

From: [Oliver Orjiako](#)
To: [James D. Howsley](#); [Ezra L. Hammer](#); [Rebecca Messinger](#)
Cc: [Sonja Wisner](#); [Jose Alvarez](#); [Bart Catching](#); [Christine Cook](#)
Subject: RE: Site-Specific UGA Requests - La Center UGA
Date: Thursday, November 16, 2023 10:13:23 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Jamie:

Thank you for sharing and providing Community Planning the request for the record. Staff is compiling all the list of requests. The next steps include (a) creating a map based on parcel serial number and what the requests are and (b) share the map with our local jurisdictions for planning purposes and consideration if the request fits within their respective plans.

We anticipate discussions in 2024 of how the requests fits in with the alternatives and a proposed preferred plan for study in the EIS. Please, let me know if you have any questions. Thank you.

Oliver

From: James D. Howsley <jamie.howsley@jordanramis.com>
Sent: Thursday, November 16, 2023 9:29 AM
To: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Ezra L. Hammer <elh@jordanramis.com>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Cc: Sonja Wisner <Sonja.Wisner@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Bart Catching <Bart.Catching@clark.wa.gov>; James D. Howsley <jamie.howsley@jordanramis.com>
Subject: RE: Site-Specific UGA Requests - La Center UGA

Oliver,

Yes the City has a copy of it and have represented to us they are supportive of the request. We will likely be amending this to add some surrounding properties, but wanted to make the County aware of this as early as possible.

Best,

Jamie

James D. Howsley | Attorney
OR Direct: (503) 598-5503
WA Direct: (360) 567-3913

JORDAN  **RAMIS**

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



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From: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>
Sent: Thursday, November 16, 2023 9:24 AM
To: Ezra L. Hammer <elh@jordanramis.com>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Cc: James D. Howsley <jamie.howsley@jordanramis.com>; Sonja Wisner <Sonja.Wisner@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Bart Catching <Bart.Catching@clark.wa.gov>
Subject: RE: Site-Specific UGA Requests - La Center UGA

CAUTION: EXTERNAL EMAIL – verify sender before opening links or attachments

Hi Ezra:

This is to acknowledge receipt. Please, submit your request to the City of La Center as it is the Cities that proposes UGA boundaries for county consideration. Thank you.

Oliver

From: Ezra L. Hammer <elh@jordanramis.com>
Sent: Thursday, November 16, 2023 8:52 AM
To: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Cc: James D. Howsley <jamie.howsley@jordanramis.com>
Subject: Site-Specific UGA Requests - La Center UGA

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Good Morning Rebecca and Oliver,

Please see the attached request to include five parcels in the La Center UGA.

We look forward to reviewing the proposal with the County.

Best,

Ezra L. Hammer | Attorney
Direct: 503-598-5557

JORDAN  **RAMIS**

1211 SW Fifth Avenue. Suite 2700
Portland Oregon 97204

jordanramis.com | (888) 598-7070
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November 15, 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 Growth Management Area Change, Zone Change, and Comprehensive Plan Designation Change***

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

Our office represents the owners of five parcels with property identification numbers 211244000, 211241000, 211265000, 211208005, and 211208000 (collectively, the “Properties”), which are bound by NW 309th St to the north, I-5 to the east, Brindle Ridge Farms to the south, and NW 31st Ave to the west. This letter is written to respectfully request that Clark County (the “County”) approve: 1) the inclusion of the Properties in the City of La Center growth management area, 2) a zone change, and 3) a general plan designation change for the Properties. Letters from the property owners are included with this request authorizing Jordan Ramis PC to represent their request for said changes.

The Properties currently have the Comprehensive Plan designation of AG, and a Zoning designation of Agriculture-20 (AG-20). The AG-20 designation is generally applied to lands that are at least 20 acres in size and have the growing capacity, productivity, soil composition, and surrounding land use to have long-term commercial significance for agriculture and associated resource production. However, none of the parcels are 20 acres or larger and the Properties are adjacent to I-5, currently support commercial and industrial uses, and are located nearby a large gaming complex. Additionally, due to changes in market conditions and the condition of on-site soils, it is no longer a viable, long-term strategy to utilize the Properties for agricultural purposes.

We are requesting that the County include the Properties in the La Center growth management area and change the Comprehensive Plan designation to Industrial (I) with no overlay and Zoning designation to Light Industrial (IL), also with no zoning overlay. Doing so will help support much needed jobs and economic development in La Center and the County.

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 Properties because they are ideally situated to help spur job growth and economic development, and we believe that the best future will be for residential light industrial purposes.

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

Exhibit A – Map Identifying the Properties

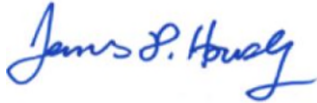
Exhibit B – Letters of Authorization from Property Owners

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, and 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 Maps Identifying the Properties

Property Fact Sheet for Account 211244000		October 31, 2023
General Information		
Property Account	211244000	
Site Address	2805 NW 309TH ST, RIDGEFIELD, WA 98642	
Legal Desc	#42 SEC 9 T4N R1EWM 3.96A	
Owner	MCLEAN TERRY S & MCLEAN ELIZABETH K	
Mail Address	18301 NE 92ND AVE BATTLE GROUND WA , 98604 US	
Tax Status	Regular	
Property Status	Active	
Area (approx.)	172,498 sq. ft. / 3.96 acres	
Section-Township-Range	SW 1/4,S09,T4N,R1E	
Assessment (2023 Values for 2024 Taxes)		
Land Value	\$235,283.00	
Building Value	\$323,805.00	
Total Property Value	\$559,088.00	
Total Taxable Value	\$379,677.00	
Most Recent Sale		
Sale Date	10/14/2005	
Document Type	DEED	
Sale Number	0578296	
Sale Amount	\$416,000.00	
Administrative		
Jurisdiction	Clark County	
Land Use Planning		
Comprehensive Plan Designation	AG	
Comprehensive Plan Overlay(s)	none	
Urban Growth Area	County	
Zoning Designation - Codes	Agriculture-20 (AG-20)	
Zoning Overlay(s)	none	
Miscellaneous		
Census Tract	403.01	
Drainage District	n/a	
Neighborhood	Ridgefield Junction	
Park District	n/a	
Public Safety		
Burning Allowed	Yes	
EMS Response Area	AMR	
Fire District	Clark-Cowlitz Fire Rescue	
Increased Wildfire Danger Area	No	
Police Jurisdiction	CCSO West	
Schools		
School District Name	Ridgefield	
Elementary School Attendance Area	Union Ridge	
Middle School Attendance Area	View Ridge	
High School Attendance Area	Ridgefield	
Transportation		
C-TRAN Public Transportation Benefit Area	No	
Traffic Impact Fee (TIF) District	Rural	
Transportation Analysis Zone	5B3	
Utilities		
CPU Lighting Utility District	n/a	
Last Street Sweeping	n/a	
Sewer District	Rural/Resource	
Waste Collection Provider	Waste Connections	
Water District	Clark Public Utilities	
		
Environmental Public Health		
Public Health Food Inspector District	District 3	
Public Health Food Plan Review Area	District A	
Public Health WRAP Inspector District	District 2	
Wetlands and Soil Types		
Critical Aquifer Recharge Area	Category 2 Recharge Areas	
FEMA Map / FIRM Panel	53011C02020 53011C02040	
Flood Hazard Area	Outside Flood Area	
Shoreline Designation	none	
Soil Types / Class	Hydric / CvA Non-Hydric / GeB Hydric / OdB Non-Hydric / SIB	
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis Name: LEWIS Sub-Basin: Lower Lewis	
Watershed	Allen Canyon Creek East Fork Lewis River	
Sub Watershed	Allen Canyon Creek McCormick Creek	
Wetland Class	No Mapping Indicators	
Wetland Inventory	Presence	
Geological Hazards		
Geological Hazard		
Liquefaction	Very Low to Low	
NEHRP Class	C	
Slope Stability		
Development Moratorium		
	none	
Cultural Resources		
Archaeological Probability	High	
Archaeological Site Buffer	No	
Historic Site	N/A -	
Habitat and Species Resources		
Habitat and Species Impacts	Yes	
Riparian Habitat Area:	Fish Habitat Stream Seasonal Stream	

Property Fact Sheet for Account 211241000		October 31, 2023
General Information		
Property Account	211241000	
Site Address	2805 NW 309TH ST UNIT 22, RIDGEFIELD, WA 98642	
Legal Desc	#39 SEC 9 T4N R1EWM 2.06A	
Owner	MCLEAN TERRY S & MCLEAN ELIZABETH K	
Mail Address	18301 NE 93RD AVE BATTLE GROUND WA , 98604 US	
Tax Status	Regular	
Property Status	Active	
Area (approx.)	89,734 sq. ft. / 2.06 acres	
Section-Township-Range	SW 1/4,S09,T4N,R1E	
Assessment (2023 Values for 2024 Taxes)		
Land Value	\$120,137.00	
Building Value	\$0.00	
Total Property Value	\$120,137.00	
Total Taxable Value	\$722.00	
Most Recent Sale		
Sale Date	10/14/2005	
Document Type	DEED	
Sale Number	0578296	
Sale Amount	\$416,000.00	
Administrative		
Jurisdiction	Clark County	
Land Use Planning		
Comprehensive Plan Designation	AG	
Comprehensive Plan Overlay(s)	none	
Urban Growth Area	County	
Zoning Designation - Codes	Agriculture-20 (AG-20)	
Zoning Overlay(s)	none	
Miscellaneous		
Census Tract	403.01	
Drainage District	n/a	
Neighborhood	Ridgefield Junction	
Park District	n/a	
Public Safety		
Burning Allowed	Yes	
EMS Response Area	AMR	
Fire District	Clark-Cowlitz Fire Rescue	
Increased Wildfire Danger Area	No	
Police Jurisdiction	CCSO West	
Schools		
School District Name	Ridgefield	
Elementary School Attendance Area	Union Ridge	
Middle School Attendance Area	View Ridge	
High School Attendance Area	Ridgefield	
Transportation		
C-TRAN Public Transportation Benefit Area	No	
Traffic Impact Fee (TIF) District	Rural	
Transportation Analysis Zone	SB3	
Utilities		
CPU 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 3	
Public Health Food Plan Review Area	District A	
Public Health WRAP Inspector District	District 2	
Wetlands and Soil Types		
Critical Aquifer Recharge Area	Category 2 Recharge Areas	
FEMA Map / FIRM Panel	53011C0204D	
Flood Hazard Area	Outside Flood Area	
Shoreline Designation	none	
Soil Types / Class	Non-Hydric / GeB Hydric / OoB Non-Hydric / Sib	
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis Name: LEWIS Sub-Basin: Lower Lewis	
Watershed	Allen Canyon Creek East Fork Lewis River	
Sub Watershed	Allen Canyon Creek McCormick Creek	
Wetland Class	PEMPH	
Wetland Inventory	Presence	
Geological Hazards		
Geological Hazard		
Liquefaction	Very Low to Low	
NEHRP Class	C	
Slope Stability		
Development Moratorium		
	none	
Cultural Resources		
Archaeological Probability	High	
Archaeological Site Buffer	No	
Historic Site	No Mapping Indicators	
Habitat and Species Resources		
Habitat and Species Impacts	Yes	
Riparian Habitat Area:	Fish Habitat Stream Seasonal Stream	

Property Fact Sheet for Account 211265000		October 31, 2023
General Information		
Property Account	211265000	
Site Address		
Legal Desc	#63 SEC 9 T4N R1EWM 10.09A	
Contract Buyer	MCLEAN TERRY S & MCLEAN ELIZABETH (C/B)	
Mail Address	18301 NE 92ND AVE BATTLE GROUND WA , 98604 US	
Tax Status	Regular	
Property Status	Active	
Area (approx.)	439,520 sq. ft. / 10.09 acres	
Section-Township-Range	SW 1/4, S09, T4N, R1E	
Assessment (2023 Values for 2024 Taxes)		
Land Value	\$400,807.00	
Building Value	\$0.00	
Total Property Value	\$400,807.00	
Total Taxable Value	\$49,258.00	
Most Recent Sale		
Sale Date	01/05/1993	
Document Type	CONT	
Sale Number	0346034	
Sale Amount	\$55,000.00	
Administrative		
Jurisdiction	Clark County	
Land Use Planning		
Comprehensive Plan Designation	AG	
Comprehensive Plan Overlay(s)	none	
Urban Growth Area	County	
Zoning Designation - Codes	Agriculture-20 (AG-20)	
Zoning Overlay(s)	none	
Miscellaneous		
Census Tract	403.01	
Drainage District	n/a	
Neighborhood	Ridgefield Junction	
Park District	n/a	
Public Safety		
Burning Allowed	Yes	
EMS Response Area	ANR	
Fire District	Clark-Cowlitz Fire Rescue	
Increased Wildfire Danger Area	No	
Police Jurisdiction	CCSD West	
Schools		
School District Name	Ridgefield	
Elementary School Attendance Area	Union Ridge	
Middle School Attendance Area	View Ridge	
High School Attendance Area	Ridgefield	
Transportation		
C-TRAN Public Transportation Benefit Area	No	
Traffic Impact Fee (TIF) District	Rural	
Transportation Analysis Zone	583	
Utilities		
CPU 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 3	
Public Health Food Plan Review Area	District A	
Public Health WRAP Inspector District	District 2	
Wetlands and Soil Types		
Critical Aquifer Recharge Area	Category 2 Recharge Areas	
FEMA Map / FIRM Panel	53011C0202D 53011C0204D	
Flood Hazard Area	Outside Flood Area	
Shoreline Designation	none	
Soil Types / Class	Hydric / Cva Hydric / OdB Non-Hydric / SIB	
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis Name: LEWIS Sub-Basin: Lower Lewis	
Watershed	Allen Canyon Creek East Fork Lewis River	
Sub Watershed	Allen Canyon Creek McCormick Creek	
Wetland Class	PEMPH	
Wetland Inventory	Presence	
Geological Hazards		
Geological Hazard		
Liquefaction	Very Low to Low	
NEHRP Class	C	
Slope Stability		
Development Moratorium		
	none	
Cultural Resources		
Archaeological Probability	Moderate-High High	
Archaeological Site Buffer	No	
Historic Site	No Mapping Indicators	
Habitat and Species Resources		
Habitat and Species Impacts	Yes	
Riparian Habitat Area:	Fish Habitat Stream	



Property Fact Sheet for Account 211208005

October 31, 2023

General Information

Property Account	211208005
Site Address	
Legal Desc	LOT 2 SP2-887 10,96A
Owner	TYC LLC
Mail Address	JOHN HOLTSMANN 26903 NE 45TH AVE RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	477,418 sq. ft. / 10.96 acres
Section-Township-Range	SW 1/4,S09,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$400,740.00
Building Value	\$0.00
Total Property Value	\$400,740.00
Total Taxable Value	\$400,740.00

Most Recent Sale

Sale Date	05/07/2009
Document Type	D-QCO
Sale Number	637459
Sale Amount	\$0.00

Administrative

Jurisdiction	Clark County
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Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	none

Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a

Public Safety

Burning Allowed	Yes
EMS Response Area	AMR
Fire District	Clark-Cowlitz Fire Rescue
Increased Wildfire Danger Area	No
Police Jurisdiction	CCSO West

Schools

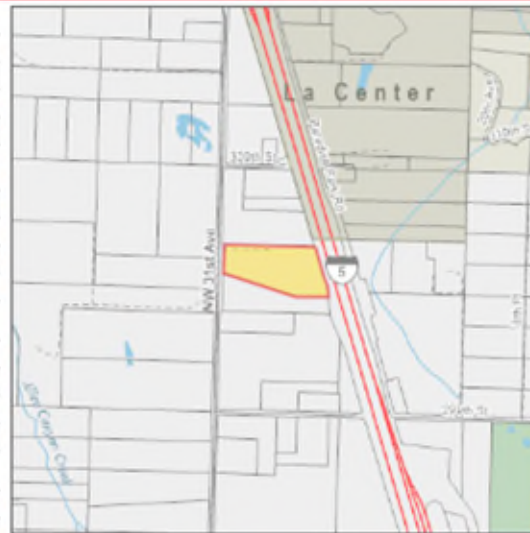
School District Name	Ridgefield
Elementary School Attendance Area	Union Ridge
Middle School Attendance Area	View Ridge
High School Attendance Area	Ridgefield

Transportation

C-TRAN Public Transportation Benefit Area	No
Traffic Impact Fee (TIF) District	Rural
Transportation Analysis Zone	583

Utilities

CPU 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 3
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 2

Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D
Flood Hazard Area	Outside Flood Area
Shareline Designation	none
Soil Types / Class	Non-Hydric / GeD Hydric / OoB Non-Hydric / SIB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek East Fork Lewis River
Sub Watershed	Allen Canyon Creek McCormick Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	(Presence)

Geological Hazards

Geological Hazard	Areas of Potential Instability
Liquefaction	Very/Low to/Low
NEHRP Class	C
Slope Stability	

Development Moratorium

none

Cultural Resources

Archaeological Probability	Moderate-High High
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators

Habitat and Species Resources

Habitat and Species Impacts	Yes
Adjacent to Habitat Area:	Oak Woodland


Property Fact Sheet for Account 211208000		October 31, 2023
General Information		
Property Account	211208000	
Site Address	30307 NW 31ST AVE, RIDGEFIELD, WA 98642	
Legal Desc	LOT 1 SP2-887 6.73A	
Owner	TRD HOLDINGS LLC	
Mail Address	2301 SE HIDDEN WAY #100 VANCOUVER WA , 98661	
Tax Status	Regular	
Property Status	Active	
Area (approx.)	293,159 sq. ft. / 6.73 acres	
Section-Township-Range	SW 1/4,S09,T4N,R1E	
Assessment (2023 Values for 2024 Taxes)		
Land Value	\$375,979.00	
Building Value	\$746,517.00	
Total Property Value	\$1,122,496.00	
Total Taxable Value	\$1,122,496.00	
Most Recent Sale		
Sale Date	01/06/2023	
Document Type	D-SWD	
Sale Number	875493	
Sale Amount	\$1,750,000.00	
Administrative		
Jurisdiction	Clark County	
Land Use Planning		
Comprehensive Plan Designation	AG	
Comprehensive Plan Overlay(s)	none	
Urban Growth Area	County	
Zoning Designation - Codes	Agriculture-20 (AG-20)	
Zoning Overlay(s)	none	
Miscellaneous		
Census Tract	403.01	
Drainage District	n/a	
Neighborhood	Ridgefield Junction	
Park District	n/a	
Public Safety		
Burning Allowed	Yes	
EMS Response Area	AMR	
Fire District	Clark-Cowlitz Fire Rescue	
Increased Wildfire Danger Area	No	
Police Jurisdiction	CCSD West	
Schools		
School District Name	Ridgefield	
Elementary School Attendance Area	Union Ridge	
Middle School Attendance Area	View Ridge	
High School Attendance Area	Ridgefield	
Transportation		
C-TRAN Public Transportation Benefit Area	No	
Traffic Impact Fee (TIF) District	Rural	
Transportation Analysis Zone	583	
Utilities		
GPU 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 3	
Public Health Food Plan Review Area	District A	
Public Health WRAP Inspector District	District 2	
Wetlands and Soil Types		
Critical Aquifer Recharge Area	Category 2 Recharge Areas	
FEMA Map / FIRM Panel	53011C0204D	
Flood Hazard Area	Outside Flood Area	
Shoreline Designation	none	
Soil Types / Class	Non-Hydric / GeD Hydric / OGB Non-Hydric / PuA Non-Hydric / SIB	
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis Name: LEWIS Sub-Basin: Lower Lewis	
Watershed	Allen Canyon Creek East Fork Lewis River	
Sub Watershed	Allen Canyon Creek McCormick Creek	
Wetland Class	No Mapping Indicators	
Wetland Inventory	Presence	
Geological Hazards		
Geological Hazard	Slopes > 15%	
Liquefaction	Very Low to Low	
NEHRP Class	C	
Slope Stability		
Development Moratorium		
none		
Cultural Resources		
Archaeological Probability	Moderate-High High	
Archaeological Site Buffer	No	
Historic Site	No Mapping Indicators	
Habitat and Species Resources		
Habitat and Species Impacts	Yes	
Habitat Area:	Oak Woodland	
Adjacent to Habitat Area:	Oak Woodland	
Riparian Habitat Area:	Seasonal Stream	

Exhibit B
Letters of Authorization from Property Owners



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

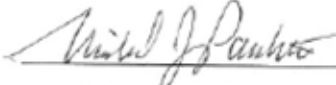
LETTER OF AUTHORIZATION

TRO Holdings LLC is the owner of record for the real property located at 30307 NW 31st Ave in Ridgefield, Washington (Assessor Tax Parcel No. 211208000) (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 urban growth area, zoning, and general plan designation for the Property.

Authorized Signer: *Michael Paulson*
Title: *Downer*
Date: *11/7/2023*

LETTER OF AUTHORIZATION

TYC LLC is the owner of record for the real property located along NW 31st Ave in Ridgefield, Washington (Assessor Tax Parcel No. 211208005) (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 urban growth area, zoning, and general plan designation for the Property.

Authorized Signer: 
Title: owner
Date: 4/7/2023

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

LETTER OF AUTHORIZATION

Elizabeth and Terry McLean are the owners of record for the real property located at the intersection of NW 31st Ave and 309th St in Ridgefield, Washington (Assessor Tax Parcels No. 211244000, 211265000 and 211241000) (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 urban growth area, zoning, and general plan designation for the Property.

Authorized Signer: Elizabeth McLean
Elizabeth McLean

Date: 11/15/2023

Authorized Signer: Terry McLean
Terry McLean

Date: 11/15/2023

56253-80752 4895-9718-4388.1