City of Battle Ground

Community Development Department
109 SW 1st Street, Suite 127, Battle Ground, WA 98604
(360) 342-5047

STAFF REPORT AND RECOMMENDATION to the HEARING EXAMINER

Project Name: East Parkway Zone Change (ZC:02-16)

Report Date: March 15, 2017

Hearing Date: March 22, 2017

Proposal: This request involves three properties requesting to change the zone district from Residential-3 (R3), 3 units per acre to Residential-7 (R7), 7 units per acre.

Location: On the east side of N Parkway, south of NE 244th Street, and North of NE 238th Street. See Figure 2 in the report.

Owners: Judith Huff, 19826 NE 154th Street, Brush Prairie, WA 98606
24303 NE 132nd Ave (226704-000) – 10 acres

Steven & Kay Burnett, 19414 NE 89th Ave., Battle Ground, WA 98604
24101 NE 132nd Ave (226706-000) – 10 acres

Norma Jean Kennedy, PO Box 1742, Battle Ground, WA 98604
23919 NE 132nd Ave (226707-000) – 3 acres

Applicant: Earl Jackson
Jackson, Jackson & Kurtz, Inc.
PO Box 340
Battle Ground, WA 98604

Staff: Sam Crummett, Planning Supervisor

Staff Recommendation: Denial

for **Sam Crummett**
Planning Supervisor

3/15/17
Date

EXHIBIT
A

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I. BACKGROUND

General Site Information

Zoning District:	R3
Comp Plan:	UM (Urban Low Density)
Parcel Size:	Approximately 23 acres
Critical Areas:	No critical areas have been identified on the properties

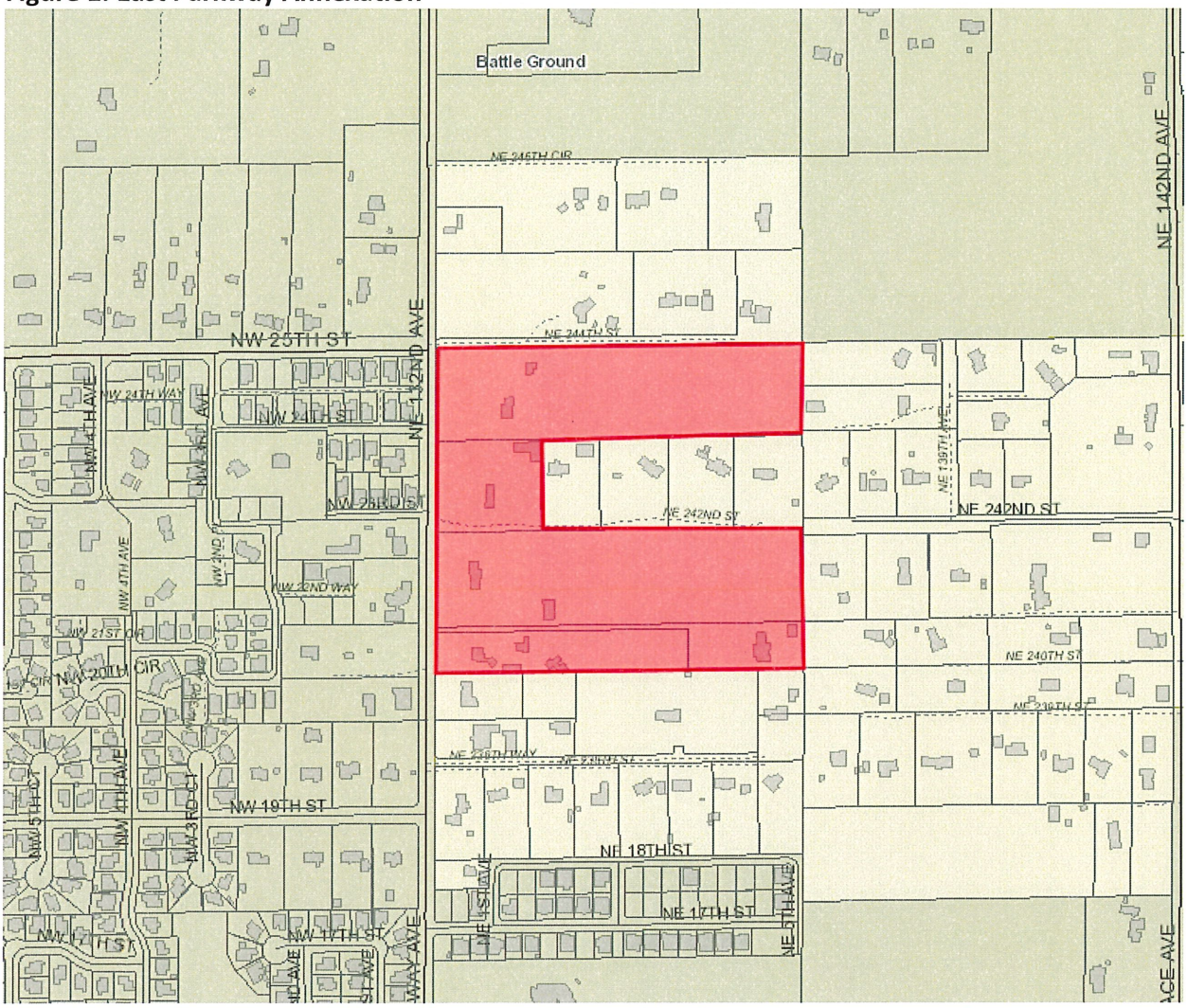
Key Dates

Date Application Submitted:	October 14, 2016
Application Technically Complete:	February 14, 2017
Notice of Application:	March 1, 2017
Site Posted:	March 1, 2017
Reflector Publication:	March 1, 2017
Hearings Examiner Public Hearing	March 22, 2017
City Council Public Hearing	TBD

Maps

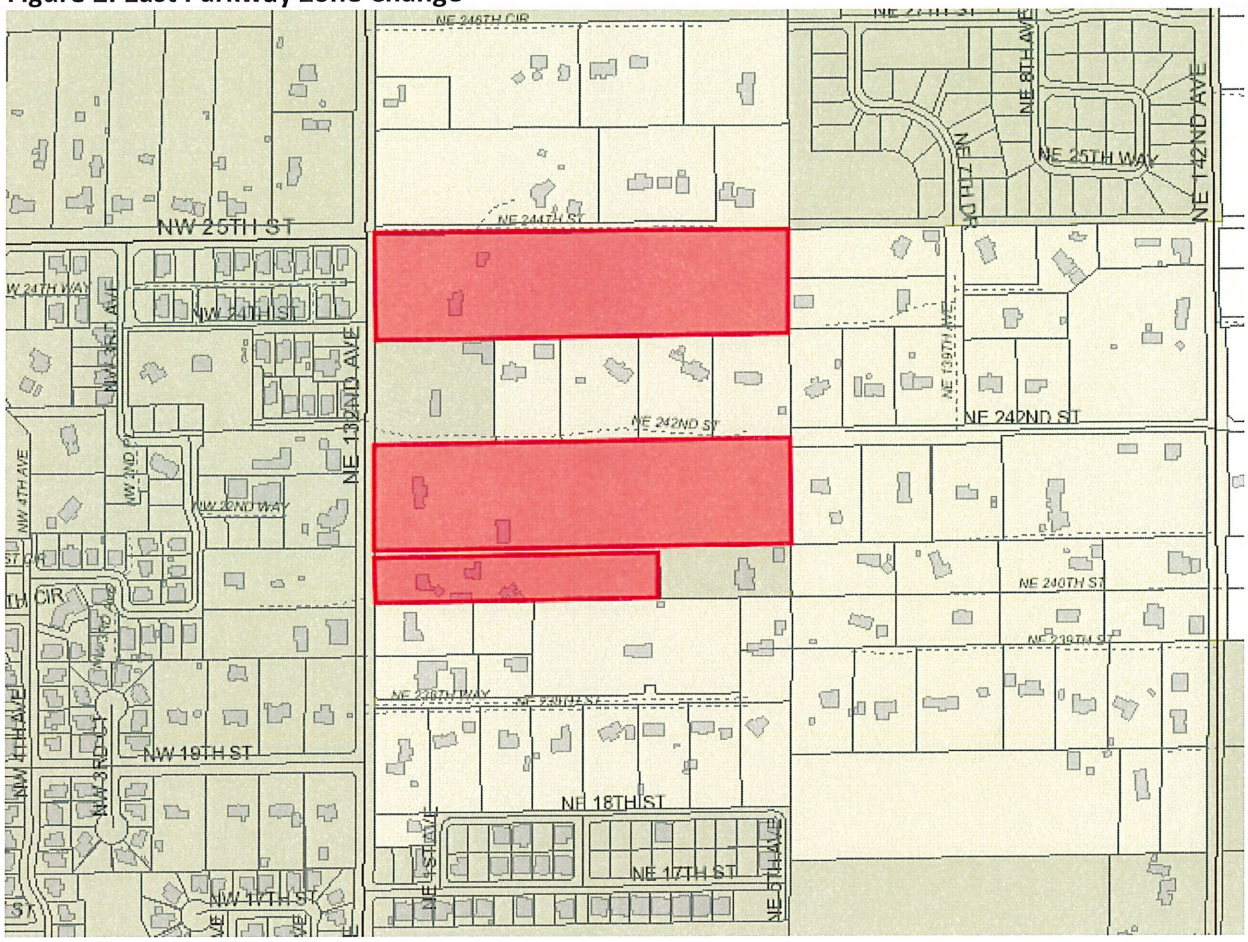
The involved properties in this request were recently annexed into the City on March 9, 2017 as part of the East Parkway Annexation. A total of five properties were involved in the Annexation as illustrated in Figure 1.

Figure 1. East Parkway Annexation



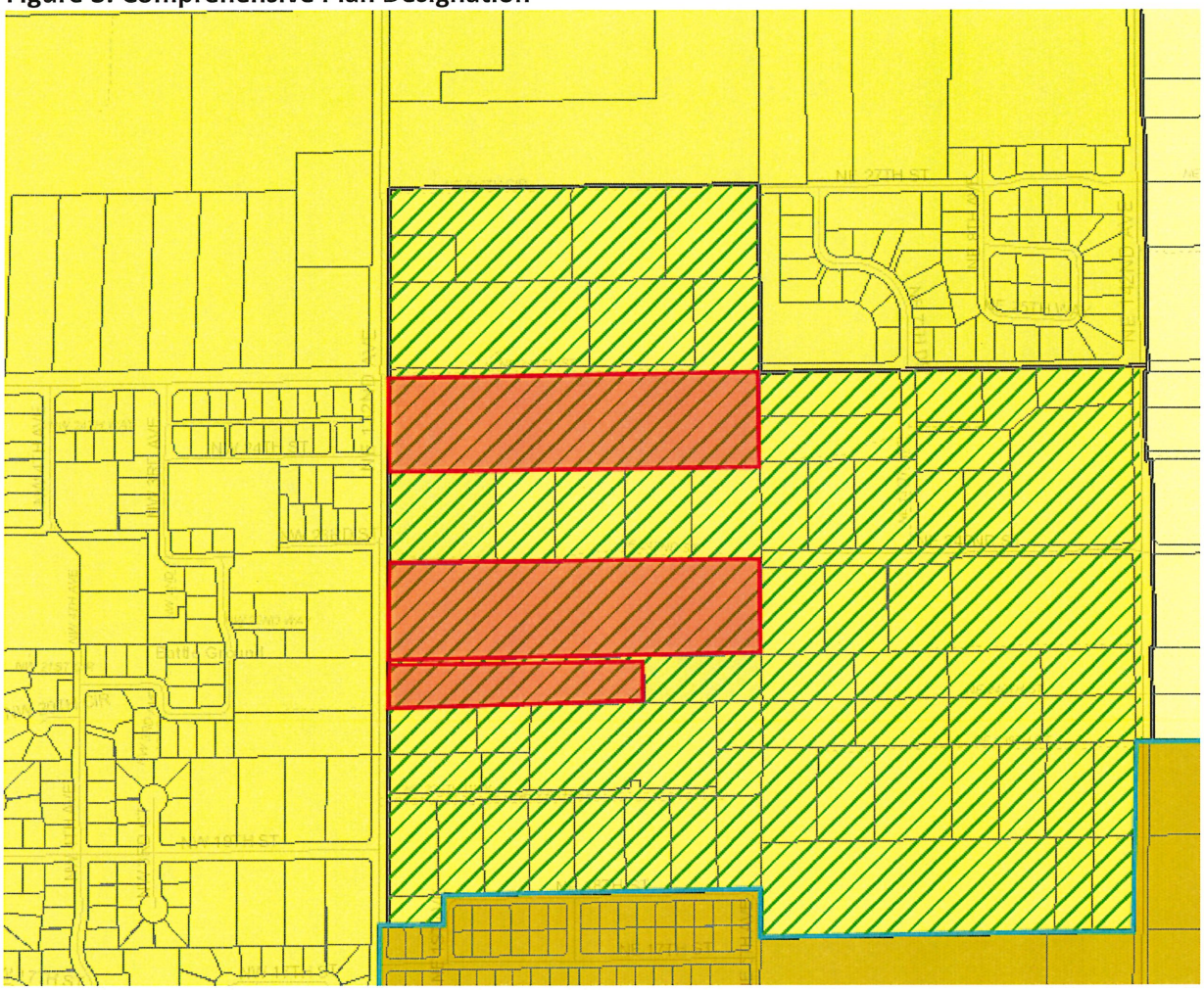
This zone change request involves only three out of the five properties brought in by the annexation. These three properties are shown below in Figure 2.

Figure 2. East Parkway Zone Change



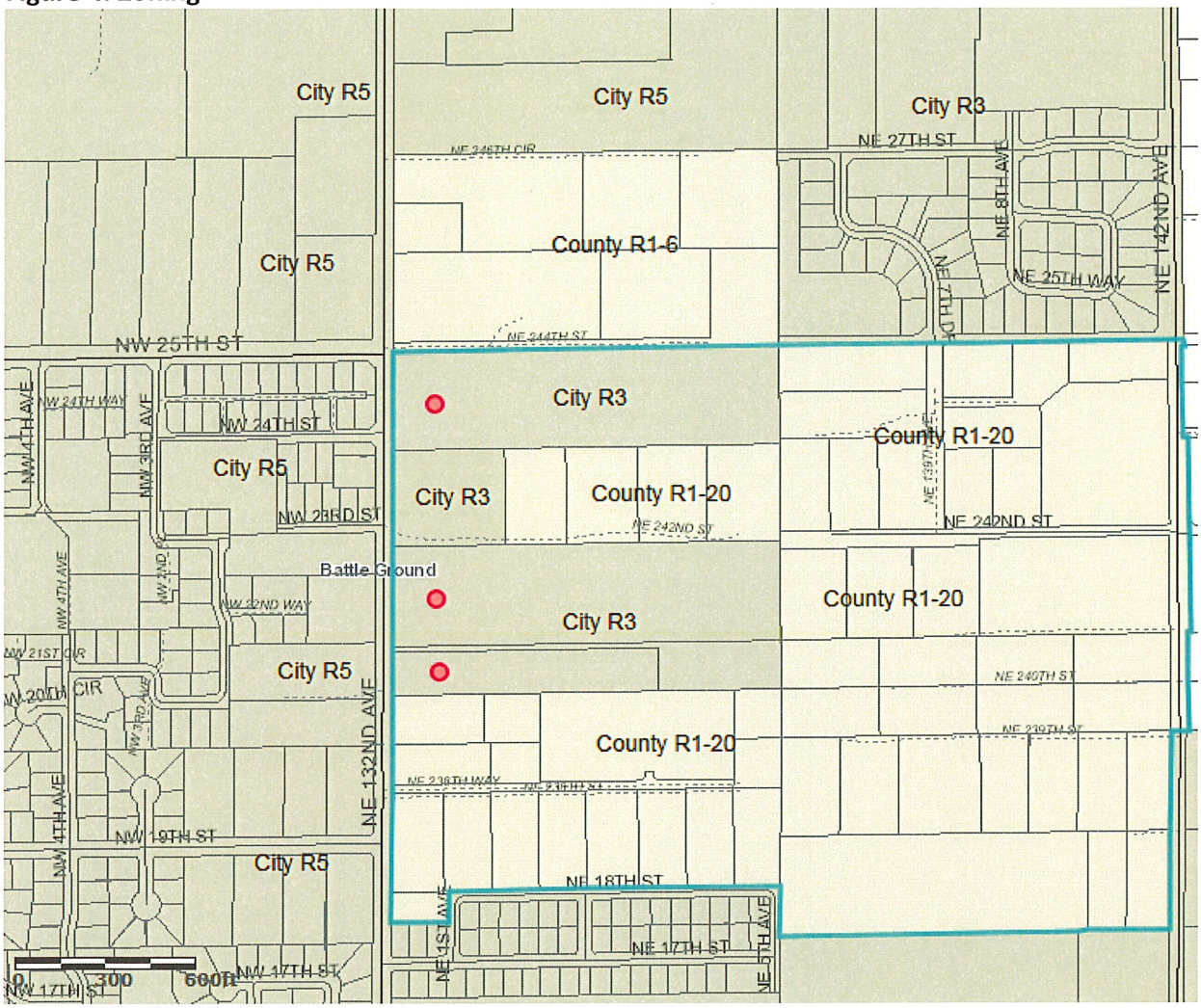
The City's Comprehensive Plan calls out Low Density Residential (Urban Low) for the involved properties, and the surrounding area, illustrated in yellow, as shown in Figure 3.

Figure 3. Comprehensive Plan Designation



The subject properties, when annexed where assigned R3, or 3 units per acre per the adopted City zoning map that is applied at the time of annexation. The assigned zoning would be R5 directly to the north (currently County R1-6), and R3 to the east and south (currently County R1-20). The City zoning to the west, across N Parkway, is R5, or 5 units per acre (see Figure 4).

Figure 4. Zoning



II. APPLICABLE REGULATIONS/ANALYSIS

1.	Title 17 ZONING
17.146 Amendments to Text and Districts	
17.146.030.2 Procedures	**Compliance:** Yes
Finding: This request for a rezone, from R3 to R7 to be heard by the City Hearing Examiner. Since an ordinance will be required to change the zoning map, the City Council will be the final decision maker. The Hearing Examiner will make a recommendation to the City Council.	
17.146.040.D Criteria	**Compliance:** No

1. The proposed amendment shall be consistent with the comprehensive plan goals, policies and objectives.

Finding: The applicable Livability goals are as follows:

Livability Goal 3:
An integrated mix of housing types and densities.

Objectives
LO3.1 Encourage a wide range of living choices in all neighborhoods while respecting existing housing.
LO3.2 Promote residential design and location that provides transitions between housing types.
LO3.3 Encourage master planning of new residential neighborhoods.

Finding: The applicable Housing goals are as follows:

Housing Goal 1:
The City will encourage a range of housing types and prices to meet the needs of all citizens of Battle Ground.

Objectives
HO1.1 The City will provide the opportunity to develop an adequate supply of housing to meet the needs and preferences of Battle Ground's households now and in the future.
HO1.2 The City will support the creation of a variety of housing types that are attractive and affordable to potential homebuyers at all income levels.
HO1.3 The City will work to balance density goals and housing type targets with other City goals and objectives.
HO1.4 The City will encourage housing that supports sustainable development patterns, resource efficient design and construction, and the use of renewable energy resources (EO1.1).
HO1.5 The City will work to ensure neighborhood stability through a variety of homeownership and rental housing options and the preservation of existing housing (LUO6.1).
HO1.6 The City will treat residential structures occupied by persons with handicaps the same as similar residential structures occupied by a family or other unrelated individuals.
HO1.7 The City will treat residential structures occupied by group care for children that meets the definition of "familial status" the same as similar residential structures occupied by a family or other unrelated individuals.

Finding: The applicable Land Use Goals are as follows:

Land Use Goal 5:
The City will identify the appropriate quantity and location of residential development.

Objectives
LUO5.1 The City will work to insure that new residential development occurs using neighborhoods as the building blocks for new development.
LUO5.2 The City will work to insure that all neighborhoods within the city work together, and provide the appropriate types and densities of housing in the appropriate locations.
LUO5.3 The City will encourage infill and increased density to occur in and around commercial zones.

Land Use Goal 6:
The City will protect the stability of existing neighborhoods.

Objectives
LUO6.1 The City will work to plan new land uses in a manner that protects existing neighborhoods.

While there are many Comprehensive Plan Goals that this request would be consistent with, such as providing for a variety of housing types, on balance this application is inconsistent with the Plan. Specifically, the request fails to account for the "Livability Goal 3" in the Plan, which requires thoughtful transitions between housing types and densities and to respect the existing housing in place. This request would allow for "spot zone" that would create a checkerboard pattern of different residential densities.

The application also fails Land Use Goals 5 and 6. These goals focus on the appropriate location for residential density to assure that zoning districts would be applied in a manner that protects existing neighborhoods. Designating an R7 district in an area characterized by larger lots is inconsistent with the surrounding lower density neighborhood.

Capital Facilities - Sewer

RCW 36.70A.070 requires the City to forecast of the future needs for such capital facilities. The City's General Sewer Plan (GSP) modeled these properties as R3, which equates to approximately 3 Equivalent Residential Units (ERUs) per acre. If the property is rezoned to R7, then the Applicant will need to pay for a GSP Addendum to address whether there are any additional improvements that need to be made because of the increased flows from this rezone. The analysis and addendum should be completed prior to the zone change being implemented, assuming the rezone is approved by City Council.

Conclusion: The application, on balance, is inconsistent with the comprehensive plan goals, policies and objectives. The application fails to meet these criteria.

2. The amendment shall meet any locational criteria for the proposed district as set forth in the zoning text.

Finding: The locational criteria for the zone district are specified as follows in the zoning text:

17.106.010 Purpose.

It is the city's intent that residential neighborhoods be developed and preserved against intrusions by incongruous land uses.

These districts are intended to: recognize, maintain and protect established residential areas; establish densities where a full range of community services and facilities are present or will be present at the time of development; and provide for additional related uses such as schools, parks, churches and other uses necessary to serve the immediate residential areas.

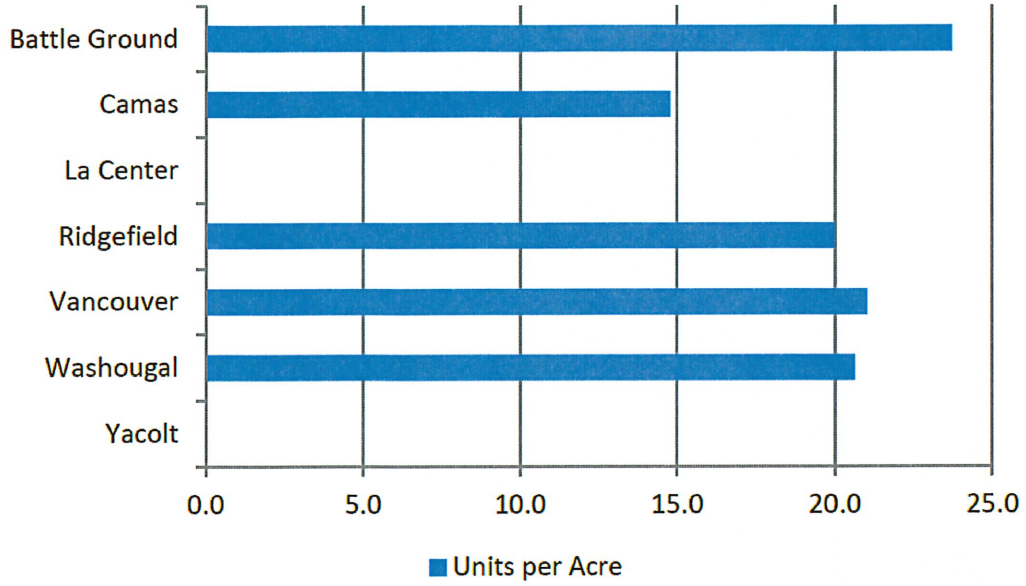
A. *The R3, R5 and R7 districts are intended to establish and recognize existing neighborhoods that are predominantly occupied by detached residential structures. These districts allow between three and seven units per acre. New development will be predominantly detached residential with flexibility to provide attached units and allow for a variety of lot sizes. The application of the districts to individual areas will be based on existing development patterns, access to goods and services and environmental constraints.*

Staff finds that the application of the R7 district in this area is inconsistent with the above referenced locational criteria. The R7 district offers the possibility of higher densities, including attached units and multifamily, in an area where the development pattern does not call for this. The locational criteria indicate that it is more appropriate to designate the R7 district near areas with similar densities and with better access to nearby goods and services.

The applicant makes the argument that the R7 district authorizes multi-family development through a conditional use permit, and the City needs more multi-family development, therefore the property should be designated for higher density.

Staff agrees that the Plan encourages a variety of housing types, including multi-family housing. Staff also agrees that the City has a target of assuring at least 25% of its housing is multi-family and it currently contains 19%. Battle Ground is well on its way to achieving these goals based on recent trends. Multi-family is increasing more rapidly than in the past, due largely for the need for more affordable housing (see Figure 5 below). Based on current trends, there is no need to further designate more land for multi-family. Multi-family development is best suited for existing walkable neighborhoods, among higher densities neighborhoods, near goods and services, that are less auto dependent. The existing development pattern is not characterized by any of these.

Figure 5. New Multi-Family Development Density by City, 2006-2014



Source: City of Battle Ground Comprehensive Plan 2015-2035

Conclusion: The application does not meet this criterion.

3. The amendment shall be consistent with the population projections provided by the Office of Financial Management as allocated by Clark County.

Finding: As noted in the City's Plan, *"RCW 36.70A.215 requires that "suitable land to accommodate the countywide population projection established for the county pursuant to RCW 43.62.035 and the subsequent population allocations within the county and between the county and its cities and the requirements of RCW 36.70A.110." As noted, Battle Ground must plan for approximately 6,708 additional dwelling units, which translate into a need of 1,118 acres, according to the Clark County Vacant Buildable lands report. The City's existing vacant residential lots, opportunity for infill development, and the land with the existing Urban Growth Boundary can accommodate this demand" (Section 4-3).*

Conclusion: The application complies with this criterion.

4. The proposed zoning district is allowed by the plan to zone matrix adopted by the City Council.

Finding: The proposed zone district of R7 is consistent with the plan to zone matrix as noted below. The Urban Low Density Comprehensive Plan designation is intended for either R3, R5, R7, or Neighborhood Center.

Table 3-1: Comprehensive Plan Designations

	Designation		Zoning	General Intent
RESIDENTIAL	Urban Low Density	UL	R3, R5, R7, Neighborhood Center	Residential ranging from 1.5 to 10 units per acre (manufactured housing allowed on single family lots)
	Urban Medium Density	UM	R7, R10, R12, Neighborhood Center	Residential ranging from 5 to 12 units per acre (manufactured housing allowed on single family lots)
	Urban High Density	UH	R12, R16, R20, Neighborhood Center	Residential ranging from 10 to 22 units per acre

Conclusion: The application complies with this criterion.

III. PUBLIC/AGENCY COMMENTS

1. **Email correspondence from Thomas Whittingham** dated February 28, 2017. Mr. Whittingham is opposed to the rezone request.

2. **A Letter submitted by Brad Hazen** dated March 6, 2017. Mr. Hazen's property is located at 24005 NE 132nd Ave (Account #226707005). Although initially opposed to the annexation, now that his property is within the City, he is requesting his property to be included in the R7 rezone request to make his property more feasible for development. Mr. Hazen also makes reference to the annexation guidelines.

Staff Response: Staff's overarching recommendation is to maintain the R3 zoning, and deny the rezone request. If the Hearing Examiner or City Council recommend/decide to upzone this area for either R5 or R7, staff recommends applying it to the all of the lots in the East Parkway Annexation (Figure 1), which includes Mr. Hazen's parcel, to maintain consistency in this area.

Staff notes that the referenced annexation guidelines in the letter are not binding criteria and do not obligated the Hearing Examiner or City Council to rezone the property to R7. As referenced in the plan to zone matrix, it is this are may be zoned R3, R5, R7, or Neighborhood Center.

3. **Letter from James Kimball, Kimball Custom Homes** dated March 5, 2017. In this letter Mr. Kimball states that if the zoning were to remain at R3 it would be cost prohibitive to build their goal of affordable housing on the Kennedy's property.

Staff Response: Staff is obligated to look at development patterns holistically at the neighborhood level. Affordable housing is encouraged in the Plan, but staff still maintains the long range vision for this area is low-density residential.

4. **Email from Sharon Whittingham** dated March 12, 2107. Ms. Whittingham is opposed to the zone change request.

5. **Email from Thomas Whittingham** dated March 13, 2017. Mr. Whittingham reiterates his opposition of the zone change request.

6. **Email from Eric Johnson** dated March 13, 2017. Mr. Johnson is opposed to the zone change request.

7. **Letter from Shaun and Connie Curtain** dated March 14, 2017. The Curtains are opposed to the zone change due to safety, increased traffic and financial reasons.

8. **Zone Change Petition** received March 15, 2017. Neighboring residents have signed a petition opposing the zone change.

9. **Email from Kelly Johnson** dated March 14, 2017. Ms. Johnson is opposed to the zone change request.

10. **Letter from Tom and Helen Maffeo** dated March 15, 2017. Mr. and Ms. Maffeo are opposed to the zone change request.

11. **Email from Julie Harroun & Jerry Stephenson** dated March 15, 2017. Ms. Harroun and Mr. Stepheson are opposed to the zone change request.

12. **Email from Pete Roberts** dated March 15, 2017. Mr. Roberts is in support of the zone change request.

IV. RECOMMENDATION

Staff recommends that Hearing Examiner provide a recommendation of **denial** to the City Council. The application fails to satisfy the above referenced criteria for this decision. If the Hearing Examiner/Council decide in favor of this request, staff recommends all of the properties in the East Parkway Annexation (Figure 1) be upzoned to either R5 or R7.

CONDITIONS OF APPROVAL

If upzoned to either R5 or R7, a condition should be added that the applicant shall pay for a General Sewer Plan Addendum to address whether there are any additional improvements that need to be made because of the increased flows from this rezone. The analysis and addendum should be completed prior to the zone change being implemented.

V. EXHIBITS

EXHIBIT #	DESCRIPTION
A	Staff Report and Recommendation for East Parkway Zone Change dated March 15, 2017
1	Zone Change Application with Signatures
2	Applicant's Narrative

3	Notice of Application dated March 1, 2017
4	Email from Thomas Whittingham dated Feb. 28, 2017
5	Letter from Brad Hazen dated March 6, 2017
6	Letter from James Kimball dated March 5, 2017
7	Email from Sharon Whittingham dated March 12, 2017
8	Email from Thomas Whittingham dated March 13, 2017
9	Email from Eric Johnson dated March 13, 2017
10	Letter from Shaun and Connie Curtain dated March 14, 2017
11	Zone Change Petition received March 15, 2017
12	Email from Kelly Johnson dated March 14, 2017
13	Letter from Tom and Helen Maffeo dated March 15, 2017
14	Email from Julie Harroun & Jerry Stephenson dated March 15, 2017
15	Email from Pete Roberts dated March 15, 2017

Preliminary Land Use Application

City of Battle Ground
Community Development Planning Division
109 SW 1st Street, Suite 127
Battle Ground, WA 98604
Phone: (360) 342-5047 | Fax: (360) 342-5049
www.cityofbg.org

Department Use Only	
Date Received: 10-14-16	Receipt #:
Project File #: ZC:02-16	Fee:

APPLICATION TYPE

When multiple land use actions of different types are required for a development, all shall be processed concurrently at the highest review type.

Type I	Type II	Type III
☐ Administrative Variance	☐ Binding Site Plan	☐ Appeal
☐ Boundary Line Adjustment	☐ Critical Areas Review – *Area Types:*	☐ Conditional Use
☐ Code/Planning Interpretation	☐ Fish & Wildlife ☐ Frequently Flooded	☐ Comp. Plan/Code Amend.
☐ Legal Lot Determination	☐ Geological Hazard ☐ Wetlands	☐ Plat Alteration
☐ Post Decision Review	☐ Post Decision Review	☐ Post Decision Review
☐ Road Modification	☐ SEPA	☐ Shoreline Substantial Review (with project)
☐ Shoreline Exemption Statement	☐ Short Plat (9 or fewer lots)	☐ Subdivision (10 or more lots)
☐ Site Plan	☐ Site Plan	☐ Variance
☐ Temporary Use	☐ Shoreline Substantial Review	☑ Zone Change

PROJECT INFORMATION

Project/Plat name: *Rezone three Parkway East properties proposed for annexation*

Zoning District: *R-3*

Number of Lots *(if applicable)*: *3*

PROJECT SITE LOCATION

Project address or Tax ID: *226704000, 226706000, 226707000*

PROPERTY OWNER		APPLICANT/CONTACT	
Name: *See attached Addendum*		Company Name: *Jackson Jackson & Kurtz*	Contact Name: *Earl W. Jackson*
Address:		Address: *PO Box 340*	
City, State, Zip:		City, State, Zip: *Battle Ground, WA 98604*	
Phone:	Email:	Phone: *(360) 687-7106*	Email: *ejackson@jjk-law.com*

REQUIRED SIGNATURES

I certify, under penalty of perjury, under the laws of the State of Washington, that the foregoing is true and correct. (RCW 9A.72.085). I/we agree that City of Battle Ground staff may enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.

Owner's Signature: E W Jackson	**Date:** 10/12/16
Applicant's Signature:	**Date:**

EXHIBIT #1

Addendum to Rezoning Application

The undersigned property owners sign below to signify their consent to the application for rezone of their property to R-7 by applicant Earl W. Jackson, Jackson Jackson & Kurtz, Inc. PS. by the City of Battle Ground.

Parcel No.	Name	Property Address	Acreage
226704000	**Judith Huff** 19826 NE 154th Street Brush Prairie, WA 98606 Tel: 360-892-2012 Email: hufflr@aol.com	24303 NE 132nd Avenue	10 Acres

Signature: Judith Huff Date: 10-12-16

226706000	**Steven and Kay Burnett** 19414 NE 89th Avenue Battle Ground, WA 98604 Tel: 360-903-8276 Email: sdbmoose@gmail.com	24101 NE 132nd Avenue	10 Acres

Signature: Steven Burnett Date: 10-12-16

Signature: Kay Burnett Date: 10-12-16

226707000	**Norma Jean Kennedy** PO Box 1742 Battle Ground, WA 98604 Tel: (360) 448-0425 email: normajbk@tds.net	23919 NE 132nd Avenue	3 Acres

Signature: Norma Jean Kennedy Date: 10/12/2016

ZC.02-16

JACKSON, JACKSON & KURTZ, INC., P.S.
704 EAST MAIN STREET - SUITE 102
PO BOX 340
BATTLE GROUND, WASHINGTON 98604
(360) 687-7106

Attorney at Law
Earl W. Jackson

Ejackson@jjk-law.com

Earl W. Jackson, Sr.
(1910-1985)

Facsimile Telephone
(360) 687-3121

RECEIVED
OCT 14 2016
CITY OF BATTLE GROUND
BUILDING DIVISION

October 12, 2016

City of Battle Ground
Community Development Planning Division
Battle Ground, WA 98604

Re: Narrative for East Parkway Rezone Application

Dear Sir/Madam,

Applicant is requesting the rezone of three urban growth parcels from R3 to R7, which parcels are part of the proposed East Parkway annexation to the City of Battle Ground. The three rezone parcels constitute 23 acres of the total 34.5 acres seven parcels proposed to be annexed (marked in red on the enclosed map). All of the rezone parcels currently have a single family residence and associated outbuildings located on them.

The Battle Ground Comprehensive Plan for the annexed area designates the proposed annexation area to be Urban Low Density residential, and pursuant to table 3-1 of the Comprehensive Plan R7 zoning is allowed and part of Urban Low Density. Thus no change to the Comprehensive Plan is needed to make zone change.

The rezone being requested from R3 to R7 for the three parcels meets the following criteria required by the Battle Ground Municipal Code (BGMC) 17.46.040(D) for amendments to the zoning map:

1. *The proposed amendment shall be consistent with the comprehensive plan goals, policies and objectives.*

The rezone is in accordance with the comprehensive plan Urban Low Density designation and thus meets the plan's goals, policies and objectives.

2. *The amendment shall meet any locational criteria for the proposed district as set forth in the zoning text.*

BGMC Section 17.106.010 states in pertinent part:

" A. The R3, R5 and R7 districts are intended to establish and recognize existing neighborhoods that are predominantly occupied by detached residential structures. These districts allow between three and seven units per acre. New development will be predominantly detached residential with flexibility to provide attached units and allow for a variety of lot sizes. The application of the districts to

EXHIBIT
2

> individual areas will be based on existing development patterns, access to goods and services and environmental constraints."

The code clearly allows R3, R5, and R7 to be located in the same residential area, and states that they all three zones are appropriate to areas with predominantly detached residential with flexibility to provide attached units. This precisely describes the proposed rezone lots.

R7 allows more flexibility to allow multi-family housing than the R5 or R3 zones, as apartments are allowed only in that zone as a conditional use. Battle Ground is required to provide that multifamily housing to meet its housing goal of 75% single family and 25% multi-family per the report of Erin Erdman, Community Development Director, dated August 1, 2016. Right now Battle Ground has 81% single family and 19% multi-family according to the report. The Erdman report notes the City may want to encourage multi-family development and states:

> "While the City does not control the market, it can influence the market through zoning controls (e.g., location, size, and density) and incentives. For example, if the City wanted to encourage multi-family development it could relax some zoning controls and provide zoning incentives. The location of multi-family development could be managed through a planning effort that results in changing the comprehensive plan and zoning map."

Here only the zoning map needs to be changed, not the comprehensive plan.

Intermixing the R7 zoning in the larger lots with the otherwise existing R3 and R5 in the annexed area provides for a transition from the current city limits R7 zoning to the south to the less dense zoning to the north. The property inside the City limits south of the annexed area and east of Parkway is zoned R7. The property east of Parkway and north of 25th Street, which is partially in the City and partially in the Urban Growth area is zoned R5 and R3. The property west of Parkway is zoned R5.

Allowing more residential density will also allow the City to more easily improve and develop city streets abutting the rezone properties at the time the properties are developed.

3. The amendment shall be consistent with the population projections provided by the Office of Financial Management as allocated by Clark County.

The City and County have already designated and recognized the petitioners' annexation area as part of the area needed for population growth, as part of the City's Urban Growth Boundary. The 2016 Comprehensive plan update housing element states:

> "Battle Ground's population is expected to add 17,572 new citizens by 2035 with a total population of 38,443. This will require the construction of approximately 6,708 additional dwelling units. ...

> As noted, Battle Ground must plan for approximately 5,169 additional dwelling units, which translates into a need of 1,231 acres, according to the Clark County Vacant Buildable lands report. The City's existing vacant residential lots, opportunity for infill development, *and the land within the existing Urban Growth Boundary* can accommodate this demand." (my italics)

4. *The proposed zoning district is allowed by the plan zone matrix adopted by the city council.*

As stated above R7 is an allowed zone in the Urban Low Density Comprehensive plan zone matrix.

Sincerely,

Earl W. Jackson
Attorney at Law

Enclosure

City of Battle Ground

Community Development Department
109 SW 1st Street, Suite 127, Battle Ground, WA 98604
(360) 342.5047 | Fax (360) 342-5049

March 1, 2017

Notice of Application/Public Hearing

East Parkway Zone Change
(ZC: 02-16)

Date Application Submitted:	**October 14, 2016**
Application Technically Complete:	**February 14, 2017**
Notice of Application:	**March 1, 2017**
Site Posted:	**March 1, 2017**
Reflector Publication:	**March 1, 2017**
Hearings Examiner Public Hearing	**March 22, 2017**
City Council Public Hearing	**TBD**

This notice is intended to inform potentially interested parties about the proposal; invite them to submit written statements, provide public testimony for the record; and inform them of their right to receive a notice of the decision, including a notice of appeal rights.

Location: 24303, 24101 & 23919 NE 132ND Avenue consisting of 23 acres located on the east side of NE 132nd Avenue.

Description: The applicant is seeking a zone change approval from Residential R3 (3 units/acre) to Residential R7 (7 units/acre) for the three identified properties.

Applicants/Owners:

Steven & Kay Burnett 19414 NE 89th Avenue Battle Ground, WA 98604	Judith Huff 19826 NE 154th Street Brush Prairie, WA 98606	Norma Jean Kennedy P.O. Box 1742 Battle Ground, W 98604

Representatives:

Earl Jackson Jackson, Jackson & Kurtz P.O. Box 340 Battle Ground, WA 98604 (360) 687-7106	Ed Greer Land Use Planning & Designs 8002 NE Hwy 99 #546 Vancouver, WA 98665 (360) 904-4964

Public Hearing Scheduled: Land Use Hearing conducted by the Hearing Examiner, **March 22, 2017** 7:00 p.m. Council Chambers, 2nd Floor of City Hall, 109 SW 1st Street, Battle Ground, WA. A subsequent public hearing will be held before Battle Ground City Council on a date to be determined, for the final decision.

Comments: **Comments must be submitted by 5:00 PM, March 15, 2017 in order to be referenced in the staff report.** Comments received after this date will be forwarded to the City Hearing Examiner. Comments may be sent or faxed to the address below: City of Battle Ground, 109 SW 1st Street, Suite 127, Battle Ground, WA 98604. Fax: (360) 342-5049. For further information regarding this proposal, please contact Sam Crummett, Planning Supervisor, (360) 342-5042 or e-mail at sam.crummett@cityofbg.org.

EXHIBIT
3


25TH ST
NE 132ND AVE
Battle Ground
NE 24TH ST

-----Original Message-----
From: Erin Erdman
Sent: Wednesday, March 01, 2017 11:49 AM
To: twhittingham@juno.com
Cc: Sam Crummett <sam.crummett@cityofbg.org>; Johnnie Hildreth <johnnie.hildreth@cityofbg.org>
Subject: RE: East Parkway Zone Change

Thomas,
Thank for your correspondence. There is a zone change request that is being processed right now (staff is working on the analysis). They are requesting to go from R3 to R7. There will be several opportunities for public hearing. It will go to our Hearings Examiner on March 22nd and then to City Council following that. We will add your correspondence to the record, and please feel free to submit any other comments.
Thank you

Erin Erdman
Community Development Director
office (360) 342-5044
cell (360) 601-0349

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-----Original Message-----
From: twhittingham@juno.com [mailto:twhittingham@juno.com]
Sent: Tuesday, February 28, 2017 7:44 PM
To: Philip Johnson <philip.johnson@cityofbg.org>
Cc: Erin Erdman <erin.erdman@cityofbg.org>
Subject: East Parkway Zone Change

Thank you for not allowing the developer to obtain an R7 zoning change that was requested at the public hearing. I understand he may come back with a request for an R5 change. I am urging you to not allow this change. Most of the properties adjacent to this annexation are one plus acres.

I know Whispering Pines is an R3 and we have to live with that and the council has approved East Parkway as an R3. Please stick with that and do not allow a change.
If it ever does come up I hope there will be a chance for a public hearing so we can gather support and voice our concerns.

Thank you
Thomas Whittingham

EXHIBIT
4

March 6, 2017

Mr. Sam Crummett, Planning Supervisor
City of Battle Ground
Battle Ground, WA 98604

RE: Parkway East Annexation

Hi Sam

This letter is in response to the future zoning designation to the Parkway East annexation.

My two acres of land is located at the southeast corner of this annexation area. My address is 24005 NE 132nd Avenue, Battle Ground, WA. I have a 3,000 square foot Cape Cod home on my acreage with a 30 x 46 foot shop. I have approximately 1/2 acre bare land in the front of my home. Now that the annexation has been approved, with proper zoning I would like to build some townhomes on that 1/2 acre. One of the townhomes would be for my 88 year old mother to live in with her caretaker.

In order to accomplish this goal, the zoning needs to be R-7. Townhomes are not permitted in the R-3 or R-5 zone. I have spoken with Erin Erdman, Community Development Director, City of Battle Ground; she said the zoning could be either R-3, R-5 or R-7 for this newly annexed area.

I am formally requesting that this newly annexed area be zoned as R-7 (7 units per acre). This would match the newly constructed Parkway Terrace subdivision which is only 650 feet south of my parcel.

In order to create four townhomes on my property, I need public roads, power, sewer and water. I currently have public water and power, but not public roads and sewer. In order to obtain the public utilities necessary, I will need to work with the developer to the north of my property (10 acres) and to the south of my long flag stem (3 acres) to NE 132nd Avenue. I have spoken with both of these developers and the only way they can bring in a public road on my flag stem to service their future developments (and mine) is with an R-7 zoning designation. They need to be able to achieve seven homes per acre to make the cost of the public utilities feasible. If the developers cannot afford to install these improvements (approximately 880 feet of my flag stem), I will never be able to create the four townhomes on my acreage.

The City of Battle Ground voted on and approved the annexation of this area using the guidelines stated in: *Annexation by Washington Cities and Towns, June, 2014.* On page seven in this publication, Section 2.3, Guidelines for Evaluating Proposed Annexations, it states:

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"The boundaries of the annexation area should be drawn in accordance with the ability (both from a geographic and economic standpoint) of the city to provide services. The need for services should be taken into account. The general terrain of the area should allow for the expansion of utilities without prohibitive costs."

The only way for development to occur in this area **with** public roads, sewer, water and power is to have the zoning designated at R-7. Without R-7 zoning the cost of providing these utilities will be prohibitive which would be in direct conflict with Section 2.3 of the guidelines, quoted above.

The annexation guidelines also state:

"The population and assessed valuation of the area should be sufficient to allow the area to pay its fair share of the cost of providing services."

Without R-7 zoning, the cost of providing the public roads, sewer, water and power will be prohibitive, which goes against the guidelines in the annexation manual that the City used to justify the annexing of this property to begin with.

As you can see, in order for this area to develop according to the 1990 Washington State Growth Management Act (GMA) this newly annexed area must be zoned R-7. If the zoning is less than R-7, this area will never meet its full potential and would be in conflict with the guidelines in *Annexation by Washington Cities and Towns, June, 2014*, which is what the City based their annexation decision on.

Other factors to consider, to justify an R-7 zoning designation are:

1 – Pockets of lava rock in the area will also increase the cost of installing the needed improvements;

2 – R-7 zoning allows the developers to Engineer/Construct the public roads and all utilities needed;

3 – If the developers of these properties cannot go forward; when, if ever, will the City have the funding for these improvements?;

4 – R-7 zoning designation will serve as incentive for the many small parcels to the south of my property that have not yet agreed to annexation to be more willing to incorporate into the city limits.

For all of the reasons stated above, for consistent zoning with the neighboring Parkway Terrace subdivision (which is only 650 feet to the south of my property zoned R-7) and to meet the expectations that the City believes this annexation will bring, I am requesting that the newly annexed Parkway East be zoned as R-7.

Sincerely,

Brad Hazen

Brad Hazen

Sam Crummett 03/05/17

City of Battle Ground WA

Planning Supervisor

RE: Zone Change

Sam,

We are currently in an agreement with Mrs. Kennedy in hopes of purchasing her property that is located at 23919 NE 132nd Ave. As you know her property is located in the recently annexed area that is set for a rezone change in the very near future. Our agreements with Mrs. Kennedy are heavily dependent on the City's final decision on what the new zoning will be.

Our goal for this property is to build affordable housing, and an R7 zoning would be necessary for us to achieve that goal. An R3 or R5 zoning would be too cost prohibitive in order for us to offer homes within reach of fist time homebuyers, veterans, and mature buyers looking to downsize.

I do want to point out that an R7 zoning also generates the ability for townhomes. There are so many buyers out there that have an elder person, or a college student that would also inhabit these dwellings, and, at the same time, create a living quarters designed to maintain their independence. There is such a demand for that type of dwelling as baby boomers age, and young adults attempt to finish school without breaking the bank.

I have attached a rendering of the style of townhome we would build should R7 be adopted in the newly annexed area.

I would hope the City seriously considers these factors when making their zoning decision in regards to these affected properties.

Regards,

James Kimball

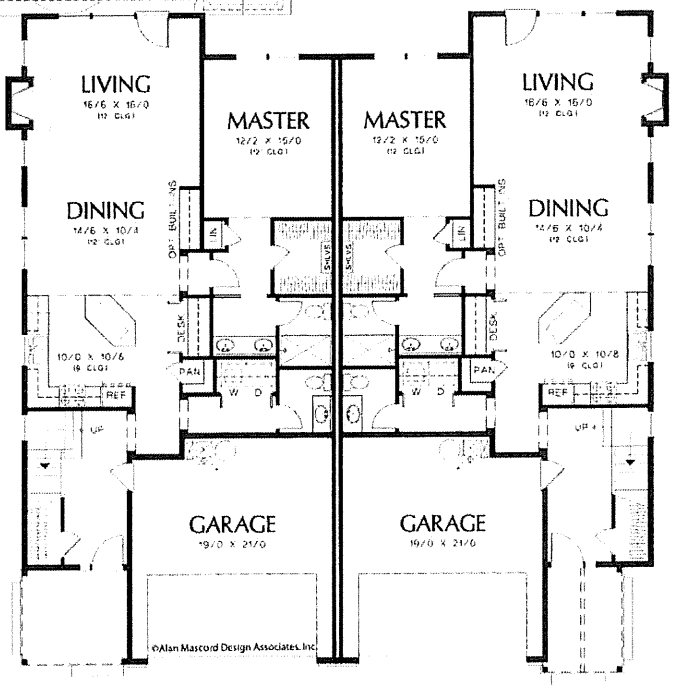
Kimball Custom Homes Inc.

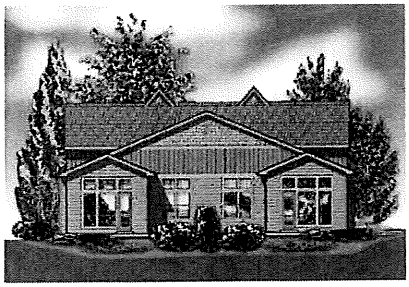
EXHIBIT
6

Alan Mascord
ALAN MASCORD DESIGN ASSOCIATES, INC.

The Aurora
4036







Unit A	
Upper Floor	605 Sq. Ft
Main Floor	1314 Sq. Ft
Total Area	**1919 Sq. Ft**

Unit B	
Upper Floor	631 Sq. Ft
Main Floor	1314 Sq. Ft
Total Area	**1945 Sq. Ft**

Width	**Depth**
60'-0"	63'-0"

Height (Main Flr to Peak): 30'-11"
(to Midpt of Roof): 24'-6"

ALAN MASCORD DESIGN ASSOCIATES, INC
2187 NW Reed St, Suite 100, Portland, OR 97210 · 503.225.9161
mascord.com | houseplans.co

-------- Original message --------
From: Sharon Whittingham <skwhittingham@me.com>
Date: 3/12/17 11:00 PM (GMT-08:00)
To: Sam Crummett <sam.crummett@cityofbg.org>
Subject: Zone change for the E Parkway Annexation

I am writing to voice my concern for the zone change from R3 to R7 for the E Parkway Annexation. I have spoken to the majority of people who live within the immediate proximity to the E Parkway Annexation and they are not in favor of the zone change to R7. That much density does not fit in with the surrounding homes with 1 or more acres. I do not think that a few people who want the change to R7 for their own monetary gain should have a say to change what has already been agreed upon as R3. These people who want to change the zone will move on while we are left with noise, congestion on roads, overcrowding of schools, just to name a few. Battle Ground already has an abundance of R7 and R5 zoning areas where people are crammed in with no backyards and cars lining the street. Let's have more homes for those families who want to enjoy some outside space and room from neighbors.

Please vote NO R7 and respect what the majority of residence in the area request.

Thank you for considering my concerns,

Sharon Whittingham
13712 NE 242 St
Battle Ground, WA
(360)690 5655

EXHIBIT
7

From: "twhittingham@juno.com" <twhittingham@juno.com>
To: sam.crummett@cityofbg.org
Subject: East Parkway Zone Change
Date: Mon, 13 Mar 2017 03:45:20 GMT

Mr Sam Crummett, March 12, 2017

I am writing to voice my concern about the requested zone change for the East Parkway Annexation.

I am not in favor of this. The properties that are within the annexation and around it are 1 acre plus residential lots.

As written in the Battle Ground Municipal Code;

"It is the city's intent that residential neighborhoods be developed and preserved against intrusions by incongruous (incompatible, inappropriate) land use."

"These districts are intended to: recognize, maintain and protect established residential areas; establish densities where a full range of community services and facilities are present or will be present at the time of development;"

Allowing this zone change would not preserve, recognize, maintain, or protect established residential areas. The established residential areas in and around this property are 1 plus acres. An R7 zone change would not be compatible with the existing neighborhoods.

I urge the city of Battle Ground to be an advocate for zoning that would allow families to have decent yards where children can play and families can enjoy some space. Please leave this annexation at R3.

I believe people are attracted to live in Battle Ground because of its rural, country atmosphere. Allowing densities that do not provide yards and space for family's to enjoy is not good for Battle Ground.

I'm not saying everyone needs an acre plus but in an area where there are 1 acre lots allowing an R7 zoning with lots that could be a minimum of 3000 square feet just does not make sense.

Respectfully,
Thomas Whittingham
13712 NE 242 ST
Battle Ground, WA
360-936-2761

EXHIBIT
8

-------- Original message --------
From: Eric Johnson <Jetnjohnson@msn.com>
Date: 3/13/17 8:28 AM (GMT-08:00)
To: Sam Crummett <sam.crummett@cityofbg.org>
Subject: East Parkway Zone Change

Hello,

This email is written to "oppose" the "proposed" R7 zone change request for the 24303,24101 & 24319 NE 132nd Avenue consisting of 23 acres located on the east side of NE 132nd Ave. Changing the zoning from R3 to R7 I believe is incompatible with the current residential neighborhoods structure and appeal. First, I would like to point out that our neighbor hood on the north side of Battle Ground has a history of opposing growth and zoning issues by attending meetings approximately 15 years ago that called for annexation of our area north of the city into the Battle Ground city limits. At that meeting dozens of "North" Battle Ground Residents vocalized there opposition to Battle Ground Annexation by listing, as there number one concern, zoning changes that would allow more houses and apartment building in smaller lots. The city and county listened, and we remained "rural" and out of the city limits and the zone changes that would of followed.

Personally, I oppose the R3 to R7 zoning changes because of the stresses placed on the Battle Ground community infrastructure such as schools, traffic, community services and curb appeal. My wife has been a school psychologist in the Battle Ground School district the past 25 years and has first hand experience with population growth in our schools and wonders how students needs are going to be meet with our population growth expected to out strip our schools ability's to accommodate children needs in manageable class room size and classroom space.

Traffic is being managed, but not at a pace that the city and county would like. Adding more people and automobiles to this problem would effect everyone in Battle Ground and make the problem worse.

Growth and change are inevitable, and as a property owner who would be directly effected by the development on NE 132nd ave, I plan on being a good neighbor to the new homes that will be built and the family's that will move in. I want these people to enjoy what I have enjoyed over the past 28 years which is a Battle Ground that is not over zoned with homes and apartments. There are very few large lots left to be developed. Over developing these few remaining lots in BG puts "profits" for the developer and property owner ahead of the property owners who have lived here for decades. Allowing a R3 to R7 zone change would be incongruous, incompatible and inappropriate to that section of land North Battle Ground, and be in conflict with Battle Grounds own Municipal Code and growth Philosophy. An R7 rezoning would be incompatible with the rural feel of the area and tarnish the reputation and lower that land values north of Battle Ground.

EXHIBIT
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When people refer to "Battle Ground" they do not think of densely packed houses and apartment buildings in a R7 zone...that would be Seattle.

See you at the land use hearing for the East Parkway Zone Change on March 22 at 7pm.

Regards,

Eric Johnson
13713 NE 242nd
Battle Ground, Washington 98604

Shaun & Connie Curtain
24302 NE 139th Ave, Battle Ground WA 98604
360-921-2071 lav.berk@gmail.com

BUILDING DIVISION
CITY OF BATTLE GROUND
MAR 15 2017
RECEIVED

March 14, 2017

Dear Sam Crummett,

City of Battle Ground
Community Development Department
109 SW 1st Street, Suite 127, Battle Ground WA 98604

This letter is about the East Parkway Zone Request Change. The proposal seeking a change the zoning from R3 to R7.

As longtime residents, our family is committed to our Battle Ground neighborhood. We have invested a lot time and effort into our little piece of land—over a 18+ year period—as have many our neighbors.

We are strongly against this zone change for several reasons, among them safety, culture, and economics.

With an increased number of people in a confined area there will be more safety concerns, among them increased traffic, car accidents, petty crime, vandalism, and robbery. These safety concerns are of major importance and should be considered seriously.

Most of the lots next to and around this proposed zone change are 1-2 acre family homes; we are a close-knit neighborhood, with neighbors often living alongside each other for 10, 15, or even 20 years. We believe that the R7 zone is completely incompatible with the small town culture that has grown in these neighborhoods.

On the economics side, I have seen lots with small houses such as the house on 25th and Parkway being built and then stand vacant for a long, long time while the new development—Whispering Pines, 142nd Ave and 249th (zoned R3) on 14,500sq ft lots—sold right away.

Houses on larger lots, family homes, are more stable and their residents are more likely to be committed to maintaining and improving their homes, neighborhoods, and the community.

For the reasons stated above—safety, cultural, and financial—changing from R3 zoning to R7 zoning among these established neighborhoods will fail to succeed, and ultimately, will result in an egregious loss of money. Please consider keeping the zoning at R3.

Thank you for your time,
Sincerely,

Shaun & Connie Curtain

EXHIBIT
10

East Parkway Zone Change Petition

RECEIVED
MAR 15 2017
CITY OF BATTLE GROUND
BUILDING DIVISION

By signing this petition, I urge the Battle Ground City Council to **vote against** the request to change the East Parkway Annexation to R7 zoning and keep it as approved at R3.

	Signature	Address	Phone (optional)
	Eric Sahe	13713 N.E 242nd St	360-697-7805
	Kelley Sahe	13713 NE 242nd St	360-687-7805
	Rachel Womack	13612 NE 242nd St	360-600-8929
	Robert E Harms	13612 NE 242ND St	503-806-4680
		13308 NE 242ND St	360 597-5665
		24114 NE 132	360-635-7421
		23907 NE 132nd Ave	360 666 1305
		23907 NE 132nd Ave	360 904-1799
		13210 NE 238th WAY	360 687 2072
		13700 NE 238 Way	360-601-711X
		13700 NE 238th Way	360 601 7114
		13308 NE 242nd St	360 798 7392
		14110 NE 240th ST	360-667-9944
		14110 NE 240th ST	360-667-9944
		14009 NE 240th St.	360-713-2598
		13715 NE 240th St.	360-666-1714
		14009 NE 240th St.	360-713-2597
		13903 NE 242nd St.	360-687-8848
		13903 NE 242nd St	360 241 8994
		24314 NE 139th Ave, Wa	360-687-3036
		24314 N.E. 139th Ave	360-687-3036
		24302 N.E. 139th Ave	360-687-8589
		24302 NE 139th Ave	360-687-8589
		24302 N.E. 139th Ave	360-687-8589
		13712 NE 242 St	360-936-276
26	Sharon Whittingham	13712 NE 242 St.	360-690-5655

EXHIBIT
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East Parkway Zone Change

I am sharing this information with you because you maybe affected by the zone change that the applicant of the East Parkway Annexation has submitted.

You are aware that East Parkway Annexation was approved by the Battle Ground City Council. At that time, the applicant had requested a zone change from R3 to R7. The council did not grant them this change. The applicant is now submitting the change separately.

Below is a table from the Battle Ground Municipal Code which outlines some of the differences between R3, R5 and R7 zoning.

Use	R3	R5	R7
Single-family detached buildings	P	P	P
Cottage housing	P	P	P
Single-family detached buildings, existing	P	P	P
Single-family attached dwellings (townhouses)	X	X	P
Two-family dwellings (duplexes)	X	X	C
Two-family dwellings (duplexes) on corner lots	X	P	P
Apartments	X	X	C

P=Permitted X=Not permitted C=Conditional Use

Please note that R7 zoning will allow Attached Townhouses, Duplexes and Apartments. Also, the minimum lot sizes for R7 is 3,000 sq. ft.

This type of density is incompatible with the current residential neighborhoods as well as with the recent R3 zoned developments. By voicing our concerns, we can prevent this zoning change from being passed by the City Council.

Below is a quote from the Battle Ground Municipal Code and its intent in establishing residential zoning districts.

"It is the city's intent that residential neighborhoods be developed and preserved against **intrusions by incongruous (incompatible, inappropriate) land uses."**

"These districts are intended to: **recognize, maintain and protect established residential areas**; establish densities where a full range of community services and facilities are present or will be present at the time of development; and provide for additional related uses such as schools, parks, churches and other uses necessary to serve the immediate residential areas."

Send comments directly to sam.crummett@cityofbg.org **by March 15th, or plan on attending the Land Use Hearing, March 22 at 7:00pm City Hall to voice your concerns.**

If you would like to also sign a petition against this change, please contact us. We will present it at the meeting.

Respectfully, Thomas and Sharon Whittingham, 13712 NE 242 ST, 360-936-2761

-------- Original message --------
From: Eric Johnson <Jetnjohnson@msn.com>
Date: 3/14/17 8:14 PM (GMT-08:00)
To: Sam Crummett <sam.crummett@cityofbg.org>
Subject: East Parkway Zone Change (ZC: 02-16)

3-14-17

Sam Crummett, Planning Supervisor

My husband and I have had the wonderful opportunity to raise our family in Battle Ground for the last 26 years, which enabled us to enjoy a rural lifestyle and strong sense of community. Both our neighbors and ourselves chose this area because of the peace and beauty that it offered, along with the fact that it was not over developed or over run with the types of problems that occur in more densely packed neighborhoods.

Although Battle Ground has been growing over the last 26 years, the growth has typically been planned to maintain the 'look of Battle Ground'. More dense neighborhoods and apartments were only seen within the city limits, and the surrounding areas represented more of a country feel.

After working in the Battle Ground School District for 27 years, I know what adverse impact crowding creates in the schools. I believe that if parents fully realized, or could see with their own eyes, how overcrowded schools impacted their children, they would be concerned about the city council allowing so many new residences to be built in the area so quickly, ESPECIALLY when high density housing such as apartments were being planned. I am very concerned about the possibility of areas in Battle Ground which were previously zoned as R3, being rezoned to be an R7. Not only does this type of zoning not fit with the culture of our community, it goes against the Battle Ground Municipal Code. It was stated that it was 'the city's intent that residential neighborhoods be developed and preserved against intrusions by incongruous (incompatible, inappropriate) land uses'. It would seem that if the Council approves these zone changes, they wouldn't be following Battle Ground's land use principals.

I am especially concerned about the property located at 24303, 24101, & 24319 NE 132nd Avenue consisting of 23 acres located on the east side of NE 132nd Avenue. If this area was rezoned from R3 to R7 that would be a stark contrast to the existing neighborhood, and would not be compatible with the current residential neighborhoods.

I'm sure that you realize that School Districts are not allowed to build schools in anticipation of further students being received. Instead, schools are mandated to wait until the students are registered and on their door steps before they can start considering what additional amount of school space/buildings, teachers, and supplies are needed. And when a significant number of students are added to a school suddenly, it can be difficult for schools to accommodate them in the way that they would like to, and which the students deserve. As a community member, I am worried about this situation.

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12

The City Council's job should be to protect and serve the existing residents of Battle Ground, and to plan future growth so as to maintain and improve the resident's quality of living, and not become overly focused on a developing mind set. It is my belief that most residents do not want an explosion of building activity to occur, but instead a steady rate of growth, where the quality of living, schools, and infrastructure (i.e. police, fire) are all asked to grow at a reasonable rate. If the City Council becomes too focused on bringing in more revenue for the city's needs through building, they may cause traffic flow problems, adverse impact on students, difficulty meeting the basic needs of residents with fire and police response, and even a change in the quality of life in Battle Ground.

It is my sincere hope that you read and consider my concerns with some thoughtfulness. You are in an important position to determine the safety, education, and quality of life for many of the city's residents. Please do not allow over development, growth that outpaces the city's and school's ability to keep up, or rezoning to from R3 to R7 in areas that do not fit, and do not meet the city's own historical intentions.

Thank You for your time and consideration of my input.

Best Regards,

Kelly Johnson (School Psychologist)

13713 N.E. 242nd St.

Battle Ground, WA

98604

RECEIVED
MAR 15 2017
CITY OF BATTLE GROUND
COMMUNITY DEVELOPMENT

Response to East Parkway Zone change (ZC : 02-16)

We are responding to the application for a zone change of 23 acres on the eastside of NE 132nd Avenue from Residential 3 to Residential 7 (units per acre). (24303,24101,24319 NE 132 Av)

We reside at 13419 NE 238th Street Battle Ground WA. (inside the UGA)

We are concerned and against increasing the density for the 23 acres from 3 to 7 units per acre and feel it would adversely impact the nature of the immediate surrounding area due to increased vehicle traffic, increased noise and the fact that there are currently larger lot sizes surrounding this area. We are also concerned that there are no sidewalks from Onsdorff BLVD north to the proposed area for foot traffic-ie- students, children, joggers have no safe way to walk other than on the fog line or in the ditch.

We have seen the adverse impact of dense subdivisions (Kessler Green Acres and others close by) that have reduced the lots sizes to very small sizes (5000 SQFT or less) and we do not feel that this fits in to local neighborhood character.

We are also very concerned that the roads around this proposal are inadequate for further vehicle traffic trips that this proposal would add to the road system. We see the lack of maintenance and deterioration of the Battle Ground streets and surrounding arterial roads and feel the approval of increased lots for this location will only further degrade the road system.

To go one step further we would encourage Battle Ground to consider a moratorium on further large scale subdivisions until there can be a solid funding source for road maintenance, upkeep and improvements.

Tom and Helen Maffeo 03/15/17

13419 NE 238th Street Battle Ground WA 98604

EXHIBIT
13

City Hearing Examiner
City of Battle Ground
109 SW 1st Street, Ste 127
Battle Ground, WA 98604
Sam.crummett@cityofbg.org

03/15/2017

Dear Hearing Examiner:

We are writing this letter to voice our concerns and our disapproval of the proposed zoning change (ZC: 02-16) from R3 to R7 for the property at 24303, 24101 & 24319 132nd Avenue.

We believe that the existing R3 Zoning is consistent with other nearby new development in the area, (Parkway Heights to the North and Whispering Pines to the East).

This zoning change proposes R7, which would work out to 160 new houses on these three lots.

Our first concern is the burden this will put on Parkway (132nd).

In this area, Parkway (132nd) is a narrow two lane country road without sidewalks, no bike lanes, and no bus service. In this area, there is not even a shoulder along the road. We have walked the 300 feet of our property on both sides of parkway and can attest to how dangerous it is to walk along the road. With no shoulder and maybe 18 inches at most, from the line on the road to a 3-foot drop into the ditch, it is unwise and dangerous, for anyone to be walking or biking this area. Adding 160 homes, plus the 39 more planned homes at 24617 NE 132nd project, along this 1/2-mile section of Parkway will radically increase vehicular traffic and will make it even more dangerous to walk or bike into town. The High School is only 3/4 - mile away on Parkway, adding more population adds a greater concern for pedestrian and bike safety.

Our second concern is lack of consistency in planning in this area.

When the supporters of annexation couldn't get the needed support for a uniform block of lots at the property located at 24303, 24101 & 24319 132nd avenue, the proposal was adjusted to just include those requesting the annexation and lots adjacent that still met the 60% rule. This resulted in an odd "U" shaped block that nearly surrounds 3 lots left out of the plan. This zoning proposal continues that behavior by just changing the zoning on some of those newly annexed lots.

We understand that housing development will happen in this area, expanding the boundaries of the City of Battle Ground is necessary and useful as the city's services like water, sewer, police and fire services, expand and include this area. This area of single family homes on generous lots should be preserved and encouraged. The property value of lower density in this area of town will encourage a more rural feel then a packed tight neighborhood can provide. We believe that development should be in a reasoned and thoughtful manner with supporting infrastructure in place, prior to implementing higher density zoning changes.

We strongly urge that this proposal be declined and leave the zoning at R3.

Thank you.

Julie Harroun & Jerry Stephenson
13400 NE 244th Street
Battle Ground, WA 98604

EXHIBIT
14

-------- Original message --------
From: Pete Roberts <toypwd@yahoo.com>
Date: 3/15/17 2:29 PM (GMT-08:00)
To: Sam Crummett <sam.crummett@cityofbg.org>
Subject: Parkway East Annexation

Good Afternoon Sam,

I would like to take this opportunity to express my opinion on the future zoning for the Parkway East Annexation. As you know I live on the NW corner at the intersection of NW 25th Street and 132nd Ave. My actually address is 18 NW 25th Street. It appears one of the properties involved in the zoning change is diagonal to the southwest of my property.

My current zoning is R5 and I would like to be able to develop my property in the near future. The issue I have is there is no sewer available within several hundred feet of my property. The cost to run the sewer from it's current location to service my property is cost prohibitive if there are not other property owners available to share in the expense. It doesn't make financial sense for other property owners to subdivide at a zoning of R3. They need at least an R5 zoning to make economic sense.

I believe there needs to be consistency in the zoning. Currently there are 3 zones on the east side of Parkway; R3, R5, R7. On the west side of Parkway the zoning is primarily R5. I believe the precedent has been set that Battle Ground has historically been designating the land for higher densities such as the R5 and R7. I also feel we need more affordable housing in the area and more lots typically reflects in lower land prices due to lower infrastructure costs.

So in short, I totally support increasing the densities from R3 to R5 or R7.

If you have any questions please feel free to contact me at (360) 901-7225 or email me at toypwd@yahoo.com.

Pete Roberts

EXHIBIT
15

EXHIBIT LIST

East Parkway Zone Change (ZC:02-16)
Hearing Date: March 22, 2017 at 7:00 PM

EXHIBIT #	DESCRIPTION
A	Staff Report and Recommendation for East Parkway Zone Change dated March 15, 2017
1	Zone Change Application with Signatures
2	Applicant's Narrative
3	Notice of Application dated March 1, 2017
4	Email from Thomas Whittingham dated Feb. 28, 2017
5	Letter from Brad Hazen dated March 6, 2017
6	Letter from James Kimball dated March 5, 2017
7	Email from Sharon Whittingham dated March 12, 2017
8	Email from Thomas Whittingham dated March 13, 2017
9	Email from Eric Johnson dated March 13, 2017
10	Letter from Shaun and Connie Curtain dated March 14, 2017
11	Zone Change Petition received March 15, 2017
12	Email from Kelly Johnson dated March 14, 2017
13	Letter from Tom and Helen Maffeo dated March 15, 2017
14	Email from Julie Harroun & Jerry Stephenson dated March 15, 2017
15	Email from Pete Roberts dated March 15, 2017
16	Working Exhibit List dated March 15, 2017

EXHIBIT
16

March 15, 2017