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MEMORANDUM

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To: Clark County Commissioners

From: Hann Lee, H. Lee & Associates, PLLC

Date: October 1, 2026

Subject: Hearing Testimony on Behalf of Doug Kolberg's Property Memo



10/1/26

INTRODUCTION

H. Lee & Associates, PLLC (HL) represents Mr. Doug Kolberg regarding this testimony. Mr. Kolberg owns tax lot 200200000, an approximately 3.45-acre parcel located at the NE 117th Avenue (SR 503)/NE 116th Street intersection. The subject property is currently split zoned, with R-30 zoning on the eastern portion and Community Commercial (CC) zoning on the western portion. As part of the 2025-2045 Comprehensive Plan Update, Item 20 proposes to amend tax lots 200200000, 200147000, and 986042747 from CC to Urban Medium (UM) with R-36 zoning. The Planning Commission has recommended denial of Item 20, which would retain the existing CC designation on the affected portions of these properties.

The site is bounded to the north by a single-family residence (zoned CC), a vacant parcel (zoned CC), and an existing apartment complex. An existing apartment complex also lies immediately east and south of the project site.

Tax lot 200200000 takes access from NE 116th Street, which currently provides access only to the east. WSDOT has indicated that a connection from NE 116th Street west to SR 503 (NE 117th Avenue) will not be allowed.

This testimony supports approval of Item 20 and the proposed R-36 zoning for all three parcels: tax lots 200200000, 200147000, and 986042747. In our opinion, a consistent residential designation is more compatible with the surrounding residential neighborhood and the likely access pattern for these properties. Because direct access to SR 503 is constrained, future development of the three parcels is likely to rely substantially on NE 116th Street and the local street system to the east. Retaining CC zoning could therefore introduce commercial traffic into a roadway system that primarily serves residential uses.

SUPPORT FOR R-36 ZONING

Mr. Kolberg's property, tax lot 200200000, can access NE 116th Street to the east. WSDOT has indicated that a connection from NE 116th Street west to SR 503 (NE 117th Avenue) will not be

allowed. This position is documented in WSDOT's May 17, 2023 letter included with Comment #3 submitted by Walter Valenta.

The two adjacent parcels, tax lots 200147000 and 986042747, are located even closer to the signalized SR 503 (NE 117th Avenue)/NE 119th Street intersection. Based on their proximity to the intersection, direct access to SR 503 may also be constrained. Driveways near signalized arterial intersections can introduce turning conflicts and interfere with intersection operations. Accordingly, the practical access configuration for future development of these parcels should be considered when determining whether commercial or residential zoning is the more compatible long-term designation.

The land uses east of the subject properties are predominantly residential, including existing multifamily development. If future access for these parcels is directed to NE 116th Street and the local street network to the east, residential development would be more consistent with the character and function of that street system. By contrast, commercial development could introduce customer, service, delivery, and potentially truck traffic onto streets that primarily serve residential uses.

Clark County's cross-circulation and access requirements, together with WSDOT's limitations on access to SR 503, make the ultimate access configuration an important land-use consideration. If the three parcels are developed under CC zoning without direct access to SR 503, commercial traffic could be routed through NE 116th Street and the surrounding residential street network. Rezoning all three parcels to R-36 would establish a consistent residential designation, reduce the potential for land-use and transportation conflicts, and better align future development with the existing residential uses to the east. For these reasons, we respectfully request that the County Council approve Item 20 and rezone the affected portions of tax lots 200200000, 200147000, and 986042747 to R-36.