

From: [Darlene Ferretti](#)
To: [Oliver Orjiako](#); [Rebecca Messinger](#)
Cc: [Sonja Wiser](#); [Ezra L. Hammer](#); [James D. Howsley](#)
Subject: Site Specific UGA Request
Date: Friday, March 1, 2024 3:09:34 PM
Attachments: [image001.png](#)
[image002.png](#)
[Lt. Clark County re Site-Specific UGA Request.pdf](#)

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Good afternoon,

Please see attached letter of today's date from Jamie Howsley. Please confirm receipt.

Thank you,
Darlene

Darlene Ferretti | Legal Assistant
Direct: (503) 598-5551

JORDAN  **RAMIS**

1211 SW Fifth Ave, Suite 2700
Portland OR 97204

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Portland | Bend | Vancouver WA



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March 1, 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 Changes***

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

Our office represents the owners of parcels with property identification numbers 200119000, 200114000, 200073000, 200178000, 200069000, and 200116000 (the “Properties”), which are all located within the community of Brush Prairie. This letter is written to respectfully request that Clark County (the “County”) approve a zone change for the Properties. Letters from the property owners are included authorizing Jordan Ramis PC to represent their request for these changes.

Parcels 200069000 and 200116000 currently have the Comprehensive Plan designation of Commercial and corresponding Zoning designation of Community Commercial (CC). The purpose of the CC zoning is to provide for the regular shopping and service needs for several adjacent neighborhoods. Importantly, due to the fact that the parcels are owned by the same underlying party, they are collectively of a size that can appropriately support more substantial commercial uses than those currently permitted by the CC zoning. As such, we request that the County change the Zoning designation to General Commercial (GC). Doing so will help support the development of commercial uses that can provide a full range of goods and services necessary to serve large areas of the county and the traveling public.

Clark County Board of County Council
March 1, 2024
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Parcels 200119000, 200114000, 200073000 and 200178000 currently have the Comprehensive Plan designation of Urban Low Density Residential and corresponding Zoning designation of R1-10. The purpose of this designation is to provide for predominantly single-family residential development with densities between five and 10 units per acre. However, the parcels currently house a vibrant community church that is planning to expand and enhance its campus and provide community gathering opportunities for its members. Therefore, we request that the County change the Comprehensive Plan designation to Commercial and the associated Zoning designation to General Commercial (GC).

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

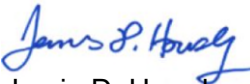
Exhibit B – Letter of Authorization from the property owners

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
Sonja Wisner, Clark County

Exhibit A – Maps Identifying the Property

Parcel 200116000



Property Fact Sheet for Account 200116000

February 12, 2024

General Information

Property Account	200116000
Site Address	11718 NE 117TH AVE, VANCOUVER, WA 98662
Legal Desc	#60 SEC 34 T3NR2EWM .76A
Owner	UNION CORNER PROPERTIES LLC
Mail Address	PO BOX 758 BRUSH PRAIRIE WA , 98606
Tax Status	Regular
Property Status	Active
Area (approx.)	33,106 sq. ft. / 0.76 acres
Section-Township-Range	NW 1/4,S34,T3N,R2E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$260,392.00
Building Value	\$183,678.00
Total Property Value	\$444,070.00
Total Taxable Value	\$444,070.00

Most Recent Sale

Sale Date	11/04/2011
Document Type	D-SWD
Sale Number	671408
Sale Amount	\$300,000.00

Administrative

Jurisdiction	Clark County
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Land Use Planning

Comprehensive Plan Designation	C
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Vancouver
Zoning Designation - Codes	Community Commercial (CC)
Zoning Overlay(s)	none

Miscellaneous

Census Tract	407.09
Drainage District	n/a
Neighborhood	Sunnyside
Park District	6



Environmental Public Health

Public Health Food Inspector District	District 9
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 1

Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 1 Recharge Areas
FEMA Map / FIRM Panel	53011C0383D
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIA
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Salmon Creek
Sub Watershed	Curtin Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

Parcel 200069000



Property Fact Sheet for Account 200069000

February 12, 2024

General Information

Property Account	200069000
Site Address	11614 NE 117TH AVE, VANCOUVER, WA 98662
Legal Desc	#3 #13 SEC 34 T3N R2EWM 1.02A
Owner	5 GENERATION LLC
Mail Address	PO BOX 758 BRUSH PRAIRIE WA , 98606
Tax Status	Regular
Property Status	Active
Area (approx.)	44,431 sq. ft. / 1.02 acres
Section-Township-Range	NW 1/4,S34,T3N,R2E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$303,226.00
Building Value	\$140,965.00
Total Property Value	\$444,191.00
Total Taxable Value	\$444,191.00

Most Recent Sale

Sale Date	12/28/2016
Document Type	D-PREP
Sale Number	764851
Sale Amount	\$0.00

Administrative

Jurisdiction	Clark County
Land Use Planning	
Comprehensive Plan Designation	C
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Vancouver
Zoning Designation - Codes	Community Commercial (CC)
Zoning Overlay(s)	none
Miscellaneous	
Census Tract	407.09
Drainage District	n/a
Neighborhood	Sunnyside
Park District	6



Environmental Public Health

Public Health Food Inspector District	District 9
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 1

Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 1 Recharge Areas
FEMA Map / FIRM Panel	53011C0383D
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIA
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Salmon Creek
Sub Watershed	Curtin Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

Parcel 200119000

Property Fact Sheet for Account 200119000

February 29, 2024



General Information

Property Account	200119000
Site Address	
Legal Desc	#63 SEC 34 T3NR2EWM 1.25A
Owner	BAPTIST CHURCH BRUSH PRAIRIE
Mail Address	11814 NE 117TH AVE VANCOUVER WA , 98662 US
Tax Status	TOTAL EXEMPTION
Property Status	Active
Area (approx.)	54,450 sq. ft. / 1.25 acres
Section-Township-Range	NW 1/4,S34,T3N,R2E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$240,306.00
Building Value	\$30,371.00
Total Property Value	\$270,677.00
Total Taxable Value	\$0.00

Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

Administrative

Jurisdiction	Clark County
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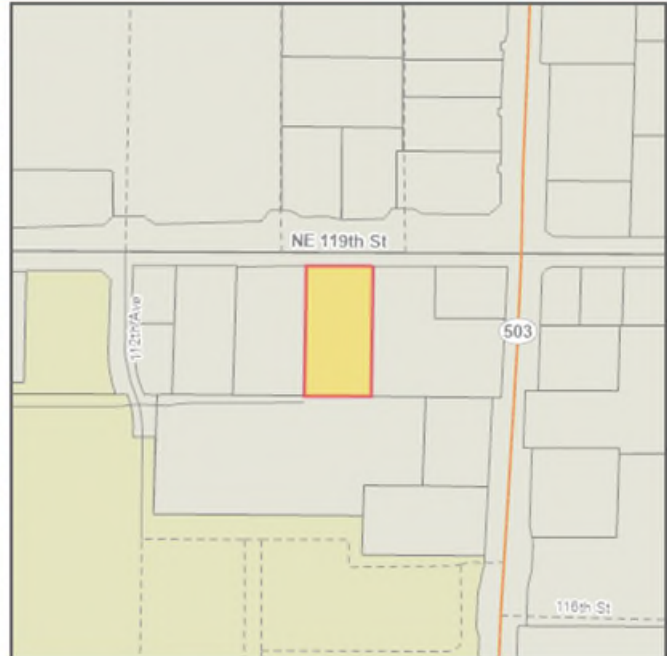
Land Use Planning

Comprehensive Plan Designation	UL
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Vancouver
Zoning Designation - Codes	Single Family Residential (R1-10)
Zoning Overlay(s)	none

Miscellaneous

Census Tract	407.09
Drainage District	n/a
Neighborhood	Sunnyside
Park District	6

Public Safety



Environmental Public Health

Public Health Food Inspector District	District 9
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 1

Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 1 Recharge Areas
FEMA Map / FIRM Panel	53011C0383D
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIA
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Salmon Creek
Sub Watershed	Curtin Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

Parcel 200073000



Property Fact Sheet for Account 200073000

February 29, 2024

General Information

Property Account	200073000
Site Address	11802 NE 117TH AVE, VANCOUVER, WA 98662
Legal Desc	#10 SEC 34 T3NR2EWM .60A
Owner	BAPTIST CHURCH BRUSH PRAIRIE
Mail Address	11814 NE 117TH AVE VANCOUVER WA , 98662 US
Tax Status	TOTAL EXEMPTION
Property Status	Active
Area (approx.)	26,136 sq. ft. / 0.6 acres
Section-Township-Range	NW 1/4,S34,T3N,R2E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$126,445.00
Building Value	\$656,909.00
Total Property Value	\$783,354.00
Total Taxable Value	\$0.00

Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

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 (R1-10)
Zoning Overlay(s)	none
Miscellaneous	
Census Tract	407.09
Drainage District	n/a
Neighborhood	Sunnyside
Park District	6



Environmental Public Health

Public Health Food Inspector District	District 9
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 1

Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 1 Recharge Areas
FEMA Map / FIRM Panel	53011C0383D
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIA
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Salmon Creek
Sub Watershed	Curtin Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

Parcel 200114000



Property Fact Sheet for Account 200114000

February 29, 2024

General Information

Property Account	200114000
Site Address	11802 NE 117TH AVE, VANCOUVER, WA 98662
Legal Desc	#58 SEC 34 T3NR2EWM 1.72A
Owner	BAPTIST CHURCH BRUSH PRAIRIE
Mail Address	11814 NE 117TH AVE VANCOUVER WA , 98662 US
Tax Status	TOTAL EXEMPTION
Property Status	Active
Area (approx.)	74,923 sq. ft. / 1.72 acres
Section-Township-Range	NW 1/4,S34,T3N,R2E

Assessment (2023 Values for 2024 Taxes)

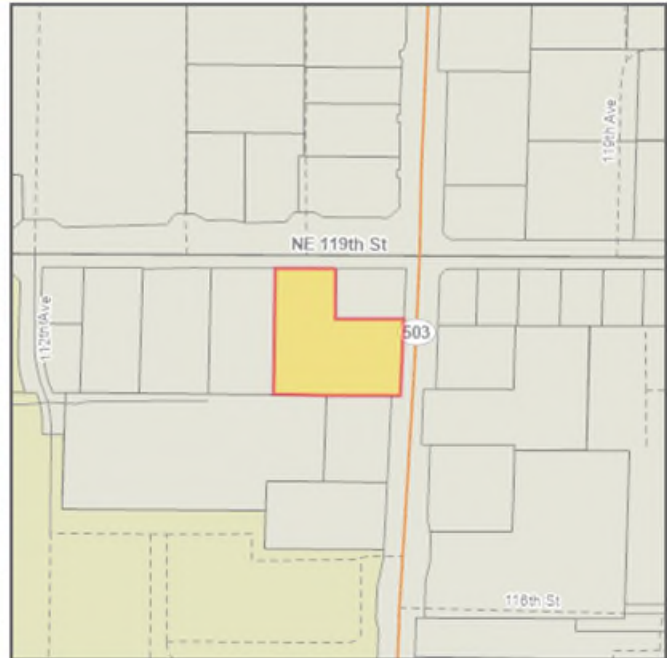
Land Value	\$362,637.00
Building Value	\$902,660.00
Total Property Value	\$1,265,297.00
Total Taxable Value	\$0.00

Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

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 (R1-10)
Zoning Overlay(s)	none
Miscellaneous	
Census Tract	407.09
Drainage District	n/a
Neighborhood	Sunnyside
Park District	6



Environmental Public Health

Public Health Food Inspector District	District 9
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 1

Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 1 Recharge Areas
FEMA Map / FIRM Panel	53011C0383D
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIA
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Salmon Creek
Sub Watershed	Curtin Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

Parcel 200178000



Property Fact Sheet for Account 200178000

February 29, 2024

General Information

Property Account	200178000
Site Address	11814 NE 117TH AVE, VANCOUVER, WA 98662
Legal Desc	#122 SEC 34-3-2EWM 3.78A (SEE 200178-001 TAXABLE PTN)
Owner	BAPTIST CHURCH BRUSH PRAIRIE
Mail Address	11814 NE 117TH AVE VANCOUVER WA , 98662 US
Tax Status	TOTAL EXEMPTION
Property Status	Active
Area (approx.)	73,181 sq. ft. / 1.68 acres
Section-Township-Range	NW 1/4,S34,T3N,R2E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$212,476.00
Building Value	\$400,631.00
Total Property Value	\$613,107.00
Total Taxable Value	\$0.00

Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

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 (R1-10)
Zoning Overlay(s)	none
Miscellaneous	
Census Tract	407.09
Drainage District	n/a
Neighborhood	Sunnyside
Park District	6



Environmental Public Health

Public Health Food Inspector District	District 9
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 1

Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 1 Recharge Areas
FEMA Map / FIRM Panel	53011C0383D
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIA
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Salmon Creek
Sub Watershed	Curtin Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

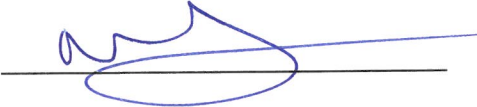
Geological Hazards

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 200116000 (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 zoning for the Property.

Signature: 

Title: manager / partner

Authorized on Behalf of Union Corner Properties LLC

Date: 3-1-24

LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Number 200069000 (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 zoning for the Property.

Signature: *Lisa N. Stokely*

Title: *Manager/Grantor*

Authorized on Behalf of 5 Generation LLC

Date: *3-1-2024*

LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Numbers 200119000, 200114000, 200073000, and 200178000 (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 associated zoning for the Property.

Signature: Mike Leebe

Title: Officer / Elder Chair

Authorized on Brush Prairie Baptist Church

Date: 3/1/2024