

From: [Spoo, Ethan](#)
To: [Julie Uskoski](#)
Cc: [Sonja Wiser](#); [Jose Alvarez](#); [Bryan Kast](#); [Jessica Nash](#)
Subject: RE: zoned AG-20 overlay of Urban Reserve20/Industrial
Date: Wednesday, March 15, 2023 4:53:39 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Julie,

The property is located in the county and entirely outside the City's UGA. The City will be updating its comprehensive plan by 2025. It is unknown at this time if La Center's urban growth area would expand. The County makes the final call on whether urban growth areas expand after consultation with the City. We should know a little more by this fall once we have population projections and allocations of housing and employment to La Center.

Thanks,
Ethan



Ethan Spoo, AICP
Sr. Lead Consultant, Land/Urban Planner
Pronouns: he/him

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From: Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Sent: Wednesday, March 15, 2023 2:43 PM
To: Sonja Wiser <Sonja.Wiser@clark.wa.gov>; Julie Uskoski <julieu360@gmail.com>
Cc: Spoo, Ethan <ethan.spoo@wsp.com>
Subject: RE: zoned AG-20 overlay of Urban Reserve20/Industrial

Julie,

The Urban Reserve-20 overlay on the property is an indication that if the property is brought into the Urban Growth Area its likely to be nonresidential, when annexed into the City of La Center. The County is in the early stages of updating its Comprehensive Plan that is required to be completed by June 30, 2025. I would check with the City of La Center to see what there long term plans are for the area and if that is still consistent with the City's plans. I've copied Ethan Spoo, he is a consultant

working with the City of La Center.



Jose Alvarez he/him/his
Planner III
COMMUNITY PLANNING

564.397.4898



Top of Form

Bottom of Form

From: Sonja Wiser <Sonja.Wiser@clark.wa.gov>
Sent: Wednesday, March 15, 2023 2:25 PM
To: Julie Uskoski <julieu360@gmail.com>
Cc: Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Subject: RE: zoned AG-20 overlay of Urban Reserve20/Industrial

Jose, is this for Comm Planning; or the Permit Center?

From: Julie Uskoski <julieu360@gmail.com>
Sent: Wednesday, March 15, 2023 10:29 AM
To: Cnty Community Planning <CommunityPlanning@clark.wa.gov>
Subject: zoned AG-20 overlay of Urban Reserve20/Industrial

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Good Morning, this is Julie Uskoski with Coldwell Banker United Brokers and I currently have the property at 32407 NW 31st Ave Ridgefield listed. Before listing it I checked in with the county and they had said it was in the overlay to go industrial.

I just wanted to follow up and see where in the process we are at and if there are any changes so I am not giving out the incorrect information.

Any additional information I should have on it would be greatly appreciated.

Thank you,

Julie

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Julie Uskoski

Coldwell Banker United Brokers

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