

From: [Oliver Orjiako](#)
To: [Mitch Kneipp-Washougal](#); [Alan Peters](#)
Cc: [Robert Maul-Camas](#); [Sonja Wisler](#)
Subject: FW: Site Specific UGA Expansion Request-Westpark Communities
Date: Thursday, January 19, 2023 8:53:56 AM
Attachments: [image001.png](#)
[LT Clark County re Site-Specific UGA Request.pdf](#)

Good morning Mitch, Alan, and Robert:

Attached, please find a site-specific request for a UGA expansion. Staff in including this request in our comp plan index of record. Thanks.

Best,

Oliver

From: Darlene Ferretti <Darlene.Ferretti@jordanramis.com>
Sent: Tuesday, January 17, 2023 12:49 PM
To: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Cc: James D. Howsley <jamie.howsley@jordanramis.com>; Keenan Ordon-Bakalian <Keenan.Ordon-Bakalian@jordanramis.com>
Subject: Site Specific UGA Expansion Request-Westpark Communities

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.

Good afternoon,

Attached is a letter of today's date from Jamie Howsley. Please confirm receipt of this e-mail.

Thank you,
Darlene

Darlene Ferretti | Legal Assistant
Direct: (503) 598-5551

[jordanramis.com](#) | (888) 598-7070
Portland | Bend | Vancouver WA

JORDAN  **RAMIS**



PLEASE NOTE – OUR LAKE OSWEGO OFFICE HAS MOVED. As of December 19, 2022, our new address is Jordan Ramis PC, PACWEST, 27th Floor, 1211 SW Fifth Avenue, Portland, OR 97204.

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January 17, 2023

Clark County Board of County Council
c/o Oliver Orjiako, Community Planning Director
Clark County
1300 Franklin St.
Vancouver, WA 98660
E-mails: Oliver.Orjiako@clark.wa.gov, Rebecca.Messinger@clark.wa.gov

Re: **Site-Specific UGA Expansion Request – Westpark Communities**

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

Our office represents Westpark Communities (“Westpark”) in regard to real property located east of SE 283rd Avenue in Camas, specifically the following Assessor’s parcels (the “Property”):

178614000	178669000	178670000	178671000	178664000	178665000
178666000	178667000	178660000	178661000	178662000	178663000
178613000	178657000	178658000	178659000	178668000	178626000

This letter is written to respectfully request that Clark County (the “County”) approve the expansion of either the Washougal or Camas Urban Growth Areas (UGA) to include the Property.

Letters from each of the property owners are included with this request authorizing Jordan Ramis PC to represent their request for inclusion into the UGA. A complete list of the property owners is attached to this request.

The vast majority of the Property currently has the Comprehensive Plan designation of Agriculture (AG) and is zoned AG-20. A small portion of parcel 178614000 is located west of SE 283rd Ave. and is designated Urban Low Density Residential (UL) with the Urban Holding overlay. This small portion of parcel 178614000 is zoned R1-6.

This Site-Specific Request is submitted for consideration during the current Comprehensive Plan Periodic Update 2025 (the “2025 Plan”) in compliance with Clark County Unified Development Code (CCC) 40.560.010. We respectfully request the County include the Property in the UGA during the current Comprehensive Plan update process and change the Comprehensive Plan designation to UL in order to provide the land necessary to meet the housing needs of Camas, Washougal, and Clark County residents.

We have attached the following exhibits for reference and additional support for this request:

Exhibit A – Map Identifying the Property

Exhibit B – List of Property Owners

Clark County Board of County Council
January 17, 2023
Page 2


Exhibit C – Letters of Authorization from Property Owners

Copies of this Site-Specific Request have been submitted to the City of Camas and the City of Washougal for their consideration. Once the 2025 Plan update schedule is finalized, we intend to submit a detailed narrative for this request addressing the criteria of the Growth Management Act (GMA), CCC, Clark County’s 20-Year Comprehensive Plan, and the municipal codes and Comprehensive Plans of the Cities of Camas and Washougal as they relate to this request to expand the UGA.

Thank you for your consideration of this request.

Very truly yours,

JORDAN RAMIS PC



Jamie D. Howsley
Admitted in Oregon and Washington

cc: Client
Keenan Ordon-Bakalian, Jordan Ramis PC
Dave Scott, City of Washougal, David.Scott@cityofwashougal.us
Mitch Kneipp, City of Washougal, Mitch.Kneipp@cityofwashougal.us
Doug Quinn, City of Camas, DQuinn@cityofcamas.us
Alan Peters, City of Camas, APeters@cityofcamas.us

Exhibit A Map Identifying the Property

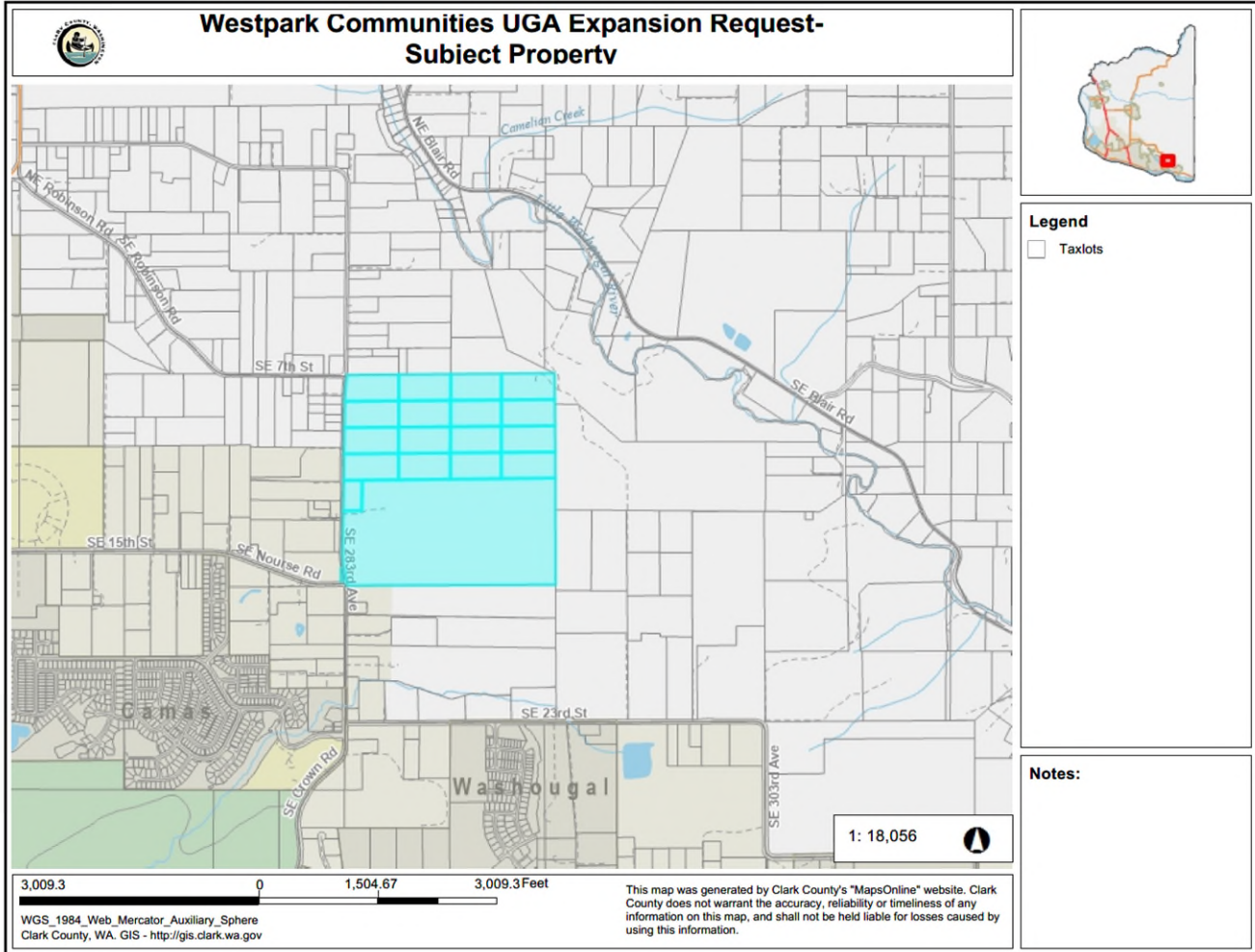


Exhibit B List of Property Owners



PACWEST, 27th Floor
1211 SW Fifth Avenue
Portland, OR 97204
T (503) 598-7070
F (503) 598-7373

List of Property Owners for Subject Property

1. **Elizabeth and Justin Boyer:** 1219 SE 283rd Avenue, Camas, WA 98607 (APN 178626000)
2. **Cyndi and Aaron Meyers:** 1115 SE 283rd Avenue, Camas, WA 98607 (APN 178668000)
3. **Collette Minturn (Irene Nevin G 1/2 Interest):** 1403 SE 283rd Avenue, Camas, WA 98607 (APN 178614000)
4. **Sandra and Robert Nevin:** APNs 178669000, 178670000, 178671000, and 178667000
5. **Robert Nevin (Nevin Trust):** APNs 178613000, 178657000, 178658000, 178659000, 178660000, 178661000, 178662000, 178663000, 178664000, 178665000, and 178666000

56354-80942 4858-7525-3065.1

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Exhibit C
Letters of Authorization from Property Owners




PACWEST, 27th Floor
1211 SW Fifth Avenue
Portland, OR 97204
T (503) 598-7070
F (503) 598-7373

LETTER OF AUTHORIZATION

I, Robert B Nevin, am the Trustee for the Robert Harold Nevin Jr. Trust (the "Trust"). The Trust is the owner of record for the real property located at Assessors Tax Parcel Nos. 178613000, 178657000, 178658000, 178659000, 178660000, 178661000, 178662000, 178663000, 178664000, 178665000, and 178666000 (the "Property"). I hereby authorize Jordan Ramis PC, and its counsel, 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 approve the expansion of either the Washougal or Camas Urban Growth Areas (UGA) to include the Property.

I expressly acknowledge and agree that as of the effective date of this document, Jordan Ramis PC **does not** represent myself or the Trust in any capacity and that there is **no attorney-client relationship** between Jordan Ramis PC and myself or the Trust.

Robert Harold Nevin Jr. Trust

By:  POA
Name: Robert B Nevin
Title: Son - POA
Date: 1-10-2023

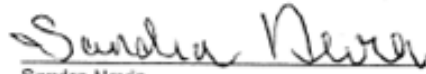
64364-80942 4877-9920-2120.5

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LETTER OF AUTHORIZATION

We, Sandra and Robert Nevin ("Nevin"), are the owners of record for the real property located at Assessors Tax Parcel Nos. 178609000, 178670000, 178671000, and 178667000 (the "Property"). We hereby authorize Jordan Ramis PC, and its counsel, 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 approve the expansion of either the Washougal or Camas Urban Growth Areas (UGA) to include the Property.

Nevin expressly acknowledges and agrees that as of the effective date of this document, Jordan Ramis PC **does not** represent Nevin in any capacity and that there is **no attorney-client relationship** between Jordan Ramis PC and Nevin.


Sandra Nevin

Date: 1-10-23

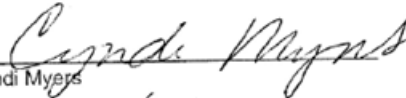

Robert Nevin

Date: 1-10-23

LETTER OF AUTHORIZATION

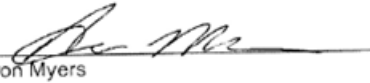
We, Cyndi and Aaron Myers ("Myers"), are the owners of record for the real property located at 1115 SE 283rd Avenue, Camas, WA 98607 (Assessors Tax Parcel No. APN 178668000) (the "Property"). We hereby authorize Jordan Ramis PC, and its counsel, to file any and all required applications, documents, and correspondence with the relevant Washington State, Clark County, and local authorities to request that Clark County approve the expansion of either the Washougal or Camas Urban Growth Areas (UGA) to include the Property.

Myers expressly acknowledges and agrees that as of the effective date of this document, Jordan Ramis PC **does not** represent Myers in any capacity and that there is **no attorney-client relationship** between Jordan Ramis PC and Myers.



Cyndi Myers

Date: 4/10/23



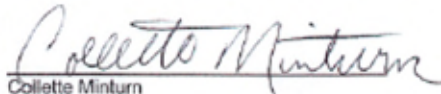
Aaron Myers

Date: 1-10-23

LETTER OF AUTHORIZATION

I, Collette Minturn, am an owner of record for the real property located at 1403 SE 283rd Avenue, Camas, WA 98607 (Assessors Tax Parcel No. APN 178614000) (the "Property"). I hereby authorize Jordan Ramis PC, and its counsel, 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 approve the expansion of either the Washougal or Camas Urban Growth Areas (UGA) to include the Property.

I expressly acknowledge and agree that as of the effective date of this document, Jordan Ramis PC **does not** represent me in any capacity and that there is **no attorney-client relationship** between Jordan Ramis PC and myself.


Collette Minturn
Date: 1/9/23

56354-80942-009-0002-00242

LETTER OF AUTHORIZATION

We, Elizabeth and Justin Boyer ("Boyer"), are the owners of record for the real property located at 1219 SE 283rd Avenue, Camas, WA 98607 (Assessors Tax Parcel No. APN 178626000) (the "Property"). We hereby authorize Jordan Ramis PC, and its counsel, 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 approve the expansion of either the Washougal or Camas Urban Growth Areas (UGA) to include the Property.

Boyer expressly acknowledges and agrees that as of the effective date of this document, Jordan Ramis PC **does not** represent Boyer in any capacity and that there is **no attorney-client relationship** between Jordan Ramis PC and Boyer.


Elizabeth Boyer

Date: 1/10/2023


Justin Boyer

Date: 1/10/23

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