

From: [Sonja Wisner](#)
To: Darlene.Ferretti@jordanramis.com; elh@jordanramis.com; jamie.howsley@jordanramis.com
Cc: [Rebecca Messinger](#); [Jose Alvarez](#); [Bart Catching](#); [Oliver Orjiako](#); [Christine Cook](#)
Subject: FW: Site-Specific UGA Request-Tower Rock Products Inc.
Date: Thursday, July 13, 2023 9:19:00 AM
Attachments: [image001.png](#)
[Lt. Clark County re Site-Specific UGA Request - Tower Rock.pdf](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thank you for your comments related to the 2025 Comp Plan. Your comments have been forwarded to staff and added to the 2025 Comp Plan Index of Record. Your name and email addresses are in the Comp Plan database to receive future communications related to the 2025 Comp Plan. Let us know if you have any questions. Thanks again

From: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Sent: Thursday, July 13, 2023 9:06 AM
To: Karen Bowerman <Karen.Bowerman@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Gary Medvigy <Gary.Medvigy@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>
Cc: Sonja Wisner <Sonja.Wisner@clark.wa.gov>
Subject: FW: Site-Specific UGA Request-Tower Rock Products Inc.

Good morning,

Please see the attached correspondence from Attorney James Howsley.

Thank you,
Rebecca



Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

564-397-4305



From: Darlene Ferretti <Darlene.Ferretti@jordanramis.com>
Sent: Thursday, July 13, 2023 8:59 AM
To: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Rebecca Messinger

<Rebecca.Messinger@clark.wa.gov>

Cc: James D. Howsley <jamie.howsley@jordanramis.com>; Ezra L. Hammer <elh@jordanramis.com>

Subject: Site-Specific UGA Request-Tower Rock Products Inc.

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 morning,

Please see attached letter of today's date from Jamie Howsley. Please confirm receipt.

Thank you,

Darlene

Darlene Ferretti | Legal Assistant

Direct: (503) 598-5551

JORDAN  **RAMIS**

1211 SW Fifth Ave, Suite 2700

Portland OR 97204

jordanramis.com | (888) 598-7070

Portland | Bend | Vancouver WA



DISCLAIMER: This e-mail is for the sole use of the intended recipient(s). It contains information that is confidential and/or legally privileged. If you believe that it has been sent to you in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution or use of this information by someone other than the intended recipient is prohibited.

July 13, 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 Zone Change and Comprehensive Plan Designation Change – Tower Rock Products Inc.***

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

Our office represents Tower Rock Products Inc. (“Tower Rock”) in regard to real property located at 26500 NE Highland Meadows Drive in Vancouver, which bears an Assessor’s property information number of 170400000 (the “Property”). This letter is written to respectfully request that Clark County (the “County”) approve a zone change and general plan designation change for the Property. A letter from the property owner is included with this request authorizing Jordan Ramis PC to represent their request for said zone change and general plan designation.

The Property currently has the Comprehensive Plan designation of FR-1, a Comprehensive Plan Overlay of Mining, a Zoning designation of Forest-80 (FR-80), and a Zoning Overlay of Surface Mining. The Forest designation is generally applied to lands that have the physical characteristics capable of management for the long-term production of commercially significant forest products and other natural resources, such as minerals. However, the Property is largely devoid of trees and due to the previous mining activity, it is not suitable for the production of commercially viable timber. Additionally, due to changes in market conditions and the depletion of on-site material, it is no longer a viable long-term strategy to utilize the Property for mining purposes.

We are requesting that the County change the Property’s Comprehensive Plan designation to Rural 5 (R-5) with no overlay and Property’s Zoning designation to Rural (R-5), also with no zoning overlay. Doing so will make the Property consistent with much of the surrounding area, including land to the east and south.

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 make the aforementioned changes to the Property’s Comprehensive Plan and Zoning designations because this site is currently moving from a mining use to reclamation, and we believe that the site’s best use in the future will be for residential purposes, which will provide land that is necessary to meet the housing needs of Clark County residents.

Clark County Board of County Council
July 13, 2023
Page 2

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

Exhibit A – Map Identifying the Property

Exhibit B – Letter of Authorization from Property Owner

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.

Thank you for your consideration of this request.

Very truly yours,

JORDAN RAMIS PC



Jamie D. Howsley
Admitted in Oregon and Washington

cc: Client
Ezra Hammer, Jordan Ramis PC

Exhibit A Map Identifying the Property

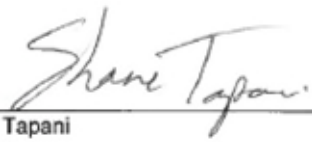
Property Fact Sheet for Account 170400000		July 11, 2023
General Information		
Property Account	170400000	
Site Address	26500 NE HIGHLAND MEADOWS DR, VANCOUVER, WA 98682	
Legal Desc	#11 SEC 11 T2NRJ3EWM 40A	
Owner	TOWER ROCK PRODUCTS INC	
Mail Address	PO BOX 1900 BATTLE GROUND WA , 98604	
Tax Status	Regular	
Property Status	Active	
Area (approx.)	1,742,400 sq. ft. / 40 acres	
Section-Township-Range	NE 1/4,S11,T2N,R3E	
Assessment (2022 Values for 2023 Taxes)		
Land Value	\$246,400.00	
Building Value	\$0.00	
Total Property Value	\$246,400.00	
Total Taxable Value	\$246,400.00	
Most Recent Sale		
Sale Date	08/31/2009	
Document Type	D-865	
Sale Number	642186	
Sale Amount	\$2,500,000.00	
Administrative		
Jurisdiction	Clark County	
Land Use Planning		
Comprehensive Plan Designation	FR-1	
Comprehensive Plan Overlay(s)	Mining	
Urban Growth Area	County	
Zoning Designation - Codes	Forest-80 (FR-80)	
Zoning Overlay(s)	Surface Mining Overlay District	
Miscellaneous		
Census Tract	406.03	
Drainage District	n/a	
Neighborhood	Proebstel	
Park District	n/a	
Public Safety		
Burning Allowed	Yes	
EMS Response Area	Camas Washougal Fire	
Fire District	East County Fire	
Increased Wildfire Danger Area	Yes	
Police Jurisdiction	CCSO Central	
Schools		
School District Name	Camas	
Elementary School Attendance Area	Locamas Lake	
Middle School Attendance Area	Liberty	
High School Attendance Area	Camas	
Transportation		
C-TRAN Public Transportation Benefit Area	No	
Traffic Impact Fee (TIF) District	Rural	
Transportation Analysis Zone	493	
Utilities		
CUJ Lighting Utility District	n/a	
Last Street Sweeping	n/a	
Sewer District	Rural/Resource	
Waste Collection Provider	n/a	
Water District	Clark Public Utilities	
Environmental Public Health		
Public Health Food Inspector District	District 1	
Public Health Food Plan Review Area	District B	
Public Health WRAP Inspector District	District 4	
Wetlands and Soil Types		
Critical Aquifer Recharge Area		
FEMA Map / FIRM Panel	53011C0417D	
Flood Hazard Area	Outside Flood Area	
Shoreline Designation	none	
Soil Types / Class	Non-Hydric / OmE Non-Hydric / OmF	
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: LaCamas	
Watershed	Lacamas Creek	
Sub Watershed	Matney Creek	
Wetland Class	No Mapping Indicators	
Wetland Inventory	No Mapping Indicators	
Geological Hazards		
Geological Hazard	Slopes > 15%	
Liquefaction	Bedrock	
NEHRP Class	B	
Slope Stability	Severe Erosion Hazard Area	
Forest Practice Moratorium		
	none	
Cultural Resources		
Archaeological Probability	Low Low-Moderate Moderate	
Archaeological Site Buffer	No	
Historic Site	No Mapping Indicators	
Habitat and Species Resources		
Habitat and Species Impacts	No Mapping Indicators	

Exhibit B
Letter of Authorization from Property Owner

LETTER OF AUTHORIZATION

Tower Rock Inc. ("Tower Rock"), is the owner of record for the real property located at 26500 NE Highland Meadows Drive, Vancouver, WA 98682 (Assessors Tax Parcel No. APN 170400000) (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 change the zoning and general plan designation for the Property. I, Shane Tapani, acknowledge this authorization on behalf of Tower Rock.

Authorized Signer:
Title:



Shane Tapani
Member

Date: July 12, 2023