

From: [Darlene Ferretti](#)
To: [Oliver Orjiako](#); [Rebecca Messinger](#)
Cc: [Sonja Wiser](#); steve.stuart@ridgefieldwa.us; Claire.lust@ridgefieldwa.us; [James D. Howsley](#); [Ezra L. Hammer](#)
Subject: Site Specific UGA Request
Date: Monday, March 4, 2024 3:43:33 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

jordanramis.com | (888) 598-7070
Portland | Bend | Vancouver WA



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March 4, 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 several of the owners of 16 parcels with the following property identification numbers: 212813000, 212774000, 212797000, 212798000, 212814000, 212778000, 212812000, 212777000, 212780000, 212792000, 212822000, 212807000, 212787000, 212801000, 212793000, and 212791000 (collectively, the “Properties”). The Properties are surrounded by the City of Ridgefield and adjacent to the I-5 freeway. This letter is written to respectfully request that Clark County (the “County”) include all of the Properties in the City of Ridgefield Urban Growth Area, and approve zone and comprehensive plan designation changes for the Properties. Letters from several of the property owners are included authorizing Jordan Ramis PC to represent their request for these changes. We have shared the following proposal with the City of Ridgefield, and they have expressed their support for the requests articulated below.

The parcels have the following identical zoning and comprehensive plan designations:

Parcel	Zone / Overlay	Comp Plan / Overlay	Parcel	Zone / Overlay	Comp Plan / Overlay
212813000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212777000	AG / Urban Reserve	AG-20 / UR-20, Industrial

Parcel	Zone / Overlay	Comp Plan / Overlay	Parcel	Zone / Overlay	Comp Plan / Overlay
212774000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212780000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212797000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212792000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212791000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212822000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212798000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212807000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212814000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212787000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212778000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212801000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212812000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212793000	AG / Urban Reserve	AG-20 / UR-20, Industrial

Based on the City or Ridgefield’s planning efforts to date, and the industrial overlay, we are requesting that the County include the Properties in the City of Ridgefield Urban Growth Area, change the comprehensive plan designation to Industrial (I) and the zoning to Light Industrial District (IL). Doing so will significantly enhance the City’s efforts to provide good paying 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 Properties because they are ideally situated to help spur economic development.

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Properties

Exhibit B – Letters of Authorization from several of the property owners

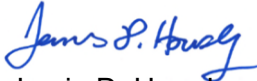
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Once the 2025 Plan update schedule is finalized, we intend to submit a detailed narrative in support of this request, addressing the criteria of the Growth Management Act (GMA), CCC, and Clark County's 20-Year Comprehensive Plan.

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 Wisser, Clark County
Steve Stuart, City of Ridgefield
Claire Lust, City of Ridgefield

Exhibit A – Maps Identifying the Property

Parcel 212813000



Property Fact Sheet for Account 212813000

February 15, 2024

General Information

Property Account	212813000
Site Address	4836 N 10TH ST, RIDGEFIELD, WA 98642
Legal Desc	#44 SEC 16 T4N R1EWM 20A
Owner	SMITH ROBERT W ETAL TRUSTEE
Mail Address	9310 NE MASON CREEK RD BATTLE GROUND WA , 98604 US
Tax Status	Regular
Property Status	Active
Area (approx.)	871,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

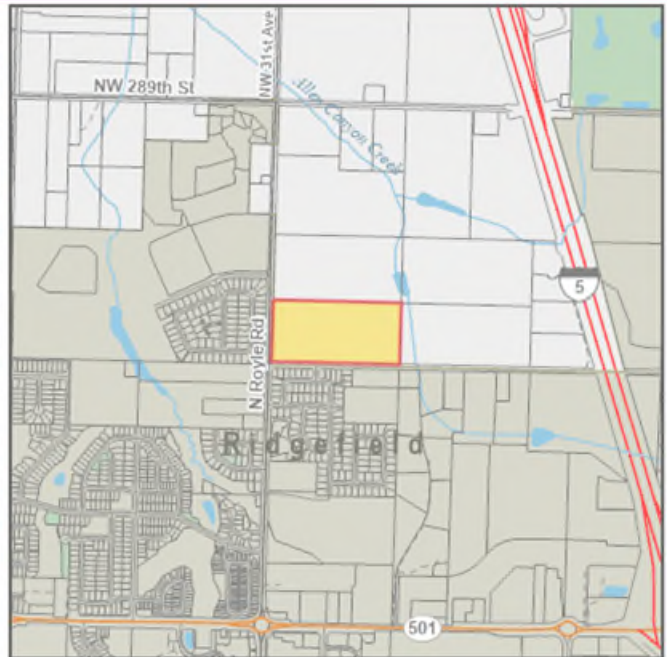
Land Value	\$563,766.00
Building Value	\$222,075.00
Total Property Value	\$785,841.00
Total Taxable Value	\$288,522.00

Most Recent Sale

Sale Date	09/11/2002
Document Type	D-QCD
Sale Number	0506173
Sale Amount	\$0.00

Administrative

Jurisdiction	Clark County
Land Use Planning	
Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial
Miscellaneous	
Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a



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	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

Parcel 212774000



Property Fact Sheet for Account 212774000

February 15, 2024

General Information

Property Account	212774000
Site Address	
Legal Desc	#5 & #12 SEC 16 T4N R1EWM 20A
Owner	SMITH ROBERT W ETAL TRUSTEE
Mail Address	9310 NE MASON CREEK RD BATTLE GROUND WA , 98604 US
Tax Status	Regular
Property Status	Active
Area (approx.)	871,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$570,606.00
Building Value	\$0.00
Total Property Value	\$570,606.00
Total Taxable Value	\$66,712.00

Most Recent Sale

Sale Date	09/11/2002
Document Type	D-QCD
Sale Number	0506173
Sale Amount	\$0.00

Administrative

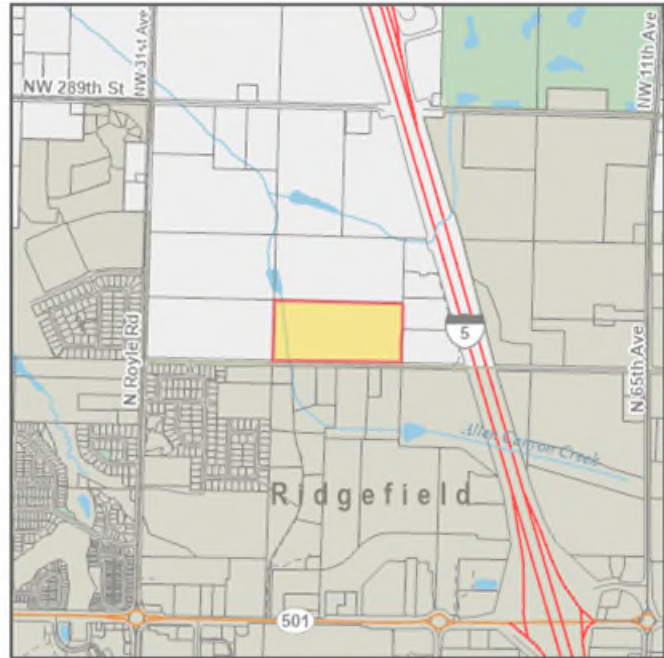
Jurisdiction	Clark County
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Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a



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	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis

Parcel 212797000



Property Fact Sheet for Account 212797000

February 15, 2024

General Information

Property Account	212797000
Site Address	5630 N 10TH ST, RIDGEFIELD, WA 98642
Legal Desc	#28 SEC 16 T4N R1EWM 5A
Owner	PERSONS TANYA A & PERSONS ERICK S
Mail Address	5630 N 10TH ST RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	217,800 sq. ft. / 5 acres
Section-Township-Range	SE 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$311,144.00
Building Value	\$471,664.00
Total Property Value	\$782,808.00
Total Taxable Value	\$782,808.00

Most Recent Sale

Sale Date	11/06/2018
Document Type	D-QCD
Sale Number	794257
Sale Amount	\$0.00

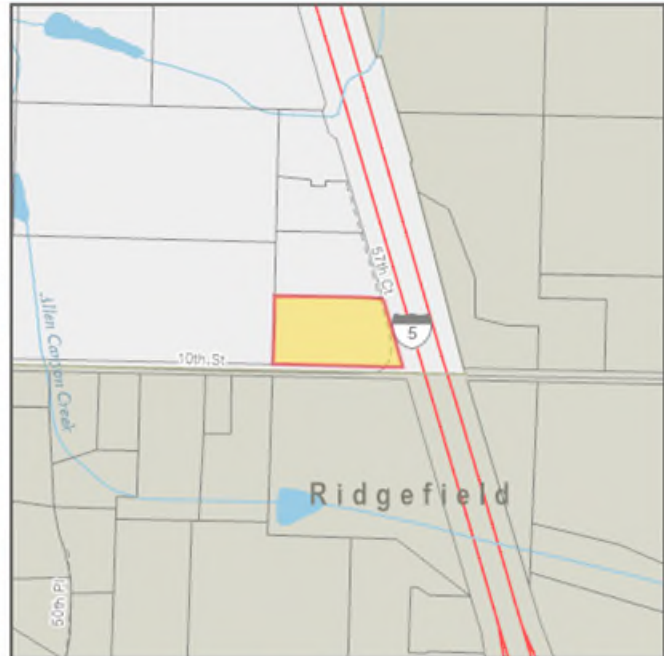
Administrative

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

Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
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	53011C0204D 53015C1005G
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: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

Parcel 212798000



Property Fact Sheet for Account 212798000

February 15, 2024

General Information

Property Account	212798000
Site Address	1323 N 57TH CT, RIDGEFIELD, WA 98642
Legal Desc	#29 SEC 16 T4NR1EWM 2.50A
Owner	ISLAS FREDY VELEZ & ISLAS MARBELLA VELEZ
Mail Address	1323 N 57TH CT RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	108,900 sq. ft. / 2.5 acres
Section-Township-Range	SE 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$212,582.00
Building Value	\$192,756.00
Total Property Value	\$405,338.00
Total Taxable Value	\$405,338.00

Most Recent Sale

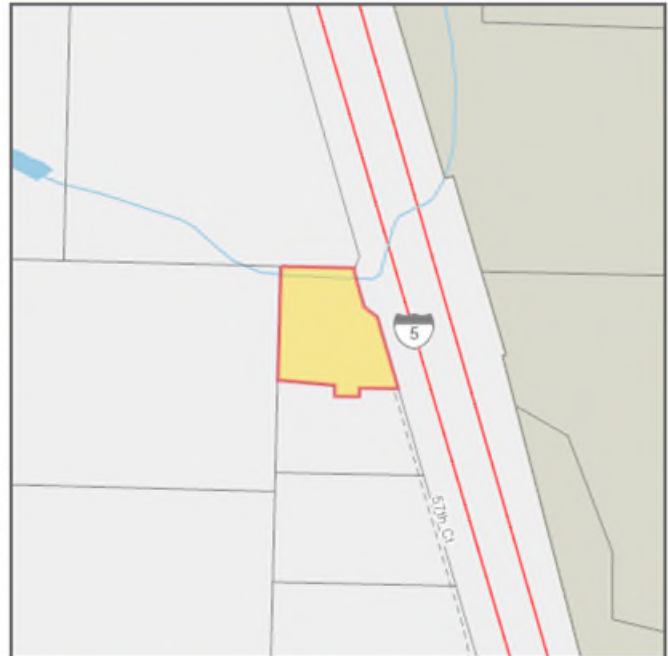
Sale Date	09/07/2022
Document Type	D-SWD
Sale Number	871086
Sale Amount	\$430,000.00

Administrative

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

Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a



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	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek
Wetland Class	PFO/SSC

Parcel 212814000



Property Fact Sheet for Account 212814000

February 15, 2024

General Information

Property Account	212814000
Site Address	
Legal Desc	#45 SEC 16 T4N R1EWM 20A
Owner	SMITH ROBERT W ETAL TRUSTEE
Mail Address	9310 NE MASON CREEK RD BATTLE GROUND WA , 98604 US
Tax Status	Regular
Property Status	Active
Area (approx.)	871,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$585,660.00
Building Value	\$0.00
Total Property Value	\$585,660.00
Total Taxable Value	\$7,506.00

Most Recent Sale

Sale Date	09/11/2002
Document Type	D-QCD
Sale Number	0506173
Sale Amount	\$0.00

Administrative

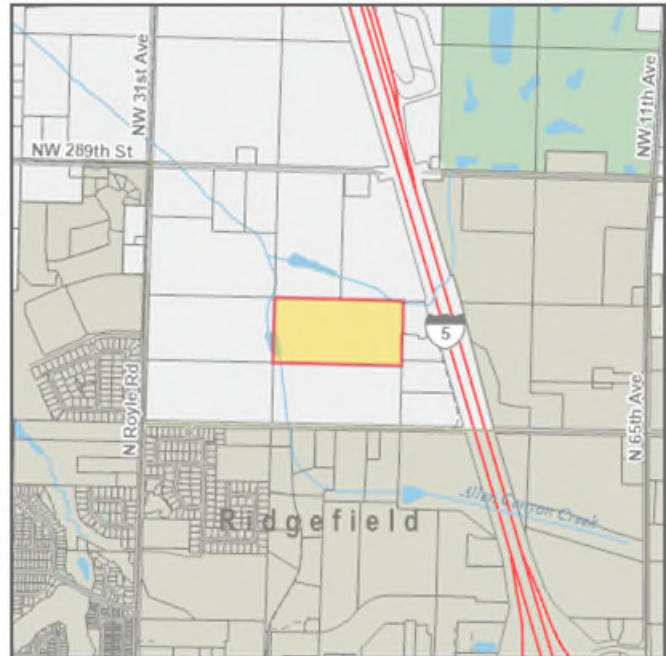
Jurisdiction	Clark County
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Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a



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	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis

Parcel 212778000



Property Fact Sheet for Account 212778000

February 15, 2024

General Information

Property Account	212778000
Site Address	1650 N ROYLE RD, RIDGEFIELD, WA 98642
Legal Desc	#9 SEC 16 T4NR1EWM 22A
Owner	RIDGEFIELD GARDENS LLC
Mail Address	3207 NE ROYAL OAKS DR VANCOUVER WA , 98662
Tax Status	Regular
Property Status	Active
Area (approx.)	958,320 sq. ft. / 22 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$586,132.00
Building Value	\$306,838.00
Total Property Value	\$892,970.00
Total Taxable Value	\$344,800.00

Most Recent Sale

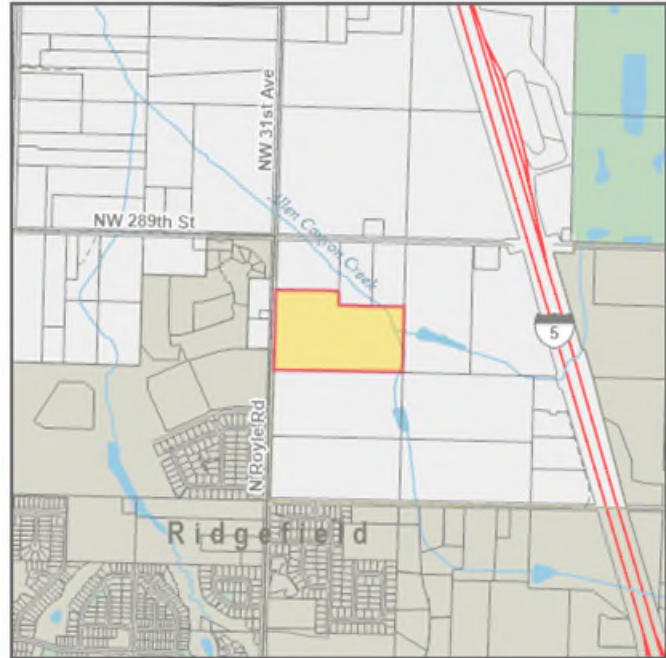
Sale Date	01/03/2023
Document Type	D-SWD
Sale Number	876852
Sale Amount	\$0.00

Administrative

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

Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a



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	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek

Parcel 212812000



Property Fact Sheet for Account 212812000

February 15, 2024

General Information

Property Account	212812000
Site Address	1350 N ROYLE RD, RIDGEFIELD, WA 98642
Legal Desc	#43 SEC 16 T4N R1EWM 20A
Owner	SMITH ROBERT W ETAL TRUSTEE
Mail Address	9310 NE MASON CREEK RD BATTLE GROUND WA , 98604 US
Tax Status	Regular
Property Status	Active
Area (approx.)	871,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$595,116.00
Building Value	\$283,662.00
Total Property Value	\$878,778.00
Total Taxable Value	\$350,581.00

Most Recent Sale

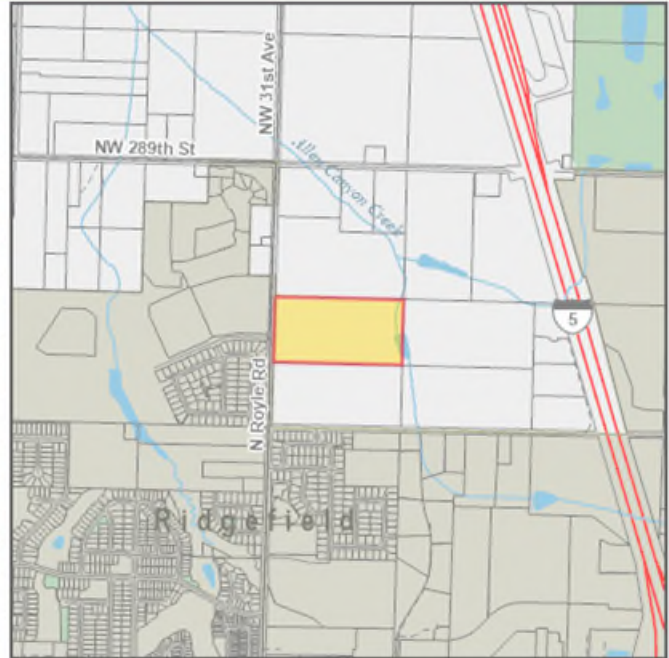
Sale Date	09/11/2002
Document Type	D-QCD
Sale Number	0506173
Sale Amount	\$0.00

Administrative

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

Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a



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	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

Parcel 212777000



Property Fact Sheet for Account 212777000

February 15, 2024

General Information

Property Account	212777000
Site Address	
Legal Desc	#8 SEC 16 T4NR1EWM 8A
Owner	HENDRICKSON KAY J
Mail Address	2700 NW 289TH ST RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	348,480 sq. ft. / 8 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$392,448.00
Building Value	\$0.00
Total Property Value	\$392,448.00
Total Taxable Value	\$2,701.00

Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

Administrative

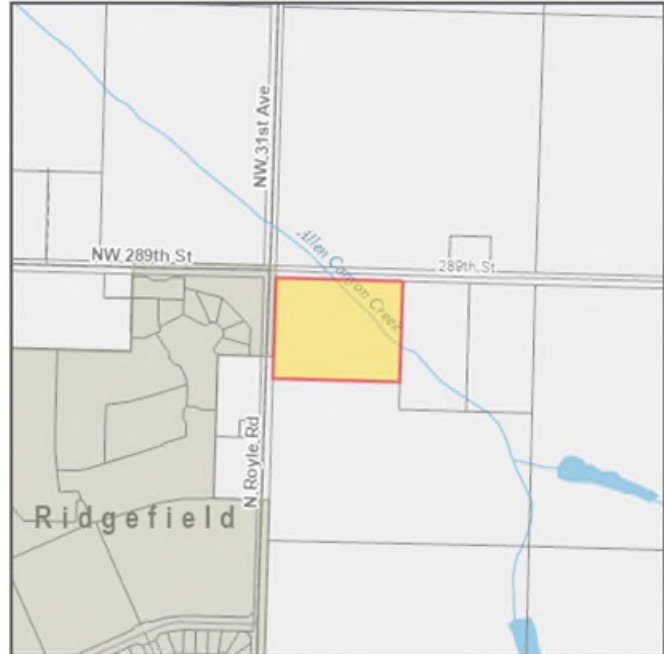
Jurisdiction	Clark County
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Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a



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	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis

Parcel 212780000



Property Fact Sheet for Account 212780000

February 15, 2024

General Information

Property Account	212780000
Site Address	
Legal Desc	#11 SEC 16 T4NR1EWM 5A
Owner	HENDRICKSON KAY J
Mail Address	2700 NW 289TH ST RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	217,800 sq. ft. / 5 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$355,520.00
Building Value	\$0.00
Total Property Value	\$355,520.00
Total Taxable Value	\$1,759.00

Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

Administrative

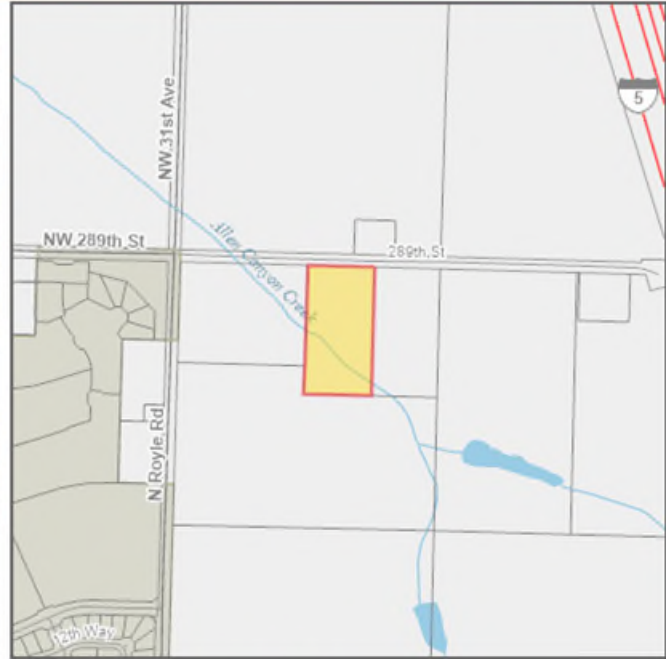
Jurisdiction	Clark County
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Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a



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	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis

Parcel 212792000



Property Fact Sheet for Account 212792000

February 15, 2024

General Information

Property Account	212792000
Site Address	2601 NW 289TH ST, RIDGEFIELD, WA 98642
Legal Desc	#23 SEC 16 T4NR1EWM 5A
Owner	HENDRICKSON KAY J
Mail Address	2700 NW 289TH ST RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	217,800 sq. ft. / 5 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$412,336.00
Building Value	\$163,740.00
Total Property Value	\$576,076.00
Total Taxable Value	\$275,200.00

Most Recent Sale

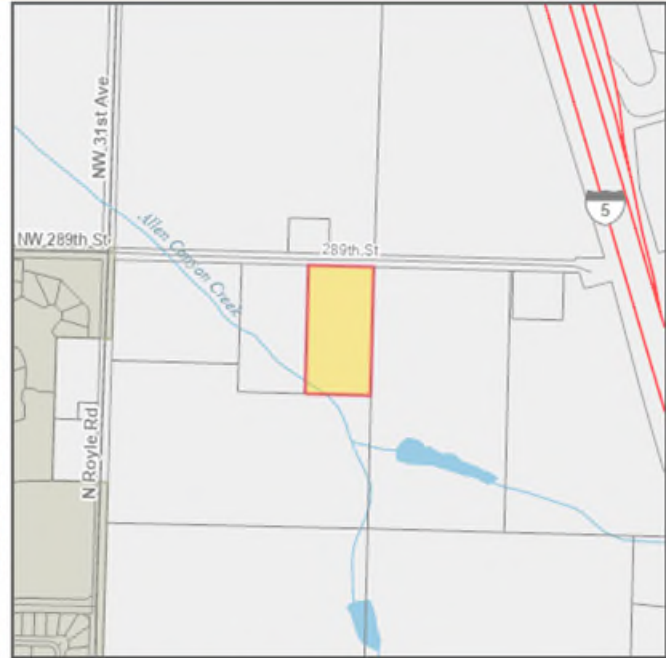
Sale Date	06/03/2009
Document Type	D-PREP
Sale Number	640000
Sale Amount	\$0.00

Administrative

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

Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a



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	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

Parcel 212822000



Property Fact Sheet for Account 212822000

February 15, 2024

General Information

Property Account	212822000
Site Address	2411 NW 289TH ST, RIDGEFIELD, WA 98642
Legal Desc	#53 SEC 16 T4N R1EWM 20.50A
Owner	EASTMAN GARY & EASTMAN TAMARA
Mail Address	PO BOX 1478 RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	892,980 sq. ft. / 20.5 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$547,080.00
Building Value	\$1,008,434.00
Total Property Value	\$1,555,514.00
Total Taxable Value	\$1,045,622.00

Most Recent Sale

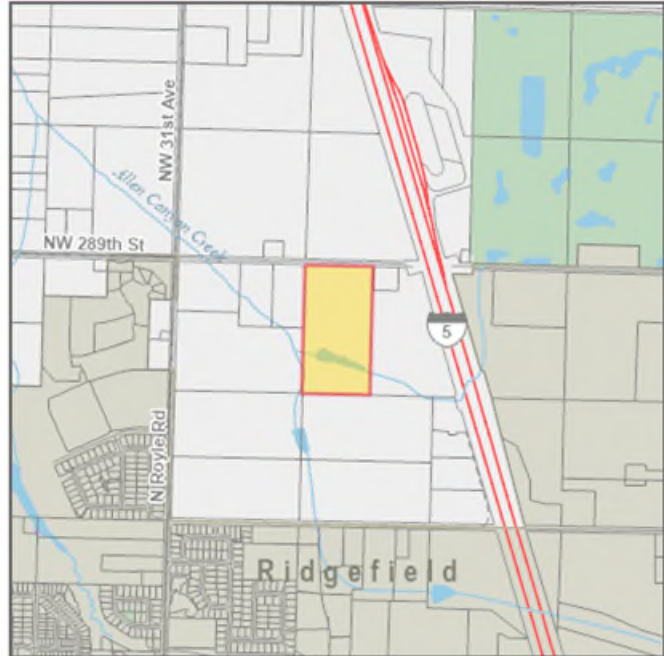
Sale Date	
Document Type	
Sale Number	
Sale Amount	

Administrative

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

Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a



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	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek

Parcel 212807000



Property Fact Sheet for Account 212807000

February 15, 2024

General Information

Property Account	212807000
Site Address	2221 NW 289TH ST, RIDGEFIELD, WA 98642
Legal Desc	#38 SEC 16 T4N R1EWM 1.52A
Owner	Z20 LLC
Mail Address	19304 NW 61ST AVE RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	66,211 sq. ft. / 1.52 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$196,555.00
Building Value	\$0.00
Total Property Value	\$196,555.00
Total Taxable Value	\$196,555.00

Most Recent Sale

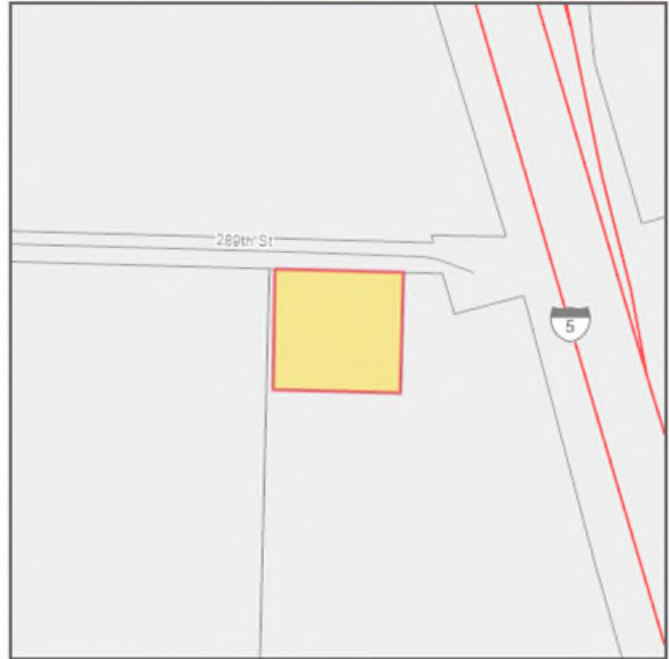
Sale Date	02/03/2022
Document Type	D-SWD
Sale Number	859856
Sale Amount	\$600,000.00

Administrative

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

Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a



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	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

Parcel 212787000



Property Fact Sheet for Account 212787000

February 15, 2024

General Information

Property Account	212787000
Site Address	2411 NW 289TH ST, RIDGEFIELD, WA 98642
Legal Desc	#18 SEC 16 T4N R1EWM 18.68A
Owner	Z20 LLC
Mail Address	19304 NW 61ST AVE RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	813,701 sq. ft. / 18.68 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E SE 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$519,932.00
Building Value	\$0.00
Total Property Value	\$519,932.00
Total Taxable Value	\$6,793.00

Most Recent Sale

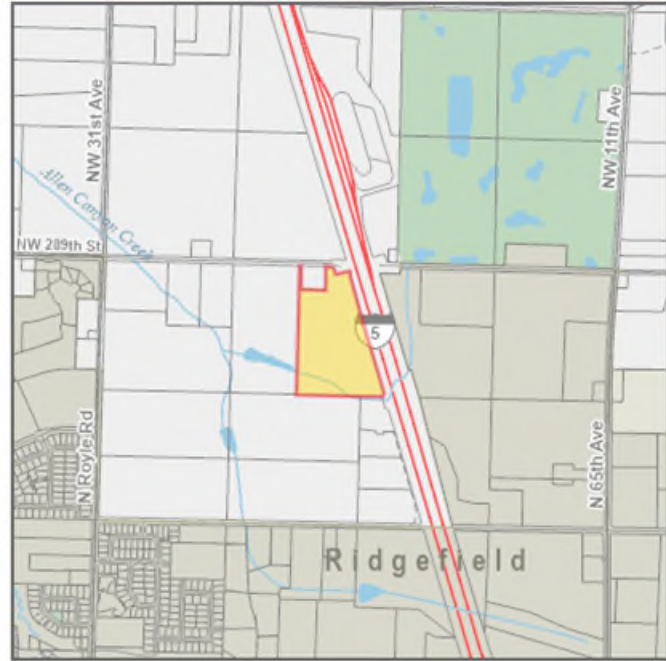
Sale Date	02/03/2022
Document Type	D-SWD
Sale Number	859856
Sale Amount	\$600,000.00

Administrative

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

Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a



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	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

Parcel 212801000



Property Fact Sheet for Account 212801000

February 15, 2024

General Information

Property Account	212801000
Site Address	1217 N 57TH CT, RIDGEFIELD, WA 98642
Legal Desc	#32 SEC 16 T4N R1EWM 2.14A
Owner	BROWN JENNIFER J & NAISH CATHERINE D
Mail Address	1217 NE 57TH CT RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	93,218 sq. ft. / 2.14 acres
Section-Township-Range	SE 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$214,061.00
Building Value	\$171,948.00
Total Property Value	\$386,009.00
Total Taxable Value	\$386,009.00

Most Recent Sale

Sale Date	01/07/2011
Document Type	D-SWD
Sale Number	660445
Sale Amount	\$172,500.00

Administrative

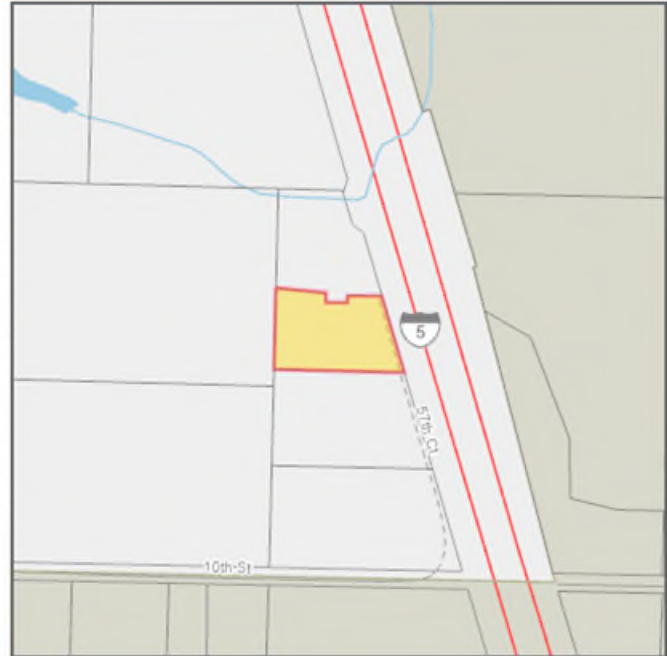
Jurisdiction	Clark County
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Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a



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	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeF
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek
Wetland Class	No Mapping Indicators

Parcel 212793000



Property Fact Sheet for Account 212793000

February 15, 2024

General Information

Property Account	212793000
Site Address	1123 N 57TH CT, RIDGEFIELD, WA 98642
Legal Desc	#24 SEC 16 T4NR1EWM 3.53A
Owner	KNAPP DAVID & KNAPP JOYCE
Mail Address	1123 N 57TH CT RIDGEFIELD WA , 98642 US
Tax Status	Senior / Disabled Exemption
Property Status	Active
Area (approx.)	153,767 sq. ft. / 3.53 acres
Section-Township-Range	SE 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$245,241.00
Building Value	\$34,529.00
Total Property Value	\$279,770.00
Total Taxable Value	\$124,649.00

Most Recent Sale

Sale Date	09/28/1999
Document Type	D-QCD
Sale Number	0454423
Sale Amount	\$0.00

Administrative

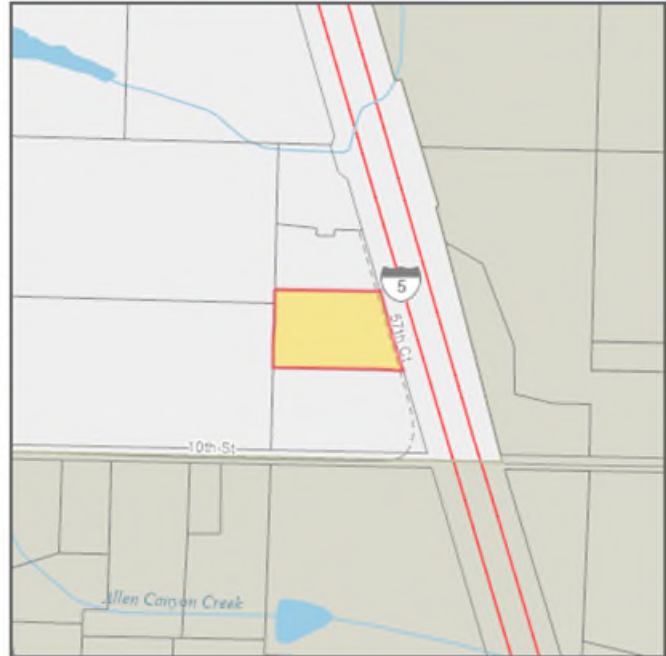
Jurisdiction	Clark County
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Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Dark District	n/a



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	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

Parcel 212791000



Property Fact Sheet for Account 212791000

February 15, 2024

General Information

Property Account	212791000
Site Address	
Legal Desc	#22 SEC 16 T4N R1EWM 25.26A
Owner	TIMBERS GROUP LLC
Mail Address	2010 SE 97TH AVE VANCOUVER WA , 98664 US
Tax Status	Regular
Property Status	Active
Area (approx.)	1,100,326 sq. ft. / 25.26 acres
Section-Township-Range	NW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$601,842.00
Building Value	\$0.00
Total Property Value	\$601,842.00
Total Taxable Value	\$7,103.00

Most Recent Sale

Sale Date	11/10/2015
Document Type	D-SWD
Sale Number	737072
Sale Amount	\$440,000.00

Administrative

Jurisdiction	Clark County
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Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a



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	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek

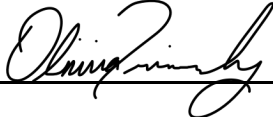
Exhibit B

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 Numbers 212807000 and 212787000 (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 include the Property in the Ridgefield Urban Growth Area and change the zoning and comprehensive plan designation for the Properties.

Signature: 

Title: Principal

Authorized on Behalf of Z20 LLC

Date: 02/23/24

LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Number 212791000 (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 Ridgefield Urban Growth Area and change the zoning and comprehensive plan designation for the Properties.

Signature:  _____


Title: MEMBER

Authorized on Behalf of Timbers Group LLC

Date: 02/26/2024

LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Numbers 212813000, 212774000, 212814000, and 212812000 (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 include the Property in the Ridgefield Urban Growth Area and change the zoning and comprehensive plan designation for the Properties.

Signature: 
Dena Woon-Smith

Date: 2/27/24

Signature: 
Mark Smith

Date: 2/27/24

Signature: 
Robert Smith

Date: 2/27/24