

From: [Oliver Orjiako](#)
To: [Bart Catching](#)
Cc: [Sonja Wiser](#); [Jose Alvarez](#)
Subject: FW: Site Specific UGA Request - GS Timber LLC
Date: Thursday, February 15, 2024 5:07:39 PM
Attachments: [image001.png](#)
[image002.png](#)
[Lt. Clark County re Site-Specific UGA Request 2.15.24 \(GS TIMBER LLC\) 4891-0019-1141 v.1.pdf](#)

FYI. Thanks.

From: Julie A. Stenberg <Julie.Stenberg@jordanramis.com>
Sent: Thursday, February 15, 2024 5:03 PM
To: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Cc: Ezra L. Hammer <elh@jordanramis.com>; James D. Howsley <jamie.howsley@jordanramis.com>
Subject: Site Specific UGA Request - GS Timber LLC

EXTERNAL: 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.

Sent on behalf of Jamie Howsley, attached please find a Site Specific UGA Request, with property owner authorization.

Sincerely,

Julie Stenberg

Julie A. Stenberg | Legal Assistant
Direct: (503) 598-5558

JORDAN  **RAMIS**

1211 SW Fifth Ave, Suite 2700
Portland OR 97204

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Portland | Bend | Vancouver WA



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February 15, 2024

VIA EMAIL ONLY

Clark County Board of County Council
c/o Oliver Orjiako, Community Planning Director
Clark County
1300 Franklin St.
Vancouver, WA 98660

E-Mail: Oliver.Orjiako@clark.wa.gov
Rebecca.Messinger@clark.wa.gov

Re: ***Zone and Comprehensive Plan Designation Changes***

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

Our office represents the owner of parcels with property identification numbers 137501000 and 986066527 (the “Properties”), which are located along NE Lessard Road in unincorporated Clark County. This letter is written to respectfully request that Clark County (the “County”) approve zone and comprehensive plan designation changes for the Properties. A letter from the property owner is included authorizing Jordan Ramis PC to represent their request for these changes.

The Properties currently have the Comprehensive Plan designation of FR-1, and a corresponding Zoning designation of Forest-80 (FR-80). Importantly, the FR-80 zoning is intended for parcels at least 80 acres in size and parcel 986066527 is approximately 34 acres in size. Additionally, the Properties are adjacent to recent urbanization in the form of a housing subdivision. Nearby parcels include commercial and residential uses.

For these reasons, we request that the County change the zoning to Rural-5 (R-5) with a R-5 general plan designation and no overlay. Doing so will facilitate the development of the Properties in a manner that will in turn support the creation of much needed housing in Clark County.

Clark County Board of County Council
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These site-specific requests are 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 because they are ideally situated to help spur residential living in the rural area. .

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Properties

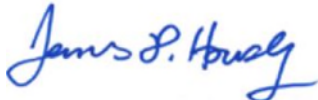
Exhibit B – Letter of Authorization from the property owner

Once the 2025 Plan update schedule is finalized, we intend to submit a detailed narrative in support of 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 Property

Parcel 986066527

Property Fact Sheet for Account 986066527

February 14, 2024



General Information

Property Account	986066527
Site Address	
Legal Desc	SHORT PLAT 4-008 #2 LOT 1 34.03A
Owner	GS TIMBER LLC
Mail Address	C/O GREGG SOBECK 4955 VAN NUYS BLVD SUITE 615 SHERMAN OAKS CA , 91403 US
Tax Status	Regular
Property Status	Active
Area (approx.)	1,482,347 sq. ft. / 34.03 acres
Section-Township-Range	NE 1/4,S08,T2N,R4E

Assessment (0 Values for 1 Taxes)

Land Value	\$0.00
Building Value	\$0.00
Total Property Value	\$0.00
Total Taxable Value	\$0.00

Most Recent Sale

Sale Date	12/19/2023
Document Type	BLA
Sale Number	6162271
Sale Amount	\$0.00

Administrative

Jurisdiction	Clark County
Land Use Planning	
Comprehensive Plan Designation	FR-1
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - Codes	Forest-80 (FR-80)
Zoning Overlay(s)	none
Miscellaneous	
Census Tract	405.11
Drainage District	n/a
Neighborhood	Proebstel
Park District	n/a



Environmental Public Health

Public Health Food Inspector District	District 2
Public Health Food Plan Review Area	District B
Public Health WRAP Inspector District	District 1

Wetlands and Soil Types

Critical Aquifer Recharge Area	
FEMA Map / FIRM Panel	53011C0437E
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / OID
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Washougal
Watershed	Little Washougal River
Sub Watershed	Boulder Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	Presence

Parcel 137501000



Property Fact Sheet for Account 137501000

February 14, 2024

General Information

Property Account	137501000
Site Address	32817 NE LESSARD RD, CAMAS, WA 98607
Legal Desc	SHORT PLAT 4-008 #1 LOT 1 114.89A
Owner	GS TIMBER LLC
Mail Address	C/O GREGG SOBECK 4955 VAN NUYS BLVD SUITE 615 SHERMAN OAKS CA , 91403 US
Tax Status	Regular
Property Status	Active
Area (approx.)	5,004,608 sq. ft. / 114.89 acres
Section-Township-Range	SE 1/4,S08,T2N,R4E NE 1/4,S08,T2N,R4E

Assessment (2023 Values for 2024 Taxes)

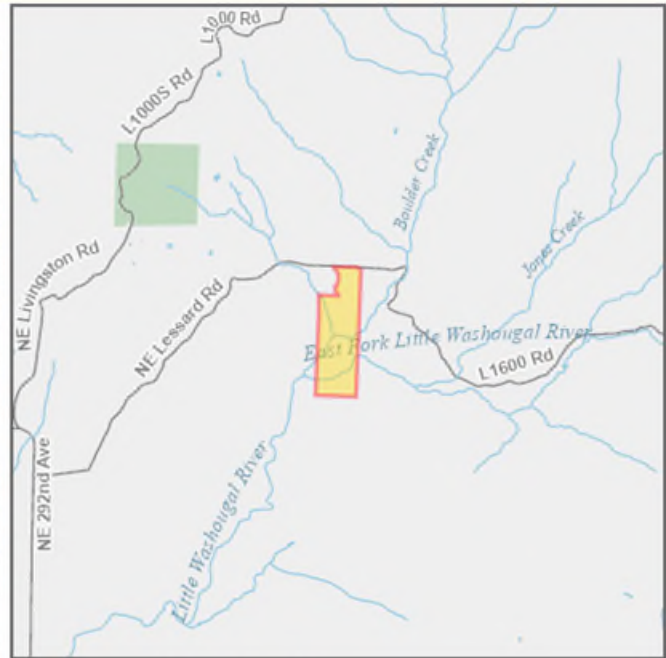
Land Value	\$1,183,736.00
Building Value	\$0.00
Total Property Value	\$1,183,736.00
Total Taxable Value	\$49,873.00

Most Recent Sale

Sale Date	12/19/2023
Document Type	BLA
Sale Number	6162271
Sale Amount	\$0.00

Administrative

Jurisdiction	Clark County
Land Use Planning	
Comprehensive Plan Designation	FR-1
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - Codes	Forest-80 (FR-80)
Zoning Overlay(s)	none
Miscellaneous	
Census Tract	405.11
Drainage District	n/a
Neighborhood	Proebstel
Park District	n/a
Public Safety	
Burning Allowed	Yes



Environmental Public Health

Public Health Food Inspector District	District 2
Public Health Food Plan Review Area	District B
Public Health WRAP Inspector District	District 1

Wetlands and Soil Types

Critical Aquifer Recharge Area	
FEMA Map / FIRM Panel	53011C0437E
Flood Hazard Area	Outside Flood Area
Shoreline Designation	Rural Conservancy Resource Land
Soil Types / Class	Non-Hydric / OIB Non-Hydric / OID Non-Hydric / OmF
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Washougal
Watershed	Little Washougal River
Sub Watershed	Boulder Creek Little Washougal (Lower) Little Washougal (Upper)
Wetland Class	PFOW
Wetland Inventory	Presence


Exhibit B
Letters of Authorization from Property Owners

[See Attached]

LETTER OF AUTHORIZATION

I, the undersigned, am the owner of record for the real property with Property Identification Numbers 137501000 and 986066527 (the "Properties"). 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 change the zoning and comprehensive plan designation for the Properties.

Signature:



Gregg Sobek

Title:

president, GS Timber

On Behalf of GS TIMBER LLC

Date:

2/15/24