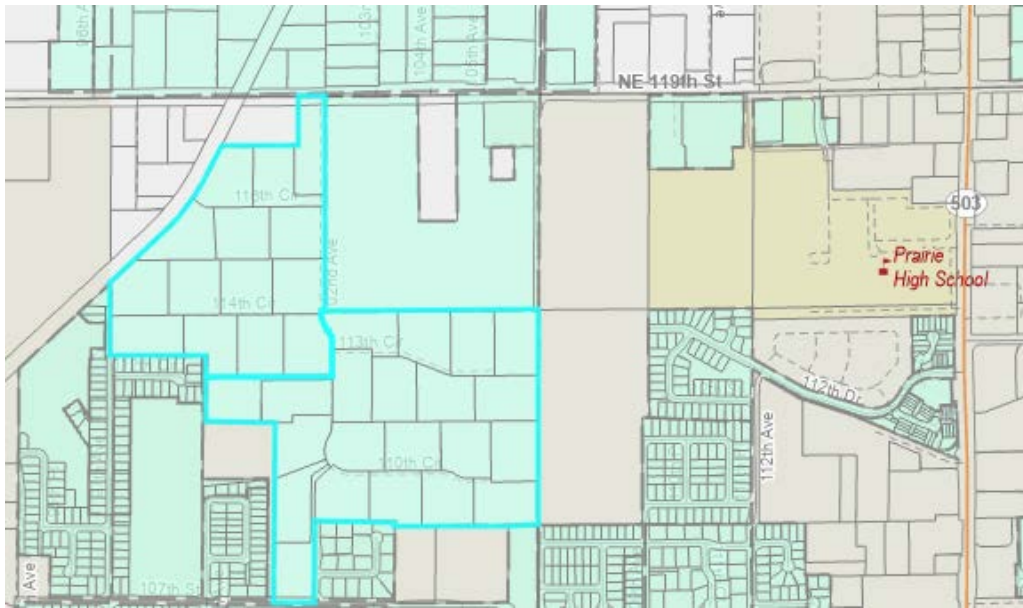


Figure 2: Westminster Walk Subdivisions.

The remaining large parcels inside the Urban Growth Boundary proximal to the site are either owned by the Clark County Clean Water Program or appear to be part of a wetland complex extending from the Clark County Clean Water Program Lands (Figure 3).

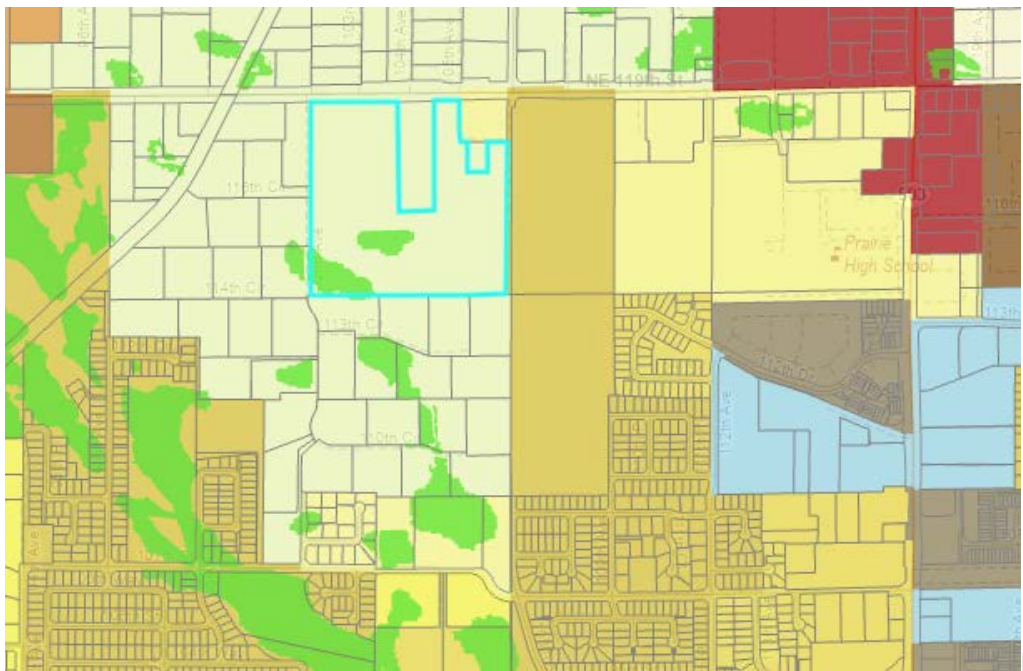


Figure 3:

Wetland Critical Areas proximal to the site.

Due to the constraints on the larger remaining parcels within the Urban Growth Boundary zoned for residential development, there is very little opportunity for additional housing in the area. By including the site in the Urban Growth Boundary, additional housing can be provided in an area which is close to a regional intersection providing both commercial and retail amenities, schools, and access to mass transit.

The Trust is respectfully requesting that the county include the site in the Urban Growth Boundary with a zoning of R1-5 with the 2025 Comprehensive Plan update.