From:	Darlene Ferretti
To:	<u>Oliver Orjiako; Rebecca Messinger</u>
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

**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.

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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Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

PACWEST, 27th Floor 1211 SW Fifth Avenue Portland, OR 97204 **T** (503) 598-7070 **F** (503) 598-7373

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

Clark County Board of County Council March 4, 2024 Page 2

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

Clark County Board of County Council March 4, 2024 Page 3

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

Jams S. Housey

Jamie D. Howsley Admitted in Oregon and Washington

cc: Client Ezra Hammer, Jordan Ramis PC Sonja Wiser, Clark County Steve Stuart, City of Ridgefield Claire Lust, City of Ridgefield

Clark County Board of County Council March 4, 2024 Page 4

## Exhibit A – Maps Identifying the Property

	Property Fact Sheet f	for Account 212813000	February 15, 2024
General Information		14 Mar	
Property Account	212813000		
Site Address	4836 N 10TH ST, RIDGEFIELD, WA 98642	NW 289th St	
Legal Desc	#44 SEC 16 T4N R1EWM 20A		
Owner	SMITH ROBERT W ETAL TRUSTEE		₩   \\\\ <b>└</b> ──
Mail Address	9310 NE MASON CREEK RD BATTLE GROUND WA , 98604 US		
Tax Status	Regular		
Property Status	Active		5
Area (approx.)	871,200 sq. ft. / 20 acres		
Section-Township- Range	SW 1/4,S16,T4N,R1E		
Assessment (2023 Values for 202	24 Taxes)		
Land Value	\$563,766.00		
Building Value	\$222,075.00		
Total Property Value	\$785,841.00		A
Total Taxable Value	\$288,522.00		- L-D - D-
Most Recent Sale			
Sale Date	09/11/2002		501
Document Type	D-QCD		
Sale Number	0506173	Environmental Public Health	
Sale Amount	\$0.00	Public Health Food Inspector District	District 3
Administrative		Public Health Food Plan Review Area Public Health WRAP Inspector District	District A District 2
Jurisdiction	Clark County		
Land Use Planning		Wetlands and Soil Types	
Comprehensive Plan Designatio	n AG	Critical Aquifer Recharge Area	Category 2 Recharge Areas
Comprehensive Plan Overlay(s)	Urban Reserve	FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Urban Growth Area	County	Flood Hazard Area	
Zoning Designation - Codes	Agriculture-20 (AG-20)	Shoreline Designation	Outside Flood Area
Zoning Overlay(s)	Urban Reserve - 20 (UR-20),	Soil Types / Class	none Non-Hydric / GeB
Miscellaneous	Industrial	Son Types / Class	Non-Hydric / Geb Non-Hydric / Geb Non-Hydric / GeE
Census Tract	403.01		Hydric / OdB
Drainage District	n/a	Water Resource Inventory Area	Name: LEWIS
Neighborhood	Ridgefield Junction	Watershed	Sub-Basin: Lower Lewis Allen Canyon Creek
Park District	n/a		
		Sub Watershed	Allen Canyon Creek

Clark County Board of County Council March 4, 2024 Page 5

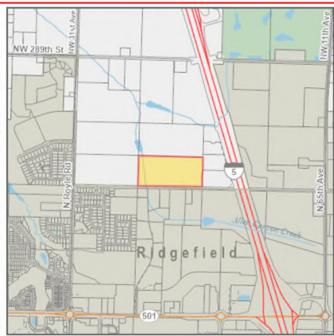


## Parcel 212774000

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
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), Industria
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

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## 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 Designa	tion 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), Industria
Miscellaneous	
Census Tract	403.01
Drainage District	n/a
	Ridgefield Junction
Neighborhood	Ridgenera Junction



#### **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

Clark County Board of County Council March 4, 2024 Page 7



## Parcel 212798000

Property Fact Sheet for Account 212798000

February 15, 2024

<b>General Information</b>				
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		LA .	
Mail Address	1323 N 57TH CT RIDGEFIELD WA , 98642			
Tax Status	Regular			
Property Status	Active			
Area (approx.)	108,900 sq. ft. / 2.5 acres		5	
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		<u>9</u>	
Document Type	D-SWD	Environmental Public Health		
Sale Number	871086	Public Health Food Inspector District	District 3	
Sale Amount	\$430,000.00	Public Health Food Plan Review Area	District A	
Administrative		Public Health WRAP Inspector District	District 2	
Jurisdiction	Clark County	Wetlands and Soil Types		
Land Use Planning		Critical Aquifer Recharge Area	Category 2 Recharge Areas	
Comprehensive Plan Designa	ation AG	FEMA Map / FIRM Panel	53011C0204D	
Comprehensive Plan Overlay	(s) Urban Reserve		53015C1005G	
Urban Growth Area	County	Flood Hazard Area	Outside Flood Area	
Zoning Designation - Codes	Agriculture-20 (AG-20)	Shoreline Designation	none	
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial	Soil Types / Class Non-Hydric /		
Miscellaneous		Water Resource Inventory Area	Name: LEWIS	
Census Tract	403.01	Sub-Basin: Lower Let		
Drainage District	n/a	Watershed	Allen Canyon Creek	
Neighborhood	Ridgefield Junction	Sub Watershed	Allen Canyon Creek	
Park District	n/a	Wetland Class	PFO/SSC	

Clark County Board of County Council March 4, 2024 Page 8



## 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
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

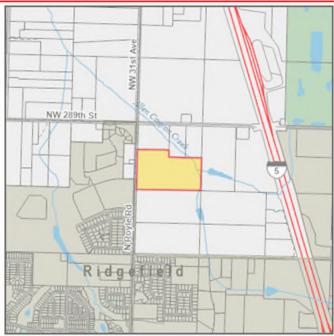
Clark County Board of County Council March 4, 2024 Page 9



## 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 224
Owner	RIDGEFIELD GARDENS LLC
Mail Address	3207 NE ROYAL OAKS DE VANCOUVER WA , 98662
Tax Status	Regula
Property Status	Active
Area (approx.)	958,320 sq. ft. / 22 acres
Section-Township- Range	SW 1/4,S16,T4N,R18
Assessment (2023 Values for 20	)24 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	on 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) Industria
Miscellaneous	
Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction



#### **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

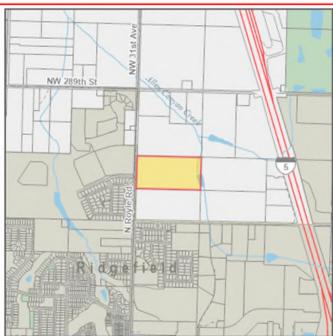
Clark County Board of County Council March 4, 2024 Page 10



## 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 204
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-QCE
Sale Number	0506173
Sale Amount	\$0.00
Administrative	
Jurisdiction	Clark County
Land Use Planning	
Comprehensive Plan Designation	Ad
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) Industria
Miscellaneous	
Miscellaneous Census Tract	403.01
	403.01 n/a
Census Tract	



#### **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

Clark County Board of County Council March 4, 2024 Page 11



## Property Fact Sheet for Account 212777000

February 15, 2024

General Information			
Property Account	212777000		
Site Address		9	
Legal Desc	#8 SEC 16 T4NR1EWM 8A	at Av	
Owner	HENDRICKSON KAY J	NW.31st Ave	
Mail Address	2700 NW 289TH ST RIDGEFIELD WA , 98642 US	NN	
Tax Status	Regular	ANAL SEGUL OF	
Property Status	Active	NW.289th_St	289th.St
Area (approx.)	348,480 sq. ft. / 8 acres		0
Section-Township-Range	SW 1/4,S16,T4N,R1E		100
Assessment (2023 Values for 2024 Tax	es)		
Land Value	\$392,448.00		
Building Value	\$0.00	te.	
Total Property Value	\$392,448.00	Royle	
Total Taxable Value	\$2,701.00	Ridgefield	
Most Recent Sale			1
Sale Date			
Document Type			
Sale Number			
Sale Amount		Environmental Public Health	
Administrative		Public Health Food Inspector District	District 3
Jurisdiction	Clark County	Public Health Food Plan Review Area	District A
Land Use Planning		Public Health WRAP Inspector District	District 2
Comprehensive Plan Designation	AG	Wetlands and Soil Types	
Comprehensive Plan Overlay(s)	Urban Reserve	Critical Aquifer Recharge Area	Category 2 Recharge Areas
Urban Growth Area	County	FEMA Map / FIRM Panel	53011C0204D
Zoning Designation - Codes	Agriculture-20 (AG-20)		53015C1005G
Zoning Overlay(s)	Urban Reserve - 20 (UR-20),	Flood Hazard Area	Outside Flood Area
	Industrial	Shoreline Designation	none
Miscellaneous		Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD
Census Tract	403.01		Non-Hydric / GeF
Drainage District			Hydric / OdB
Drainage District	n/a Ridgefield Junction		Hydric / Odb

Clark County Board of County Council March 4, 2024 Page 12



#### Property Fact Sheet for Account 212780000

February 15, 2024

General Information			
Property Account	212780000		
Site Address			5
Legal Desc	#11 SEC 16 T4NR1EWM 5A	stA	Y I
Owner	HENDRICKSON KAY J	NW.31st Ave	
Mail Address	2700 NW 289TH ST RIDGEFIELD WA , 98642 US	N	
Tax Status	Regular	NW_289th_St	_289th 51
Property Status	Active		
Area (approx.)	217,800 sq. ft. / 5 acres	AL G	-
Section-Township-Range	SW 1/4,S16,T4N,R1E		
Assessment (2023 Values for 2024	Taxes)		
Land Value	\$355,520.00		
Building Value	\$0.00	Royle, Rd	
Total Property Value	\$355,520.00	Z	
Total Taxable Value	\$1,759.00		
Most Recent Sale			
Sale Date			
Document Type		Tom Way ICA	
Sale Number			
Sale Amount		Environmental Public Health	
Administrative		Public Health Food Inspector District	District 3
Jurisdiction	Clark County	Public Health Food Plan Review Area	District A
Land Use Planning		Public Health WRAP Inspector District	District 2
Comprehensive Plan Designation	AG	Wetlands and Soil Types	
Comprehensive Plan Overlay(s)	Urban Reserve	Critical Aquifer Recharge Area	Category 2 Recharge Areas
Urban Growth Area	County	FEMA Map / FIRM Panel	53011C0204D
Zoning Designation - Codes	Agriculture-20 (AG-20)		53015C1005G
Zoning Overlay(s)	Urban Reserve - 20 (UR-20),	Flood Hazard Area	Outside Flood Area
	Industrial	Shoreline Designation	none
Miscellaneous		Soil Types / Class	Non-Hydric / GeB
Census Tract	403.01	1 Non-Hydric Non-Hydric	
Drainage District	n/a		Hydric / OdB
Neighborhood	Ridgefield Junction	Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Park District	n/a		Sub-basin: Lower Lewis

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## Property Fact Sheet for Account 212792000

February 15, 2024

Legal Desc       #23 SE         Owner       H         Mail Address       RIDGEF:         Tax Status       Property Status         Area (approx.)       217,8         Section-Township- Range       S         Assessment (2023 Values for 2024 Taxes)       L         Land Value       Building Value         Total Property Value       Total Taxable Value         Most Recent Sale       S         Sale Date       Document Type         Sale Amount       Administrative         Jurisdiction       Land Use Planning         Comprehensive Plan Designation       Comprehensive Plan Overlay(s)         Urban Growth Area       Zoning Designation - Codes		
Legal Desc       #23 SE         Owner       H         Mail Address       RIDGEF:         Tax Status       Property Status         Area (approx.)       217,8         Section-Township- Range       S         Assessment       (2023 Values for 2024 Taxes)         Land Value       Building Value         Total Property Value       Total Taxable Value         Most Recent Sale       Sale Date         Document Type       Sale Amount         Administrative       Jurisdiction         Land Use Planning       Comprehensive Plan Designation         Comprehensive Plan Overlay(s)       Urban Recent Recent Sale         Jurisdiction       Land Use Planning         Comprehensive Plan Overlay(s)       Urban Recent Recent Sale         Jurisdiction       Land Use Planning         Comprehensive Plan Overlay(s)       Urban Recent	212792000	
Owner       H         Mail Address       RIDGEFI         Tax Status       Property Status         Area (approx.)       217,8         Section-Township- Range       S         Assessment       (2023 Values for 2024 Taxes)         Land Value       Building Value         Total Property Value       Total Taxable Value         Most Recent Sale       Sale Date         Document Type       Sale Number         Sale Amount       Administrative         Jurisdiction       Land Use Planning         Comprehensive Plan Designation       Comprehensive Plan Overlay(s)         Urban Growth Area       Zoning Designation - <u>Codes</u> Ag         Zoning Overlay(s)       Urban Re         Miscellaneous       Census Tract         Drainage District       Drainage District	ST, RIDGEFIELD, WA 98642	
Mail Address       RIDGEF         Tax Status       Property Status         Area (approx.)       217,8         Section-Township- Range       S         Assessment       (2023 Values for 2024 Taxes)         Land Value       Building Value         Total Property Value       Total Property Value         Total Taxable Value       Most Recent Sale         Sale Date       Document Type         Sale Amount       Administrative         Jurisdiction       Land Use Planning         Comprehensive Plan Designation       Comprehensive Plan Overlay(s)         Urban Growth Area       Zoning Designation - <u>Codes</u> Ag         Zoning Overlay(s)       Urban Recent Sale	EC 16 T4NR1EWM 5A	
RIDGEFI         Tax Status         Property Status         Area (approx.)         Section-Township- Range         Range         Assessment (2023 Values for 2024 Taxes)         Land Value         Building Value         Total Property Value         Total Property Value         Total Taxable Value         Most Recent Sale         Sale Date         Document Type         Sale Number         Sale Amount         Administrative         Jurisdiction         Land Use Planning         Comprehensive Plan Designation         Comprehensive Plan Overlay(s)         Urban Growth Area         Zoning Designation - <u>Codes</u> Ag         Zoning Overlay(s)       Urban Re         Miscellaneous         Census Tract         Drainage District	HENDRICKSON KAY	
Property Status Property Status Area (approx.) 217,8 Section-Township- Range S Assessment (2023 Values for 2024 Taxes) Land Value Building Value Total Property Value Total Property Value Total Taxable Value Most Recent Sale Sale Date Document Type Sale Number Sale Amount Administrative Jurisdiction Land Use Planning Comprehensive Plan Designation Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Ag Zoning Overlay(s) Urban Recent Miscellaneous Census Tract Drainage District	2700 NW 289TH ST FIELD WA , 98642 US	
Area (approx.)       217,8         Section-Township- Range       S         Assessment (2023 Values for 2024 Taxes)       I         Land Value       Building Value         Building Value       Total Property Value         Total Property Value       Total Taxable Value         Most Recent Sale       Sale Date         Document Type       Sale Number         Sale Amount       Administrative         Jurisdiction       Land Use Planning         Comprehensive Plan Designation       Comprehensive Plan Overlay(s)         Urban Growth Area       Zoning Designation - <u>Codes</u> Ag         Zoning Overlay(s)       Urban Re         Miscellaneous       Census Tract         Drainage District       Drainage District	Regular	
Section-Township- Range S Assessment (2023 Values for 2024 Taxes) Land Value Building Value Total Property Value Total Property Value Total Taxable Value Most Recent Sale Sale Date Document Type Sale Number Sale Amount Administrative Jurisdiction Land Use Planning Comprehensive Plan Designation Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Ag Zoning Overlay(s) Urban Recent Miscellaneous Census Tract Drainage District	Active	
Range       S         Assessment       (2023 Values for 2024 Taxes)         Land Value       Building Value         Total Property Value       Total Property Value         Total Taxable Value       Most Recent Sale         Sale Date       Document Type         Sale Number       Sale Amount         Administrative       Jurisdiction         Land Use Planning       Comprehensive Plan Designation         Comprehensive Plan Overlay(s)       Urban Recent	800 sq. ft. / 5 acres	
Land Value Building Value Total Property Value Total Taxable Value Most Recent Sale Sale Date Document Type Sale Number Sale Amount Administrative Jurisdiction Land Use Planning Comprehensive Plan Designation Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Ag Zoning Overlay(s) Urban Re Miscellaneous Census Tract Drainage District	SW 1/4,S16,T4N,R1E	
Building Value Building Value Total Property Value Total Taxable Value Most Recent Sale Sale Date Document Type Sale Number Sale Amount Administrative Jurisdiction Land Use Planning Comprehensive Plan Designation Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Ag Zoning Overlay(s) Urban Re Miscellaneous Census Tract Drainage District		
Total Property Value Total Taxable Value Most Recent Sale Sale Date Document Type Sale Number Sale Amount Administrative Jurisdiction Land Use Planning Comprehensive Plan Designation Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - Codes Ag Zoning Overlay(s) Urban Re Miscellaneous Census Tract Drainage District	\$412,336.00	
Total Taxable Value Most Recent Sale Sale Date Document Type Sale Number Sale Amount Administrative Jurisdiction Land Use Planning Comprehensive Plan Designation Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Ag Zoning Overlay(s) Urban Re Miscellaneous Census Tract Drainage District	\$163,740.00	
Most Recent Sale Sale Date Document Type Sale Number Sale Amount Administrative Jurisdiction Land Use Planning Comprehensive Plan Designation Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - Codes Ag Zoning Overlay(s) Urban Re Miscellaneous Census Tract Drainage District	\$576,076.00	
Sale Date Document Type Sale Number Sale Amount Administrative Jurisdiction Land Use Planning Comprehensive Plan Designation Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - Codes Ag Zoning Overlay(s) Urban Re Miscellaneous Census Tract Drainage District	\$275,200.00	
Document Type Sale Number Sale Amount Administrative Jurisdiction Land Use Planning Comprehensive Plan Designation Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Ag Zoning Overlay(s) Urban Re Miscellaneous Census Tract Drainage District		
Sale Number Sale Amount Administrative Jurisdiction Land Use Planning Comprehensive Plan Designation Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Ag Zoning Overlay(s) Urban Re Miscellaneous Census Tract Drainage District	06/03/2009	
Sale Amount Administrative Jurisdiction Land Use Planning Comprehensive Plan Designation Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Ag Zoning Overlay(s) Urban Re Miscellaneous Census Tract Drainage District	D-PREF	
Administrative Jurisdiction Land Use Planning Comprehensive Plan Designation Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Ag Zoning Overlay(s) Urban Re Miscellaneous Census Tract Drainage District	640000	
Jurisdiction Land Use Planning Comprehensive Plan Designation Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Ag Zoning Overlay(s) Urban Re Miscellaneous Census Tract Drainage District	\$0.00	
Land Use Planning Comprehensive Plan Designation Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Ag Zoning Overlay(s) Urban Re Miscellaneous Census Tract Drainage District		
Comprehensive Plan Designation Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Ag Zoning Overlay(s) Urban Re Miscellaneous Census Tract Drainage District	Clark County	
Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Ag Zoning Overlay(s) Urban Re Miscellaneous Census Tract Drainage District		
Urban Growth Area Zoning Designation - <u>Codes</u> Ag Zoning Overlay(s) Urban Re Miscellaneous Census Tract Drainage District	AG	
Zoning Designation - Codes     Ag       Zoning Overlay(s)     Urban Re       Miscellaneous     Census Tract       Drainage District     District	Urban Reserve	
Zoning Overlay(s) Urban Re Miscellaneous Census Tract Drainage District	County	
Miscellaneous Census Tract Drainage District	griculture-20 (AG-20)	
Census Tract Drainage District	Urban Reserve - 20 (UR-20), Industrial	
Drainage District		
	403.01	
Neighborhood	n/a	
	<b>Ridgefield Junction</b>	
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

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#### 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 20	)24 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	on 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), Industria
Miscellaneous	
miscenaneous	102.04
Census Tract	403.01
Census Tract	403.01 n/a Ridgefield Junction



#### **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
Watershed	

Clark County Board of County Council March 4, 2024 Page 15



## 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 202	24 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 Designatio	n 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

# 2894+St

#### **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

Clark County Board of County Council March 4, 2024 Page 16

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## Property Fact Sheet for Account 212787000

February 15, 2024

Site Address       2411 NW 289TH ST, RIDGEFIELD, W. 98643         Legal Desc       #18 SEC 16 T4N R1EWM 18.684         Owner       Z20 LL0         Mail Address       19304 NW 61ST AVIRIDGEFIELD WA, 98643         Tax Status       Regula         Property Status       Activi         Area (approx.)       813,701 sq. ft. / 18.68 acree         Section-Township-       SW 1/4,S16,T4N,R11         Range       SE 1/4,S16,T4N,R11         Assessment       (2023 Values for 2024 Taxes)         Land Value       \$519,932.00         Building Value       \$50.00         Total Property Value       \$519,932.00         Total Property Value       \$519,932.00         Total Taxable Value       \$6,793.00         Most Recent Sale       202/03/2022         Document Type       D-SWI         Sale Date       02/03/2022         Document Type       D-SWI         Sale Amount       \$600,000.00         Administrative       2000000000         Jurisdiction       Clark Count         Land Use Planning       Count         Comprehensive Plan Designation       Actor         Comprehensive Plan Overlay(s)       Urban Reserve - 20 (UR-20)         Urban Growth Area	General Information	
9864;         Legal Desc       #18 SEC 16 T4N R1EWM 18.68/         Owner       Z20 LLC         Mail Address       19304 NW 61ST AVI RIDGEFIELD WA , 9864;         Tax Status       Regula         Property Status       Active         Area (approx.)       813,701 sq. ft. / 18.68 acree         Section-Township- Range       SW 1/4,S16,T4N,R11         Assessment       (2023 Values for 2024 Taxes)         Land Value       \$519,932.01         Building Value       \$0.01         Total Property Value       \$519,932.01         Total Property Value       \$519,932.01         Total Property Value       \$519,932.01         Total Taxable Value       \$6,793.01         Most Recent Sale       202/03/2022         Document Type       D-SWU         Sale Date       02/03/2022         Document Type       D-SWU         Sale Amount       \$600,000.01         Administrative       2000,000.01         Jurisdiction       Clark Count         Land Use Planning       Count         Comprehensive Plan Designation       Act         Comprehensive Plan Overlay(s)       Urban Reserve         Urban Growth Area       Count         Zoning De	Property Account	212787000
Owner     Z20 LLC       Mail Address     19304 NW 61ST AVI RIDGEFIELD WA , 9864       Tax Status     Regula       Property Status     Activi       Area (approx.)     813,701 sq. ft. / 18.68 acre       Section-Township- Range     SW 1/4,516,T4N,R1I       Assessment (2023 Values for 2024 Taxes)     Land Value       Land Value     \$519,932.01       Building Value     \$0.01       Total Property Value     \$519,932.01       Building Value     \$6,793.00       Most Recent Sale     02/03/2022       Sale Date     02/03/2022       Document Type     D-SWD       Sale Number     859859       Sale Amount     \$600,000.00       Administrative     Jurisdiction       Comprehensive Plan Designation     Active       Comprehensive Plan Designation     Active       Zoning Designation - Codes     Agriculture-20 (AG-20)       Zoning Overlay(s)     Urban Reserve - 20 (UR-20)       Industria     Miscellaneous       Census Tract     403.01       Drainage District     n//       Neighborhood     Ridgefield Junction	Site Address 24	411 NW 289TH ST, RIDGEFIELD, WA 98642
Mail Address 19304 NW 61ST AV RIDGEFIELD WA , 9864 Tax Status Regula Property Status Activ Area (approx.) 813,701 sq. ft. / 18.68 acre Section-Township- Sw 1/4,516,T4N,R11 Assessment (2023 Values for 2024 Taxes) Land Value \$519,932.01 Building Value \$519,932.01 Building Value \$519,932.01 Total Property Value \$519,932.01 Total Property Value \$519,932.01 Total Taxable Value \$6,793.01 <b>Most Recent Sale</b> Sale Date 02/03/2022 Document Type D-SWD Sale Number 859851 Sale Amount \$600,000.01 <b>Administrative</b> Jurisdiction Clark Count Land Use Planning Comprehensive Plan Designation AC Comprehensive Plan Designation AC Comprehensive Plan Overlay(s) Urban Reserv Urban Growth Area Count Zoning Designation - <u>Codes</u> Agriculture-20 (AG-20 Zoning Overlay(s) Urban Reserve - 20 (UR-20) Industria <b>Miscellaneous</b> Census Tract 403.02 Drainage District n/; Neighborhood Ridgefield Junction	Legal Desc	#18 SEC 16 T4N R1EWM 18.68A
RIDGEFIELD WA, 98643         Tax Status       Regula         Property Status       Activi         Area (approx.)       \$13,701 sq. ft. / 18.68 acres         Section-Township- Range       SW 1/4,516,T4N,R11         Assessment       (2023 Values for 2024 Taxes)         Land Value       \$519,932.00         Building Value       \$0.00         Total Property Value       \$519,932.00         Most Recent Sale       \$0.00         Sale Date       02/03/2022         Document Type       D-SW0         Sale Number       \$59850         Sale Number       \$59850         Sale Number       \$600,000.00         Administrative       \$600,000.00         Jurisdiction       Clark Count         Land Use Planning       Comprehensive Plan Designation         Comprehensive Plan Overlay(s)       Urban Reserve         Urban Growth Area       Count         Zoning Designation - Codes       Agriculture-20 (AG-20         Zoning Overlay(s)       Urban Reserve - 20 (UR-20)         Industria       Miscellaneous         Census Tract       403.01         Drainage District       n//         Mighborhood       Ridgefield Junction	Owner	Z20 LLC
Property Status Active Area (approx.) 813,701 sq. ft. / 18.68 acre Section-Township- Range SW 1/4,516,T4N,R11 Range SE 1/4,516,T4N,R11 Assessment (2023 Values for 2024 Taxes) Land Value \$519,932.00 Building Value \$519,932.00 Total Property Value \$519,932.00 Total Property Value \$6,793.00 Most Recent Sale Sale Date 02/03/2022 Document Type D-SW0 Sale Number 859856 Sale Amount \$600,000.00 Administrative Jurisdiction Clark Count Land Use Planning Comprehensive Plan Designation Ac Comprehensive Plan Designation Ac Comprehensive Plan Overlay(s) Urban Reserve Urban Growth Area Count Zoning Designation - <u>Codes</u> Agriculture-20 (AG-20 Zoning Overlay(s) Urban Reserve - 20 (UR-20) Industria Miscellaneous Census Tract 403.02 Drainage District n/v Neighborhood Ridgefield Junction	Mail Address	19304 NW 61ST AVE RIDGEFIELD WA , 98642
Area (approx.)       813,701 sq. ft. / 18.68 acres         Section-Township-       SW 1/4,S16,T4N,R11         Range       SE 1/4,S16,T4N,R11         Assessment       (2023 Values for 2024 Taxes)         Land Value       \$519,932.00         Building Value       \$0.00         Total Property Value       \$519,932.00         Total Property Value       \$6,793.00         Most Recent Sale       02/03/2022         Sale Date       02/03/2022         Document Type       D-SWD         Sale Number       859850         Sale Amount       \$600,000.00         Administrative       Durisdiction         Durisdiction       Clark Count         Land Use Planning       Count         Comprehensive Plan Designation       Ac         Comprehensive Plan Overlay(s)       Urban Reserve         Urban Growth Area       Count         Zoning Designation - <u>Codes</u> Agriculture-20 (AG-20)         Zoning Overlay(s)       Urban Reserve - 20 (UR-20)         Industria       Miscellaneous         Census Tract       403.02         Drainage District       n/4         Neighborhood       Ridgefield Junction	Tax Status	Regular
Section-Township- Range       SW 1/4,S16,T4N,R11         Assessment       (2023 Values for 2024 Taxes)         Land Value       \$519,932.00         Building Value       \$0.00         Total Property Value       \$519,932.00         Total Property Value       \$519,932.00         Most Recent Sale       \$6,793.00         Sale Date       02/03/2022         Document Type       D-SWD         Sale Number       \$59850         Sale Amount       \$600,000.00         Administrative       Urban Reserve         Jurisdiction       Clark Counter         Land Use Planning       Counter         Comprehensive Plan Designation       Advice         Zoning Designation - Codes       Agriculture-20 (AG-20)         Zoning Overlay(s)       Urban Reserve - 20 (UR-20)         Industriation       Counter         Miscellaneous       403.00         Census Tract       403.00         Drainage District       n/4         Neighborhood       Ridgefield Junction	Property Status	Active
Range       SE 1/4,S16,T4N,R11         Assessment       (2023 Values for 2024 Taxes)         Land Value       \$519,932.00         Building Value       \$0.00         Total Property Value       \$519,932.00         Total Property Value       \$519,932.00         Most Recent Sale       \$6,793.00         Sale Date       02/03/2022         Document Type       D-SWD         Sale Date       02/03/2022         Sale Number       \$59856         Sale Amount       \$600,000.00         Administrative	Area (approx.)	813,701 sq. ft. / 18.68 acres
Land Value       \$519,932.00         Building Value       \$0.00         Total Property Value       \$519,932.00         Total Property Value       \$519,932.00         Total Taxable Value       \$6,793.00         Most Recent Sale       02/03/202         Sale Date       02/03/202         Document Type       D-SWD         Sale Number       859850         Sale Amount       \$600,000.00         Administrative       02/03/202         Jurisdiction       Clark Count         Land Use Planning       Clark Count         Comprehensive Plan Designation       Act         Comprehensive Plan Overlay(s)       Urban Reserve         Urban Growth Area       Count         Zoning Overlay(s)       Urban Reserve - 20 (UR-20)         Industria       Miscellaneous         Census Tract       403.00         Drainage District       n/i         Neighborhood       Ridgefield Junction		SW 1/4,516,T4N,R1E SE 1/4,S16,T4N,R1E
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-SWC Sale Number 859850 Sale Amount \$600,000.00 Administrative Jurisdiction Clark Counter Land Use Planning Comprehensive Plan Designation AC Comprehensive Plan Overlay(s) Urban Reserve Urban Growth Area Counter Zoning Designation - Codes Agriculture-20 (AG-20 Zoning Overlay(s) Urban Reserve - 20 (UR-20) Industria Miscellaneous Census Tract 403.07 Drainage District n/7 Neighborhood Ridgefield Junction	Assessment (2023 Values for 2024	; Taxes)
Total Property Value       \$519,932.00         Total Taxable Value       \$6,793.00         Most Recent Sale       02/03/2023         Sale Date       02/03/2023         Document Type       D-SWD         Sale Number       859850         Sale Amount       \$600,000.00         Administrative	Land Value	\$519,932.00
Total Taxable Value       \$6,793.00         Most Recent Sale       02/03/2022         Sale Date       02/03/2022         Document Type       D-SWD         Sale Number       859850         Sale Number       859850         Sale Amount       \$600,000.00         Administrative       Jurisdiction         Jurisdiction       Clark Count         Land Use Planning       Comprehensive Plan Designation         Comprehensive Plan Overlay(s)       Urban Reserve         Urban Growth Area       Count         Zoning Designation - Codes       Agriculture-20 (AG-20)         Zoning Overlay(s)       Urban Reserve - 20 (UR-20)         Industria       Miscellaneous         Census Tract       403.00         Drainage District       n/4         Neighborhood       Ridgefield Junction	Building Value	\$0.00
Most Recent Sale         Sale Date       02/03/202         Document Type       D-SWD         Sale Number       859850         Sale Number       859850         Sale Amount       \$600,000.00         Administrative       2000000000000000000000000000000000000	Total Property Value	\$519,932.00
Sale Date       02/03/2023         Document Type       D-SWD         Sale Number       859850         Sale Amount       \$600,000.00         Administrative       Jurisdiction         Jurisdiction       Clark Counte         Land Use Planning       Comprehensive Plan Designation         Comprehensive Plan Overlay(s)       Urban Reserve         Urban Growth Area       Counte         Zoning Designation - Codes       Agriculture-20 (AG-20)         Zoning Overlay(s)       Urban Reserve - 20 (UR-20)         Industriat       Miscellaneous         Census Tract       403.00         Drainage District       n/d         Neighborhood       Ridgefield Junction	Total Taxable Value	\$6,793.00
Document Type       D-SWD         Sale Number       859850         Sale Amount       \$600,000.00         Administrative	Most Recent Sale	
Sale Number     859850       Sale Amount     \$600,000.00       Administrative     Jurisdiction       Jurisdiction     Clark Countrest       Land Use Planning     Comprehensive Plan Designation       Comprehensive Plan Overlay(s)     Urban Reserve       Urban Growth Area     Countrest       Zoning Designation - Codes     Agriculture-20 (AG-20       Zoning Overlay(s)     Urban Reserve - 20 (UR-20)       Industriation     Miscellaneous       Census Tract     403.00       Drainage District     n/d       Neighborhood     Ridgefield Junction	Sale Date	02/03/2022
Sale Amount \$600,000.00 Administrative Jurisdiction Clark Count Land Use Planning Comprehensive Plan Designation A( Comprehensive Plan Overlay(s) Urban Reserv Urban Growth Area Count Zoning Designation - <u>Codes</u> Agriculture-20 (AG-20 Zoning Overlay(s) Urban Reserve - 20 (UR-20) Industria Miscellaneous Census Tract 403.00 Drainage District n/i Neighborhood Ridgefield Junction	Document Type	D-SWD
Administrative         Jurisdiction       Clark Countribution         Land Use Planning       Comprehensive Plan Designation         Comprehensive Plan Overlay(s)       Urban Reserve         Urban Growth Area       Countribution         Zoning Designation - Codes       Agriculture-20 (AG-20)         Zoning Overlay(s)       Urban Reserve - 20 (UR-20)         Industria       Miscellaneous         Census Tract       403.02         Drainage District       n/2         Neighborhood       Ridgefield Junction	Sale Number	859856
Jurisdiction Clark Count Land Use Planning Comprehensive Plan Designation AC Comprehensive Plan Overlay(s) Urban Reserv Urban Growth Area Count Zoning Designation - <u>Codes</u> Agriculture-20 (AG-20 Zoning Overlay(s) Urban Reserve - 20 (UR-20) Industria Miscellaneous Census Tract 403.0: Drainage District n/i Neighborhood Ridgefield Junction	Sale Amount	\$600,000.00
Land Use Planning           Comprehensive Plan Designation         Ad           Comprehensive Plan Overlay(s)         Urban Reserve           Urban Growth Area         Countre           Zoning Designation - Codes         Agriculture-20 (AG-20)           Zoning Overlay(s)         Urban Reserve - 20 (UR-20)           Industria         Miscellaneous           Census Tract         403.02           Drainage District         n/4           Neighborhood         Ridgefield Junction	Administrative	
Comprehensive Plan Designation         Addition           Comprehensive Plan Overlay(s)         Urban Reserve           Urban Growth Area         Countre           Zoning Designation - Codes         Agriculture-20 (AG-20)           Zoning Overlay(s)         Urban Reserve - 20 (UR-20)           Industria         Miscellaneous           Census Tract         403.00           Drainage District         n/a           Neighborhood         Ridgefield Junction	Jurisdiction	Clark County
Comprehensive Plan Overlay(s)         Urban Reserve           Urban Growth Area         Count           Zoning Designation - <u>Codes</u> Agriculture-20 (AG-20           Zoning Overlay(s)         Urban Reserve - 20 (UR-20) Industria           Miscellaneous         Census Tract           Drainage District         n/a           Neighborhood         Ridgefield Junction	Land Use Planning	
Urban Growth Area Count Zoning Designation - <u>Codes</u> Agriculture-20 (AG-20 Zoning Overlay(s) Urban Reserve - 20 (UR-20) Industria Miscellaneous Census Tract 403.0: Drainage District n/i Neighborhood Ridgefield Junction	Comprehensive Plan Designation	AG
Zoning Designation - Codes     Agriculture-20 (AG-20)       Zoning Overlay(s)     Urban Reserve - 20 (UR-20)       Industria       Miscellaneous       Census Tract     403.02       Drainage District     n/2       Neighborhood     Ridgefield Junction	Comprehensive Plan Overlay(s)	Urban Reserve
Zoning Overlay(s) Urban Reserve - 20 (UR-20) Industria Miscellaneous Census Tract 403.0 Drainage District n/i Neighborhood Ridgefield Junction	Urban Growth Area	County
Industria       Miscellaneous       Census Tract       Drainage District       Neighborhood       Ridgefield Junction	Zoning Designation - Codes	Agriculture-20 (AG-20)
Census Tract 403.02 Drainage District n/i Neighborhood Ridgefield Junction	Zoning Overlay(s)	Urban Reserve - 20 (UR-20) Industria
Drainage District n/i Neighborhood Ridgefield Junction	Miscellaneous	
Neighborhood Ridgefield Junction	Census Tract	403.01
	Drainage District	n/a
Park District n/i	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

Category 2 Recharge Areas
53011C0204D 53015C1005G
Outside Flood Area
none
Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeF Hydric / OdB
Name: LEWIS Sub-Basin: Lower Lewis
Allen Canyon Creek
Allen Canyon Creek

Clark County Board of County Council March 4, 2024 Page 17



#### Property Fact Sheet for Account 212801000

February 15, 2024

<b>General Information</b>				
Property Account	212801000			
Site Address	1217 N 57TH CT, RIDGEFIELD, WA 98642			
Legal Desc	#32 SEC 16 T4N R1EWM 2.14A		X	
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		5	
Section-Township- Range	SE 1/4,S16,T4N,R1E			
Assessment (2023 Value	s 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	10th-St		
Most Recent Sale				
Sale Date	01/07/2011			
Document Type	D-SWD			
Sale Number	660445	Environmental Public Health		
Sale Amount	\$172,500.00	Public Health Food Inspector District	District 3	
Administrative		Public Health Food Plan Review Area	District A	
		Public Health WRAP Inspector District	District 2	
Jurisdiction	Clark County	Wetlands and Soil Types	Wetlands and Soil Types	
Land Use Planning		Critical Aquifer Recharge Area	Category 2 Recharge Areas	
Comprehensive Plan Des		FEMA Map / FIRM Panel	53011C0204D	
Comprehensive Plan Ove		53015C1005		
Urban Growth Area	County	Flood Hazard Area	Outside Flood Area	
Zoning Designation - Co		Shoreline Designation	none	
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial	Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeF	
Miscellaneous		Water Resource Inventory Area Name		
Census Tract	403.01	Sub-Basin: Lower Lewis		
Drainage District	n/a	Watershed	Allen Canyon Creek	
Neighborhood	Ridgefield Junction	Sub Watershed	Allen Canyon Creek	
Park District	n/a	Wetland Class	No Mapping Indicators	

Clark County Board of County Council March 4, 2024 Page 18



#### Property Fact Sheet for Account 212793000

February 15, 2024

General Information			
Property Account	212793000		
Site Address	1123 N 57TH CT, RIDGEFIELD, WA 98642		1
Legal Desc	#24 SEC 16 T4NR1EWM 3.53A	h h	
Owner	KNAPP DAVID & KNAPP JOYCE		
Mail Address	1123 N 57TH CT RIDGEFIELD WA , 98642 US		
Tax Status	Senior / Disabled Exemption		
Property Status	Active		5
Area (approx.)	153,767 sq. ft. / 3.53 acres		
Section-Township- Range	SE 1/4,S16,T4N,R1E		
Assessment (2023 Values for 202	24 Taxes)		
Land Value	\$245,241.00	-10th-St	
Building Value	\$34,529.00		
Total Property Value	\$279,770.00		
Total Taxable Value	\$124,649.00		
Most Recent Sale		Illen Carpon Creak	
Sale Date	09/28/1999		
Document Type	D-QCD		
Sale Number	0454423	Environmental Public Health	
Sale Amount	\$0.00	Public Health Food Inspector District	Distr
Administrative		Public Health Food Plan Review Area	Distri
Jurisdiction	Clark County	Public Health WRAP Inspector District	Distri
Land Use Planning	clark county	Wetlands and Soil Types	
Comprehensive Plan Designatio	n AG	Critical Aquifer Recharge Area	Category 2 Recharge A
Comprehensive Plan Overlay(s)	Urban Reserve	FEMA Map / FIRM Panel	53011C02
Urban Growth Area	County		53015C10
Zoning Designation - Codes	Agriculture-20 (AG-20)	Flood Hazard Area	Outside Flood A
		Shoreline Designation	n
Zoning Overlay(s) Urban Reserve - 20 (UR-20), Industrial		Soil Types / Class	Non-Hydric / Non-Hydric /
Miscellaneous			Hydric /
Census Tract	403.01	Water Resource Inventory Area	Name: LE Sub-Basin: Lower Le
Drainage District	n/a	Watershed	Allen Canyon C
Neighborhood	Ridgefield Junction	Waterbried	Allen Canyon Ci

Clark County Board of County Council March 4, 2024 Page 19



## 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 T	axes)
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
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

Clark County Board of County Council March 4, 2024 Page 20

## Letters of Authorization from Property Owners

[See Attached]

PACWEST, 27th Floor 1211 SW Fifth Avenue Portland, OR 97204 **T** (503) 598-7070 **F** (503) 598-7373

## 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

Page 2

## 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:

Authorized on Behalf of Timbers Group LLC

Date:

02/26/2024

**MEMBER** 

55152-80934 4861-3732-5223.1

Page 3

#### 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:

Signature:

Mark Smith

Date:

Signature:

Date:

**Robert Smith** 

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Portland | Bend | Vancouver, WA | jordanramis.com

55152-80934 4861-3732-5223.1