

From: [Sonja Wiser](#)
To: [Sonja Wiser](#); [Cnty 2025 Comp Plan](#); [Bart Catching](#); mjrdairy@hotmail.com
Subject: RE: Comprehensive Plan Update Comments
Date: Monday, March 11, 2024 9:05:27 AM

Dear Mike: Thank you for your comments related to the 2025 Comp Plan/Parcel #115621190. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email have been added to our database to receive future communications related to the 2025 Comp Plan. Please let us know if you have further questions. Thank you.

<https://clark.wa.gov/community-planning/2025-update-public-comment>

From: Clark County <webteam@clark.wa.gov>
Sent: Friday, March 8, 2024 12:53 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Fri, 03/08/2024 - 12:52 PM

First Name

Mike

Last Name

Roth

Email Address

mjrdairy@hotmail.com

Phone Number

[208-420-2044](tel:208-420-2044)

Organization/Agency Name

Roth Investments, LLC

Address

17400 NE 88th St
Vancouver, Washington. 98682

Message Subject

COMPREHENSIVE PLAN UPDATE SITE-SPECIFIC REVIEW COMMENT

Parcel Number

115621190

Comments

Dear Clark County, Long Range Planning,

Please add our property parcel Number 115621190, to the Comprehensive Plan update site-specific request map.

Thank you,

Mike Roth

Roth Investments, LLC

(208)420-2044

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Roth Investments LLC
17400 NE 88th street,
Vancouver, WA 98682

Clark County Council and Staff
C/O Oliver Orjiako, Community Planning Director
1300 Franklin 6th Floor
Vancouver, WA 98660

March 8th, 2024

Dear Clark County Long Range Planner,

RE: Roth Investments LLC Parcel #115621190

The Roth family are the owners of the above-referenced 70.39-acre parcel located adjacent to the existing Vancouver UGB. We request that our property be included within the Vancouver Urban Growth Boundary expansion, with a zone change to low density residential, R1-6, R1-7.5. and R1-10

Our property is adjacent to the existing UGB on two sides. To the South are several urban residential subdivisions, to the west many parceled properties with R1-7.5 zoning.

Utilities available: sewer, water, power phone and gas.

Thank you for your consideration.

Sincerely



Mike Roth
Managing Member
Roth Investments LLC



Property Fact Sheet for Account 115621190

March 08, 2024

General Information

Property Account	115621190
Site Address	17212 NE 88TH ST, VANCOUVER, WA 98682
Legal Desc	MONETS GARDEN LOT 1/43 70.39A SUB 98
Owner	ROTH INVESTMENTS LLC
Mail Address	539 S 800 E JEROME ID , 83338 US
Tax Status	Regular
Property Status	Active
Area (approx.)	3,066,188 sq. ft. / 70.39 acres
Section-Township-Range	NW 1/4,S06,T2N,R3E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$1,297,593.00
Building Value	\$63,446.00
Total Property Value	\$1,361,039.00
Total Taxable Value	\$183,460.00

Most Recent Sale

Sale Date	03/17/2015
Document Type	D-SWD
Sale Number	723802
Sale Amount	\$1,037.00

Administrative

Jurisdiction	Clark County
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Land Use Planning

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

Miscellaneous

Census Tract	406.03
Drainage District	Drainage District 5
Neighborhood	Heritage
Park District	n/a

Public Safety

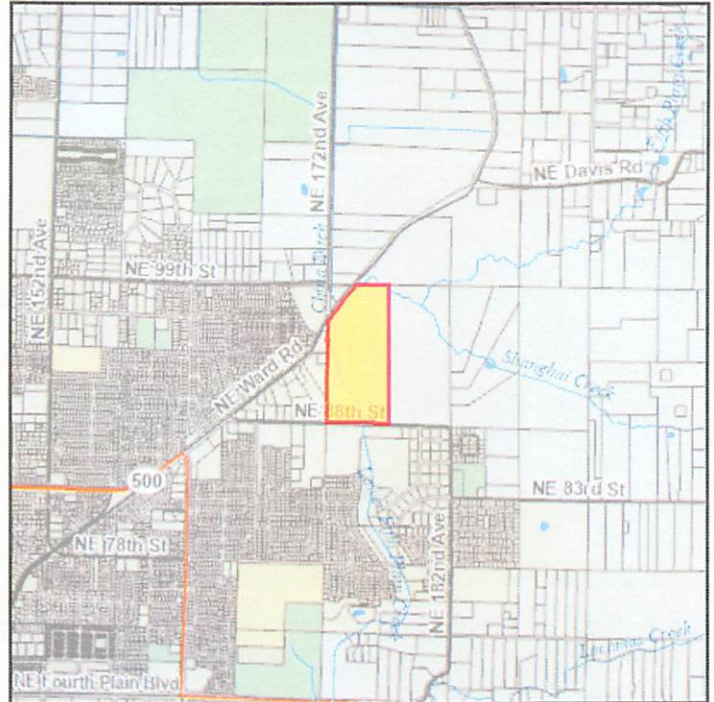
Burning Allowed	Yes
EMS Response Area	AMR
Fire District	FD 5
Increased Wildfire Danger Area	No
Police Jurisdiction	CCSO Central

Schools

School District(s)	Please contact School Districts for more info.
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Transportation

C-TRAN Public Transportation Benefit Area	No
Traffic Impact Fee (TIF) District	Rural
Transportation Analysis Zone	1844



Environmental Public Health

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

Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0403D 53011C0411D
Flood Hazard Area	Floodway Fringe Floodway 500 Year Flood Area
Shoreline Designation	Rural Conservancy Resource Land
Soil Types / Class	Hydric / CwA Hydric / CvA Non-Hydric / DoB Non-Hydric / LeB Hydric / MIA
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: LaCamas
Watershed	Lacamas Creek
Sub Watershed	China Ditch Lower Fifth Plain Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	Presence

Geological Hazards

Geological Hazard	
Liquefaction	Very Low
NEHRP Class	C
Slope Stability	

Development Moratorium

none	
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