

From: [Oliver Orjiako](#)
To: [Sonja Wiser](#)
Subject: FW: Site Specific UGA Request
Date: Tuesday, February 20, 2024 11:24:32 AM
Attachments: [image001.png](#)
[image002.png](#)
[Lt. Clark County re Site-Specific UGA Request 2.16.24 \(Holsinger\) 4890-5749-3925 v.1.pdf](#)

FYI. Thanks.

From: Julie A. Stenberg <Julie.Stenberg@jordanramis.com>
Sent: Friday, February 16, 2024 3:07 PM
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>; Darlene Ferretti <Darlene.Ferretti@jordanramis.com>
Subject: Site Specific UGA Request

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 16, 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: ***Site-Specific Zone and Comprehensive Plan Designation Changes***

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

Our office represents the owners of parcels with property identification numbers 179154000 and 179112000 (the "Properties"), which are all located along 219th Street in unincorporated Clark County. This letter is written to respectfully request that Clark County (the "County") approve a zone change and comprehensive plan designation change for the Properties. Letters from the property owners are included authorizing Jordan Ramis PC to represent their request for these changes.

The Properties currently have the Comprehensive Plan designation of R-5, a corresponding Zoning designation of Rural-5 (R-5), and Urban Reserve - 20 (UR-20) and Industrial zoning overlays. As currently planned, the industrial overlay and UR-20 overlay conflict with the R-5 zoning.

Importantly, the Properties are located along the 219th Street corridor in close proximity and access to the I-5 freeway and interchange with SR502. Nearby parcels are zoned for commercial use. As such, we believe it is the intent of the County to facilitate the growth of industrial and commercial uses along the 219th Street corridor in a manner consistent with the generalized zoning scheme. For these reasons, we request that the County harmonize the applicable criteria for the Properties and either change the zoning to General Commercial with a commercial general zoning designation and no

Clark County Board of County Council
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overlay or to Light Industrial District with a Employment District an employment district general plan designation and no overlay. Either one will facilitate the development of the Properties in a manner that will in turn support the creation of much needed jobs in Clark County.

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 housing development.

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Properties

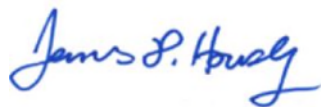
Exhibit B – Letter of Authorization from the property owners

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 179154000



Property Fact Sheet for Account 179154000

February 12, 2024

General Information

Property Account	179154000
Site Address	
Legal Desc	#62 SEC 2 T3N R1EWM 3.76A
Owner	HOLSINGER DONALD G ETAL
Mail Address	21510 NW 21ST PL RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	163,786 sq. ft. / 3.76 acres
Section-Township-Range	NW 1/4,S02,T3N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$284,260.00
Building Value	\$0.00
Total Property Value	\$284,260.00
Total Taxable Value	\$284,260.00

Most Recent Sale

Sale Date	06/20/2006
Document Type	DEED
Sale Number	0596426
Sale Amount	\$20,600.00

Administrative

Jurisdiction	Clark County
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Land Use Planning

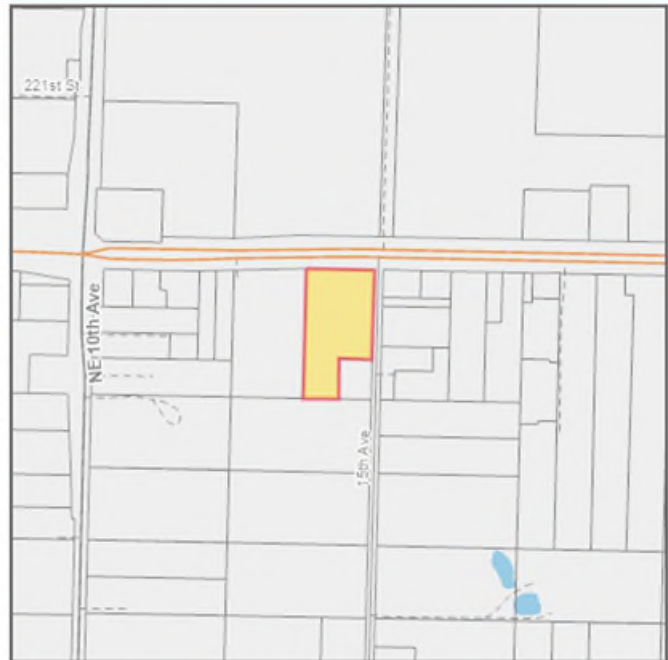
Comprehensive Plan Designation	R-5
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Rural-5 (R-5)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

Miscellaneous

Census Tract	404.03
Drainage District	n/a
Neighborhood	Four Creeks
Park District	n/a

Public Safety

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



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	53011C0218D 53015C1020G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Gee Creek Salmon Creek
Sub Watershed	Gee Creek (Upper) Mill Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	Presence

Parcel 179112000



Property Fact Sheet for Account 179112000

February 12, 2024

General Information

Property Account	179112000
Site Address	1301 NE 219TH ST, RIDGEFIELD, WA 98642
Legal Desc	#20 OF SEC 2 T3NR1EWM 4.28A
Owner	HOLSINGER DONALD G & ROSSI JACQUELINE M
Mail Address	21510 NW 21ST PL RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	186,437 sq. ft. / 4.28 acres
Section-Township-Range	NW 1/4,S02,T3N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$351,409.00
Building Value	\$0.00
Total Property Value	\$351,409.00
Total Taxable Value	\$351,409.00

Most Recent Sale

Sale Date	06/20/2006
Document Type	DEED
Sale Number	0597552
Sale Amount	\$93,000.00

Administrative

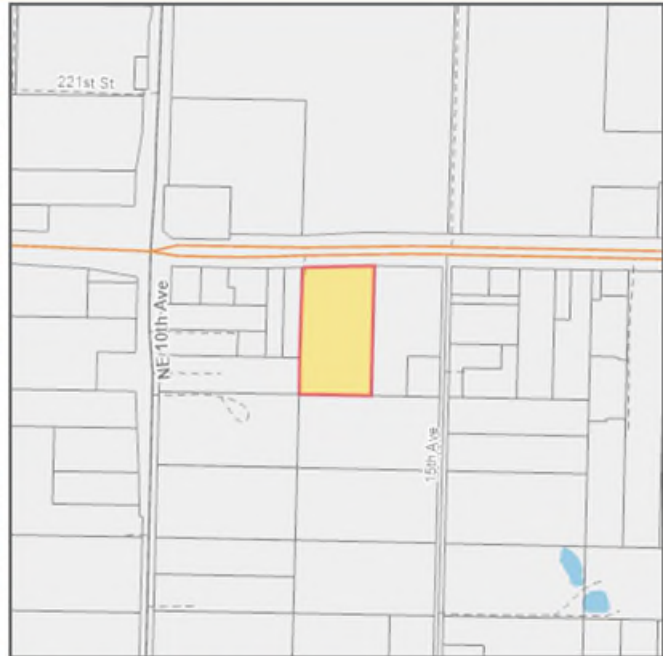
Jurisdiction	Clark County
Land Use Planning	
Comprehensive Plan Designation	R-5
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Rural-5 (R-5)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

Miscellaneous

Census Tract	404.03
Drainage District	n/a
Neighborhood	Four Creeks
Park District	n/a

Public Safety

Burning Allowed	Yes
EMS Response Area	AMR



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	53011C0218D 53015C1020G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Gee Creek Salmon Creek
Sub Watershed	Gee Creek (Upper) Mill Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	Presence

Exhibit B
Letters of Authorization from Property Owners

[See attached]

LETTER OF AUTHORIZATION

I, the undersigned, am the owner of record and have power of attorney to represent the other owners of record for the real property with Property Identification Numbers 179112000 and 179154000 (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 comprehensive plan designation and zoning for the Property.

Signature: 
Donald Holsinger

Date: 2/16/2024