

**From:** [Sonja Wiser](#)  
**To:** [Sean Rogers](#); [Bart Catching](#); [Jose Alvarez](#); [Cnty 2025 Comp Plan](#)  
**Subject:** RE: Clark County Comp Plan Request 986042747, 11715 NE 117th Ave Vancouver WA 98662  
**Date:** Tuesday, March 5, 2024 7:04:00 AM  
**Attachments:** [Request for a change of Comprehensive Plan Designation and Zoning Designation, acct 986042747.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Dear Sean: Thank you for your comments related to the 2025 Comp Plan/Parcel #986042747. Your comments have been forwarded to staff 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. Please let us know if you have further questions. Thank you.

<https://clark.wa.gov/community-planning/2025-update-public-comment>

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**From:** Sean Rogers <[sean.rogers@workidm.com](mailto:sean.rogers@workidm.com)>  
**Sent:** Monday, March 4, 2024 4:58 PM  
**To:** Cnty 2025 Comp Plan [comp.plan@clark.wa.gov](mailto:comp.plan@clark.wa.gov)  
**Cc:** Bart Catching [Bart.Catching@clark.wa.gov](mailto:Bart.Catching@clark.wa.gov); Jose Alvarez [Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov)  
**Subject:** Clark County Comp Plan Request 986042747, 11715 NE 117th Ave Vancouver WA 98662

**EXTERNAL:** 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 attached request for change in zoning designation at 11715 NE 117th Ave Vancouver WA 98662. The parcel's current zoning use is just not realistic for several reasons, and we very much appreciate your review. I am available to discuss or answer questions any time.

Best,



**Sean Rogers, CCIM**  
VP, Commercial Real Estate  
C: 503.317.7982 O: 360.859.9086  
[sean.rogers@workidm.com](mailto:sean.rogers@workidm.com)  
1101 SE Tech Center Dr, Ste 160  
Vancouver, WA 98683

[www.idmcompanies.com](http://www.idmcompanies.com)



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**Clark County Comprehensive Plan Update  
Request for a change of Comprehensive Plan Designation and Zoning  
Designation**

Property Account: 986042747

Property Owner: Highland Crossings LLC  
1101 SE Tech Center Dr STE 160  
Vancouver WA 98683  
Sean Rogers  
[Sean.Rogers@workidm.com](mailto:Sean.Rogers@workidm.com)  
503-317-7982

***Please change the Comprehensive Plan Designation to Urban High (UH) and Zoning Designation to Residential 30 (R-30) for this property for the following reasons:***

**1) Existing Community Commercial Zoning does not meet current and future needs of Clark County**

Current zoning of Community Commercial provides for the regular shopping and service needs for several adjacent neighborhoods. Community Commercial does not allow for building only housing. There is little market demand for those commercial uses today.

Community Commercial zoning allows self-storage units however current City of Vancouver and Clark County policies discourage more self-storage units.

**2) Lack of access from Hwy 503 makes Commercial development difficult**

The site is located adjacent to State Highway 503. State Highway 503 is a median protected roadway. WSDOT will not allow new access to cross the protected medium. WSDOT discourages any new access from Hwy 503, even a right-in right out type of access. This lack of access from the adjacent HWY 503 makes successful commercial development very difficult.

**3) Updating the Zoning to Residential-30 (R-30) better meets the current and future needs of Clark County**

By changing the zoning to R-30, this site can be developed for housing, which is needed now in Clark County. This site is already served by a C-Tran Bus Line making this a good site for workforce housing and affordable housing. This site is across the street from Prairie High School making it a good site for family housing. This site is next to existing R-30 zoned property with higher density residential development.

**5) Property is already served with transportation access and utilities suitable for housing**

Housing on this site can be accessed through the existing 116<sup>th</sup> Street, which is already serving the existing residential area.

This site is already served by public water and sewer.

**Please change Tax Lot 986042747 to a Comprehensive Plan Designation of Urban High (UH) and a Zoning Designation of Residential-30 (R-30)**

Thank you for the consideration of this request,

A handwritten signature in black ink that reads "Sean Rogers". The signature is written in a cursive, flowing style.

Sean Rogers  
[Sean.Rogers@workidm.com](mailto:Sean.Rogers@workidm.com)  
503-317-7982



Property Fact Sheet for Account 986042747

February 26, 2024

General Information

Table with 2 columns: Field Name, Value. Includes Property Account, Site Address, Legal Desc, Owner, Mail Address, Tax Status, Property Status, Area, and Section-Township-Range.

Assessment

Table with 2 columns: Field Name, Value. Includes Land Value, Building Value, Total Property Value, and Total Taxable Value.

Most Recent Sale

Table with 2 columns: Field Name, Value. Includes Sale Date, Document Type, Sale Number, and Sale Amount.

Administrative

Table with 2 columns: Field Name, Value. Includes Jurisdiction.

Land Use Planning

Table with 2 columns: Field Name, Value. Includes Comprehensive Plan Designation, Comprehensive Plan Overlay(s), Urban Growth Area, Zoning Designation, and Zoning Overlay(s).

Miscellaneous

Table with 2 columns: Field Name, Value. Includes Census Tract, Drainage District, Neighborhood, and Park District.

Public Safety

Table with 2 columns: Field Name, Value. Includes Burning Allowed, EMS Response Area, Fire District, Increased Wildfire Danger Area, and Police Jurisdiction.

Schools

Table with 2 columns: Field Name, Value. Includes School District Name, Elementary School Attendance Area, Middle School Attendance Area, and High School Attendance Area.

Transportation

Table with 2 columns: Field Name, Value. Includes C-TRAN Public Transportation Benefit Area, Traffic Impact Fee (TIF) District, and Transportation Analysis Zone.

Utilities

Table with 2 columns: Field Name, Value. Includes CPU Lighting Utility District, Last Street Sweeping, Sewer District, Waste Collection Provider, and Water District.



Environmental Public Health

Table with 2 columns: Field Name, Value. Includes Public Health Food Inspector District, Public Health Food Plan Review Area, and Public Health WRAP Inspector District.

Wetlands and Soil Types

Table with 2 columns: Field Name, Value. Includes Critical Aquifer Recharge Area, FEMA Map / FIRM Panel, Flood Hazard Area, Shoreline Designation, Soil Types / Class, Water Resource Inventory Area, Watershed, Sub Watershed, Wetland Class, and Wetland Inventory.

Geological Hazards

Table with 2 columns: Field Name, Value. Includes Geological Hazard, Liquefaction, NEHRP Class, and Slope Stability.

Development Moratorium

Table with 2 columns: Field Name, Value. Includes Development Moratorium.

Cultural Resources

Table with 2 columns: Field Name, Value. Includes Archaeological Probability, Archaeological Site Buffer, and Historic Site.

Habitat and Species Resources

Table with 2 columns: Field Name, Value. Includes Habitat and Species Impacts.

Disclaimer: Clark County does not warrant the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information.