

**From:** [Sonja Wiser](#)  
**To:** [Mark Hough](#); [Bart Catching](#); [Jose Alvarez](#); [Cnty 2025 Comp Plan](#)  
**Subject:** RE: Clark County Comprehensive Plan Update – Request for Property Zone Changes for MJTRH Properties LLC Property Account: 200147000  
**Date:** Monday, March 18, 2024 7:24:23 AM  
**Attachments:** [MJTRH Properties Property Account 200147000 LLC Clark County Comprehensive Plan Update – Request for Property Zone Changes.pdf](#)

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Dear Mark: Thank you for your comments related to the 2025 Comp Plan/Parcel #200147000. 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:** Mark Hough <markhough247@gmail.com>  
**Sent:** Friday, March 15, 2024 11:02 AM  
**To:** 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); Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>  
**Subject:** Clark County Comprehensive Plan Update – Request for Property Zone Changes for MJTRH Properties LLC Property Account: 200147000

**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.

Hi - Please see the attached pdf document requesting to be added to the list for Clark County Comprehensive Plan Update – Request for Property Zone Changes for MJTRH Properties LLC Property Account: 200147000.

Please confirm receipt of this email and let me know if you have any questions or need additional information.

Thank you,  
Mark Hough  
360.823.7108

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

Property Account: 200147000

Property Owner: MJTRH Properties LLC  
18917 NE 178<sup>th</sup> St  
Vancouver WA 98606  
Mark Hough  
360-823-7108  
markhough247@gmail.com

***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 residential development with apartment 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 200147000 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,

Mark Hough  
360-823-7108  
Markhough247@gmail.com

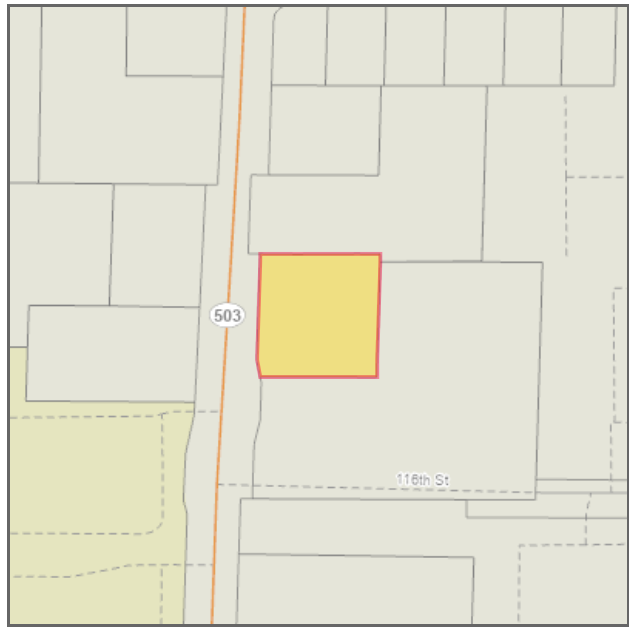


Property Fact Sheet for Account 200147000

February 26, 2024

General Information

Table with 2 columns: Field Name, Value. Fields include Property Account, Site Address, Legal Desc, Owner, Mail Address, Tax Status, Property Status, Area (approx.), Section-Township-Range.



Assessment (2023 Values for 2024 Taxes)

Table with 2 columns: Field Name, Value. Fields include Land Value, Building Value, Total Property Value, Total Taxable Value.

Most Recent Sale

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

Administrative

Table with 2 columns: Field Name, Value. Field: Jurisdiction, Value: Clark County.

Land Use Planning

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

Miscellaneous

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

Public Safety

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

Schools

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

Transportation

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

Utilities

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

Environmental Public Health

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

Wetlands and Soil Types

Table with 2 columns: Field Name, Value. Fields include 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, Wetland Inventory.

Geological Hazards

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

Development Moratorium

Table with 2 columns: Field Name, Value. Field: none.

Cultural Resources

Table with 2 columns: Field Name, Value. Fields include Archaeological Probability, Archaeological Site Buffer, Historic Site.

Habitat and Species Resources

Table with 2 columns: Field Name, Value. Field: Habitat and Species Impacts, Value: No Mapping Indicators.