

From: [Bart Catching](#)
To: [Dave Weston](#); [Cnty 2025 Comp Plan](#); [Rebecca Messinger](#); [Oliver Orjiako](#)
Cc: [Jose Alvarez](#); [Seth Halling](#); [Vancouver Project Coordinators](#); [Sonja Wiser](#)
Subject: RE: Site Specific Comprehensive Plan Amendment Request - Parcel 179146-000
Date: Wednesday, December 20, 2023 2:05:51 PM

Dave,

Thank you for your comments related to the 2025 Comp Plan/Parcel #179146-000. Your comments have been received and will be added to the 2025 Comp Plan Index of Record. Your name and email have been added to our database to receive future communications related to the 2025 Comp Plan.

The explanatory letter and map are of sufficient detail to describe the proposal. It will be added to the list of site-specific requests under consideration for the 2025 plan update.

In the interim, please let us know if you have further questions about the periodic update process or would like to discuss the request in more detail.

Thank you.



Bart Catching, CFM
Planner III
COMMUNITY PLANNING

564.397.4909

From: Dave Weston <DaveW@aks-eng.com>
Sent: Wednesday, December 20, 2023 1:39 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>
Cc: Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Bart Catching <Bart.Catching@clark.wa.gov>; Seth Halling <SethH@aks-eng.com>; Vancouver Project Coordinators <vancouverpcs@aks-eng.com>
Subject: Site Specific Comprehensive Plan Amendment Request - Parcel 179146-000

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.

Hello,

Please see the attached Comprehensive Plan amendment and zone change request for Parcel 179146-000. We look forward to discussing the proposal with the County. Please confirm receiving of this request.

Thank you,

Dave Weston, RLA
Land Use Planner





December 19, 2023

Clark County Board of County Council
c/o Oliver Orjiako, Community Planning Director
Clark County
1300 Franklin Street
Vancouver, WA 98660

RE: Request for Comprehensive Plan Designation Plan Change and Zone Change

Dear Chair Bowerman, Councilors Yung, Belkot, Medvigy, and Marshall:

Our firm represents DJ's Electrical, Inc. (Owner), which currently owns real property at 1719 NE 209th Street in Clark County, Tax ID No.: 179146-000, (Property). The Property is ±10 acres in size and is accessed from NE 209th Street via a driveway in a ±660-foot-long, ±16.5-foot-wide flag. The Property is currently zoned Mixed Use (MX) with a comprehensive plan designation of Mixed Use (MU). This letter is written to respectfully request that Clark County (County) modify the Property's comprehensive plan designation from MU to Industrial (I) and the Property's zoning designation from MX to Business Park (BP).

The abutting parcels to the north, west, and east are zoned MX, while the parcels to the south are zoned BP. The Property currently has a home and several outbuildings constructed on it. The Property is not being used for agricultural purposes and is in Regular tax status. The Property's center is generally open with some scattered trees, while the perimeter is more densely covered with evergreen trees. While the Property has existing flag access to NE 209th Street, this flag is too narrow to accommodate development of the site to County standards. However, the owner of the abutting property addressed 20313 NE 10th Avenue is planning to develop their BP-zoned property soon and as part of that development they are willing to grant the Property access to NE 10th Avenue through their business park project if the Property is developed with compatible BP uses. This will alleviate the existing access issue that the Property faces. Now that the Property can gain access through the future neighboring business park and upon rezone of the Property, the Owner would like to proceed with developing the Property under the uses allowed in the BP zone. Upon development of the Property, the Owner plans to relocate ±100 jobs from their Portland facility to this future Clark County facility.

This request is submitted for consideration during the current Comprehensive Plan Periodic Update 2025 in compliance with Clark County Unified Development Code 40.560.010. We respectfully request the County implement the aforementioned modifications to the Property to further spur job growth and economic development in the County while the Owner has an option to gain access that will allow development of the Property, and we believe that the Property is best suited for business park purposes.

Sincerely,

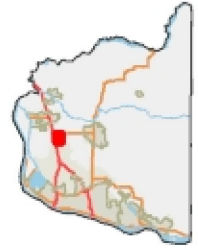
AKS ENGINEERING & FORESTRY, LLC

Seth Halling, PE
9600 NE 126th Avenue, Suite 2520

Vancouver, WA 98682
360.882.0419 | Sethh@aks-eng.com

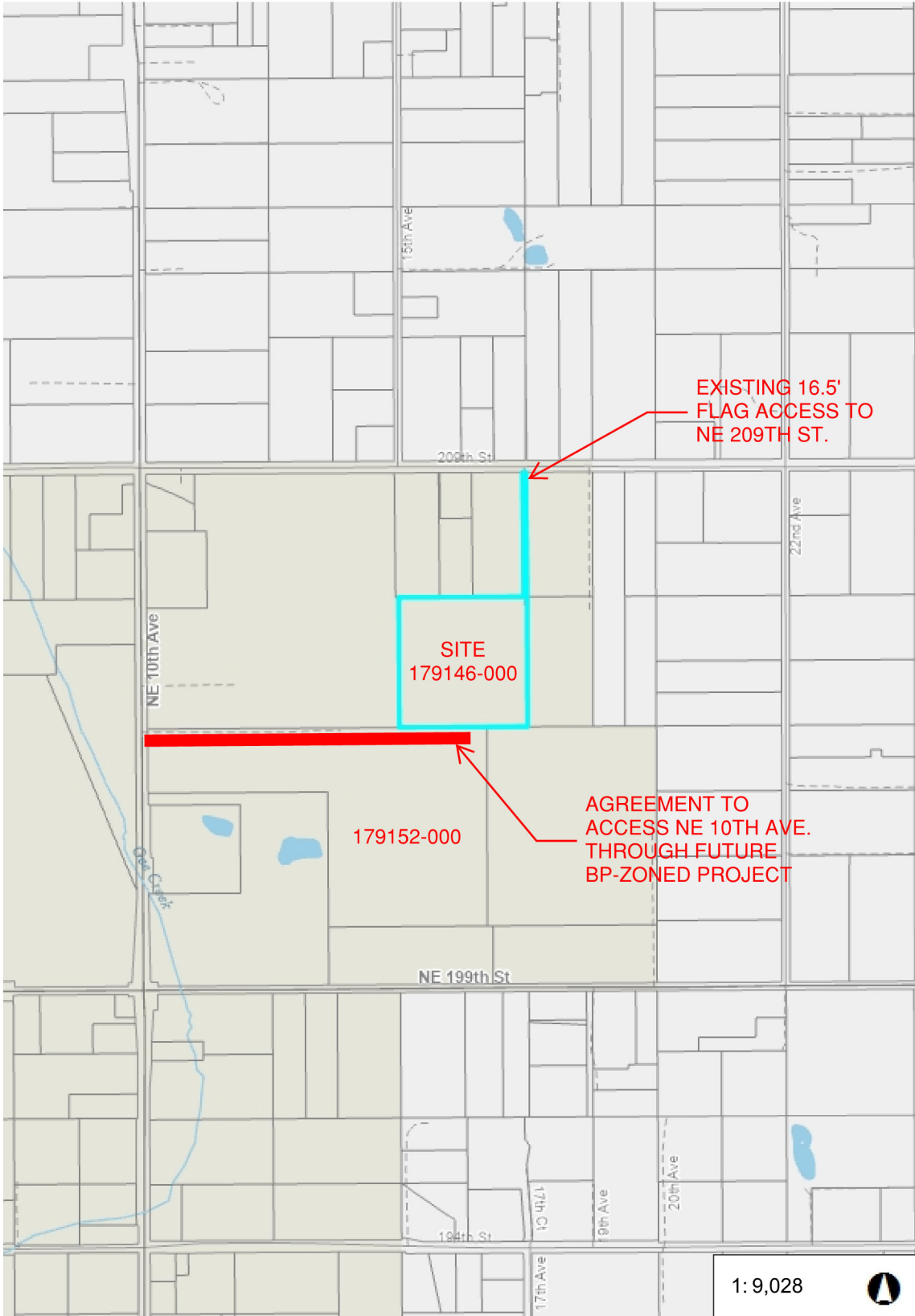


Parcel 179146-000



Legend

Taxlots



Notes:

1: 9,028

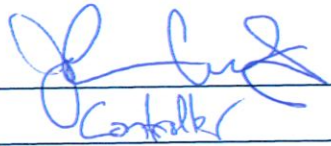


1,504.7 0 752.33 1,504.7 Feet

Letter of Authorization

DJ's Electrical, Inc is the owner of the real property located at 1719 NE 209th Street in Clark County (Assessor Tax Parcel No. 179146-000). We hereby authorize AKS Engineering and Forestry to file any and all required applications, documents, and correspondence with the relevant Washington State, Clark County, and local authorities to request that Clark County change the comprehensive plan designation and zoning designation for the Property.

Authorized Signer:



Title:

Controller

Date:

12/20/2023

AKS ENGINEERING & FORESTRY, LLC

9600 NE 126th Avenue, Suite 2520 | Vancouver, WA 98682

P: 360.882.0419 Ext. 334 | www.aks-eng.com | davew@aks-eng.com

Offices in: Bend, OR | Keizer, OR | The Dalles, OR | Tualatin, OR | Vancouver, WA | White Salmon, WA

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply e-mail and immediately delete the message and any attachments without copying or disclosing the contents. AKS Engineering and Forestry shall not be liable for any changes made to the electronic data transferred. Distribution of electronic data to others is prohibited without the express written consent of AKS Engineering and Forestry.