

From: [Oliver Orjiako](#)
To: [Sonja Wiser](#)
Subject: FW: Site Specific UGA Request
Date: Tuesday, February 20, 2024 3:02:26 PM
Attachments: [image001.png](#)
[image002.png](#)
[Lt. Clark County re Site-Specific UGA Request 2.15.24 \(Morrison and Buhaly\) 4893-9426-8581 v.1.pdf](#)

FYI. Thanks.

From: Julie A. Stenberg <Julie.Stenberg@jordanramis.com>
Sent: Tuesday, February 20, 2024 12:53 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 20, 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 181452000, 181449000, and 181689000 (the “Properties”), which are all located near the intersection of NE 50th Avenue and NE 179th Street in unincorporated Clark County. This letter is written to respectfully request that Clark County (the “County”) include all of the Properties in the Vancouver 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.

Parcel 181452000 is located just north and adjacent to the Vancouver Urban Growth Area. The other two are located within the Vancouver Urban Growth Area. All three are near the new Mill Creek residential development and in an area characterized by urban growth and residential and commercial uses. As such, we request that the County include parcel 181452000 in the Vancouver Urban Growth Area.

Parcel 181452000 is zoned Agriculture-20 (AG-20) and has a comprehensive plan designation of Agriculture (AG). We request that the County change the zoning to either Single Family Residential

R1-5 or R1-6, with a comprehensive plan designation of Urban Low Density Residential (UL). Doing so will allow the property to develop in a manner consistent with the surrounding area and support the development of much needed housing.

Parcel 181449000 is zoned Single Family Residential (R1-20) with a comprehensive plan designation of Urban Low Density Residential (UL). We request that the County also change the zoning designation to either Single Family Residential R1-5 or R1-6 to further support the creation of much needed housing.

Parcel 181689000 is zoned Single Family Residential (R1-7.5), with a comprehensive plan designation of Urban Low Density Residential (UL). We request that the County change the zoning designation to Residential R-18 and the comprehensive plan designation to Urban Medium Density Residential (UM) in order to support the creation of much needed medium density housing.

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.

Clark County Board of County Council
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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 181452000

Property Fact Sheet for Account 181452000

February 15, 2024



General Information

Property Account	181452000
Site Address	
Legal Desc	#16 SEC 12 T3N R1EWM 12.89 A
Owner	PLEASANT ACRES LLC
Mail Address	418 NW ALBEMARLE TER PORTLAND OR , 97210 US
Tax Status	Regular
Property Status	Active
Area (approx.)	561,488 sq. ft. / 12.89 acres
Section-Township-Range	NE 1/4,S12,T3N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$515,978.00
Building Value	\$2.00
Total Property Value	\$515,980.00
Total Taxable Value	\$515,980.00

Most Recent Sale

Sale Date	06/18/2015
Document Type	D-B&S
Sale Number	728709
Sale Amount	\$0.00

Administrative

Jurisdiction	Clark County
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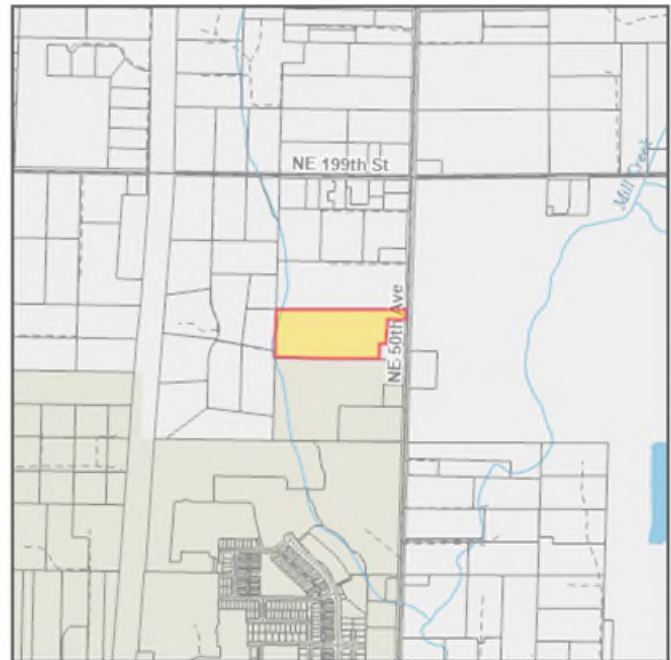
Land Use Planning

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

Public Safety



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	53011C0219D 53011C0238D 53015C1020G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeF Non-Hydric / HcD Non-Hydric / HoB Non-Hydric / HoC Hydric / OdB

Parcel 181449000



Property Fact Sheet for Account 181449000

February 15, 2024

General Information

Property Account	181449000
Site Address	19100 NE 50TH AVE, VANCOUVER, WA 98686
Legal Desc	#12 SEC 12 T3N R1EWM 18.85A
Owner	CEDAR TREE ACRES LLC
Mail Address	418 NW ALBEMARLE TER PORTLAND OR , 97210 US
Tax Status	Regular
Property Status	Active
Area (approx.)	821,106 sq. ft. / 18.85 acres
Section-Township-Range	NE 1/4,S12,T3N,R1E

Assessment (2023 Values for 2024 Taxes)

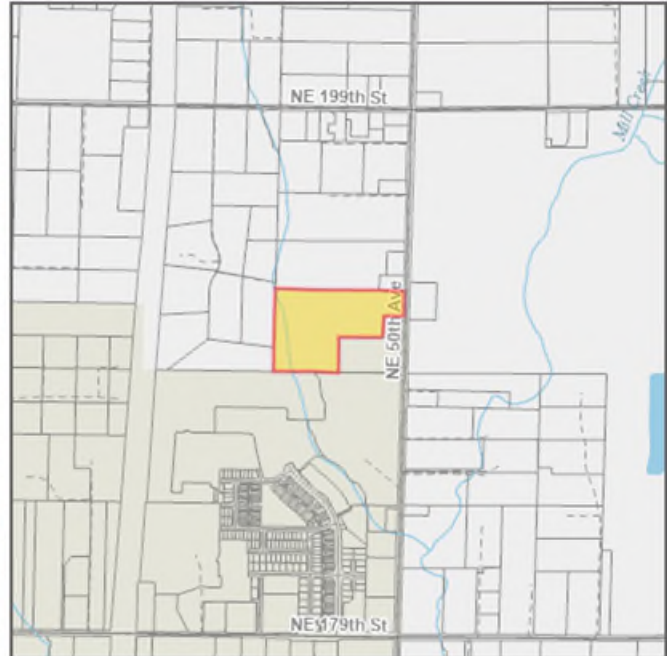
Land Value	\$423,135.00
Building Value	\$171,758.00
Total Property Value	\$594,893.00
Total Taxable Value	\$594,893.00

Most Recent Sale

Sale Date	06/18/2015
Document Type	D-B&S
Sale Number	728707
Sale Amount	\$0.00

Administrative

Jurisdiction	Clark County
Land Use Planning	
Comprehensive Plan Designation	UL
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Vancouver
Zoning Designation - Codes	Single Family Residential (R1-20)
Zoning Overlay(s)	none
Miscellaneous	
Census Tract	404.03
Drainage District	n/a
Neighborhood	Four Creeks
Park District	10



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	53011C0219D 53011C0238D 53015C1020G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeF Non-Hydric / HcB Non-Hydric / HoB Non-Hydric / HoC Hydric / OdB
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon

Parcel 181689000



Property Fact Sheet for Account 181689000

February 15, 2024

General Information

Property Account	181689000
Site Address	3919 NE 179TH ST, VANCOUVER, WA 98686
Legal Desc	#20 OF SEC 13 T3NR1EWM 2.66A
Owner	LONG LAKE COMMERCIAL LLC
Mail Address	1499 SE TECH CENTER PL STE 380 VANCOUVER WA , 98683
Tax Status	Regular
Property Status	Active
Area (approx.)	115,870 sq. ft. / 2.66 acres
Section-Township-Range	NE 1/4,S13,T3N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$284,682.00
Building Value	\$169,947.00
Total Property Value	\$454,629.00
Total Taxable Value	\$454,629.00

Most Recent Sale

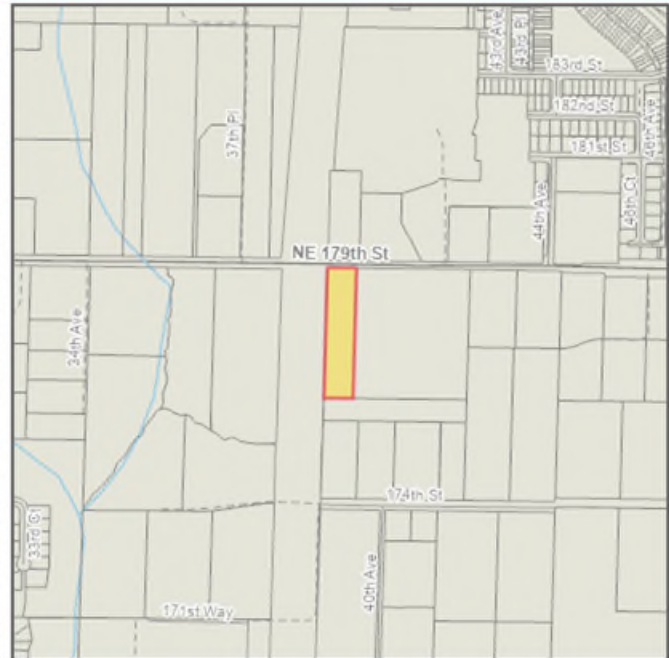
Sale Date	12/26/2019
Document Type	D-B&S
Sale Number	815107
Sale Amount	\$0.00

Administrative

Jurisdiction	Clark County
Land Use Planning	
Comprehensive Plan Designation	UL
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Vancouver
Zoning Designation - Codes	Single Family Residential (R1-7.5)
Zoning Overlay(s)	Mill Creek Overlay

Miscellaneous

Census Tract	404.09
Drainage District	n/a
Neighborhood	Four Creeks
Park District	10



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 1 Recharge Areas Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0219D 53011C0357D 53015C1020G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Salmon Creek
Sub Watershed	Mill Creek

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 Number 181452000 (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 include the Property in the Vancouver Urban Growth Area and change the zoning and comprehensive plan designation for the Property.

Signature: Sefer Bialik

Title: CO-OWNER

Authorized on Behalf of Pleasant Acres LLC

Date: 2/17/24

LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Number 181689000 (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 comprehensive plan designation and zoning for the Property.

Signature: *Steve Bally*

Title: *CO-Owner*

Authorized on Behalf of Long Lake Commercial LLC

Date: *2/17/24*

