

From: [Oliver Orjiako](#)
To: [Bart Catching](#)
Cc: [Sonja Wisler](#); [Jose Alvarez](#)
Subject: FW: Site Specific UGA Request
Date: Thursday, February 15, 2024 5:01:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[Lt. Clark County re Site-Specific UGA Request 2.15.24 \(Maul\) 4880-4401-2453 v.1.pdf](#)

FYI. Thanks.

From: Julie A. Stenberg <Julie.Stenberg@jordanramis.com>
Sent: Thursday, February 15, 2024 4:59 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**

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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: ***Site-Specific Urban Growth Area, 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 216491000 and 216473000 (the “Properties”), which are all located along NW Hillhurst Road and NW Carty Road in Ridgefield. This letter is written to respectfully request that Clark County (the “County”) include the Properties in the Ridgefield Urban Growth Area, and approve zone and comprehensive plan designation changes 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 AG, and a corresponding Zoning designation of Agriculture-20 (AG-20). Importantly, the Properties are surrounded on all sides by the land that is located within the Ridgefield Urban Growth Area and annexed to the City of Ridgefield. Additionally, the Properties are completely surrounded by clear signs of urbanization including an adjacent school campus and large residential subdivision. Nearby parcels are zoned for commercial, residential, and industrial uses. Due to the immediately surrounding area, it appears that the current zoning and comprehensive plan designation do not align the Properties as it is functionally difficult or near impossible to use them for intense agricultural purposes.

Clark County Board of County Council
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For these reasons, we request that the County harmonize the applicable criteria for the Properties and change the zoning to General Commercial with a commercial 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 and mixed-use housing 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

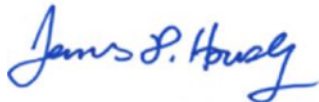
Exhibit B – Letter of Authorization from the property owners

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 216491000



Property Fact Sheet for Account 216491000

February 14, 2024

General Information

Property Account	216491000
Site Address	
Legal Desc	#49 SEC 32 T4N R1EWM 1.03 A
Owner	MAUL JAMES J & MAUL JOHN C
Mail Address	PO BOX 488 RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	44,867 sq. ft. / 1.03 acres
Section-Township-Range	NE 1/4,S32,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$244,941.00
Building Value	\$0.00
Total Property Value	\$244,941.00
Total Taxable Value	\$244,941.00

Most Recent Sale

Sale Date	09/13/2018
Document Type	D-QCD
Sale Number	794247
Sale Amount	\$0.00

Administrative

Jurisdiction	Clark County
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Land Use Planning

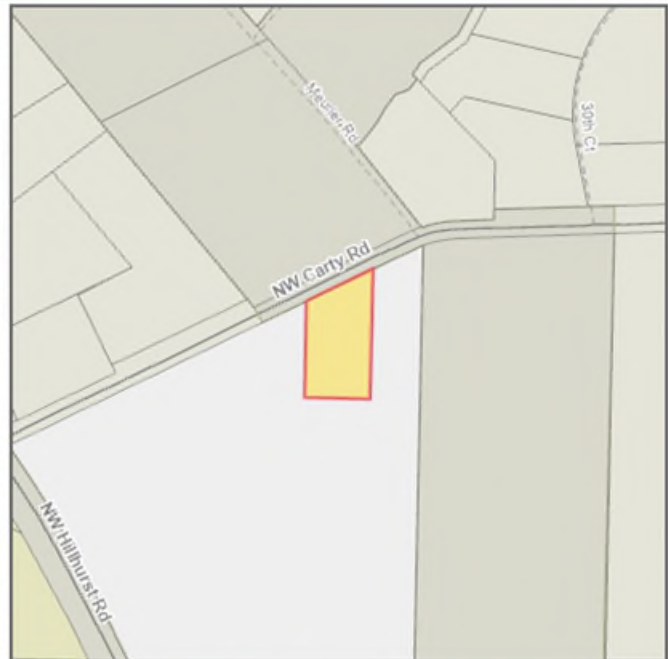
Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	none

Miscellaneous

Census Tract	403.03
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a

Public Safety

Burning Allowed	No
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	53011C0212D 53015C1015G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis
Watershed	Gee Creek
Sub Watershed	Gee Creek (Upper)
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

Parcel 216473000

Property Fact Sheet for Account 216473000

February 14, 2024



General Information

Property Account	216473000
Site Address	23511 NW HILLHURST RD, RIDGEFIELD, WA 98642
Legal Desc	#31 SEC 32 T4N R1EWM 10.47 A
Owner	MAUL JAMES J & MAUL JOHN C
Mail Address	PO BOX 488 RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	456,073 sq. ft. / 10.47 acres
Section-Township-Range	NE 1/4,S32,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

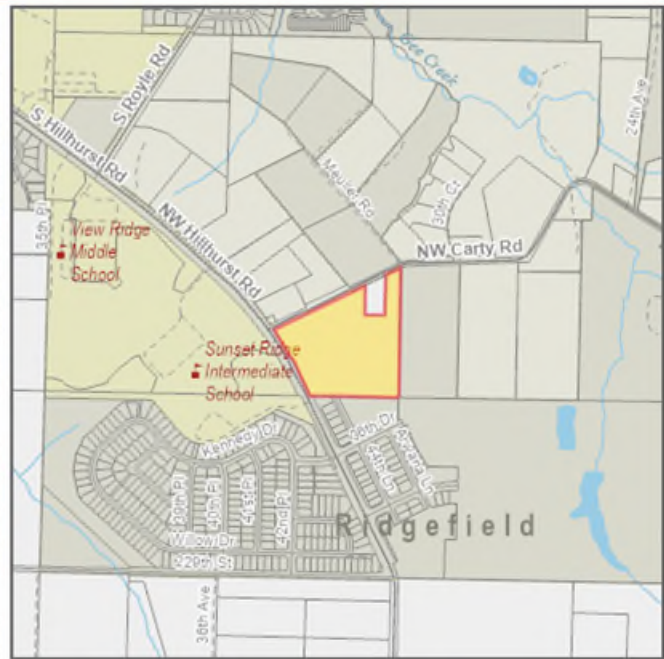
Land Value	\$617,268.00
Building Value	\$368,330.00
Total Property Value	\$985,598.00
Total Taxable Value	\$985,598.00

Most Recent Sale

Sale Date	09/13/2018
Document Type	D-QCD
Sale Number	794247
Sale Amount	\$0.00

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	403.03
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a
Public Safety	
Burning Allowed	No
EMS Response Area	AMR
Fire District	Clark-Cowlitz Fire Rescue



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	53011C0212D 53015C1015G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Flume Creek Gee Creek
Sub Watershed	Flume Creek Gee Creek (Upper)
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

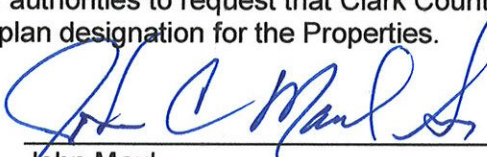
Exhibit B
Letters of Authorization from Property Owners

[See Attached]

LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Numbers 216491000 and 216473000 (the "Properties"). 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 Urban Growth Area, zoning, and comprehensive plan designation for the Properties.

Signature:



John Maul

Date:

2-15-2024

Signature:



James Maul

Date:

FEB 15, 2024