

From: [Darlene Ferretti](#)
To: [Oliver Orjiako](#); [Rebecca Messinger](#)
Cc: [Sonja Wiser](#); [James D. Howsley](#); [Ezra L. Hammer](#)
Subject: Site Specific UGA Request
Date: Tuesday, March 12, 2024 9:11:26 AM
Attachments: [image001.png](#)
[image002.png](#)
[Lt. Clark County re Site-Specific UGA Request.pdf](#)

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Good morning,

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 12, 2024

VIA EMAIL ONLY

Clark County Board of County Council
c/o Oliver Orjiako, Community Planning Director
Clark County
1300 Franklin St.
Vancouver, WA 98660

E-Mail: Oliver.Orjiako@clark.wa.gov
Rebecca.Messinger@clark.wa.gov

Re: **Site-Specific Zone Changes**

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

Our office represents the owners of parcels with property identification numbers 265067000 and 265120000 (the "Properties"), which are located at 13600 NE 359th Street in unincorporated Clark County. This letter is written to respectfully request that Clark County (the "County") approve zone changes for the Properties. A letter from the property owners are included authorizing Jordan Ramis PC to represent their request for these changes.

The Properties have a comprehensive plan designation of Rural R-10 and a corresponding zoning of Rural-10 (R-10). This designation is intended to provide lands for residential living in the rural area. Natural resource activities such as farming and forestry are allowed and encouraged as small-scale activities in conjunction with residential uses. Nearby properties to both the north and south of the Properties are zoned Rural-5 (R-5). The property owners are desirous of having family members build houses and join them in living on the property. As such, we request that the County change the zoning from Rural-10 (R-10) to Rural-5 (R-5).

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 facilitate modest residential development in a manner consistent with the surrounding community.

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Properties

Exhibit B – Letter of Authorization from the property owners

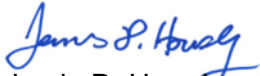
Clark County Board of County Council
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Once the 2025 Plan update schedule is finalized, we intend to submit a detailed narrative in support of this request, addressing the criteria of the Growth Management Act (GMA), CCC, and Clark County's 20-Year Comprehensive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

Exhibit A – Maps Identifying the Property

Parcel 265067000



Property Fact Sheet for Account 265067000

March 11, 2024

General Information

Property Account	265067000
Site Address	13600 NE 359TH ST, LA CENTER, WA 98629
Legal Desc	#46 SEC 26 T5N R2EWM 20A
Owner	MILLER MICHAEL R & MILLER DIANE M
Mail Address	13600 NE 359TH ST LACENTER WA , 98629 US
Tax Status	Regular
Property Status	Active
Area (approx.)	871,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4,S26,T5N,R2E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$375,172.00
Building Value	\$683,226.00
Total Property Value	\$1,058,398.00
Total Taxable Value	\$1,058,398.00

Most Recent Sale

Sale Date	06/11/2004
Document Type	D-QCD
Sale Number	0543902
Sale Amount	\$0.00

Administrative

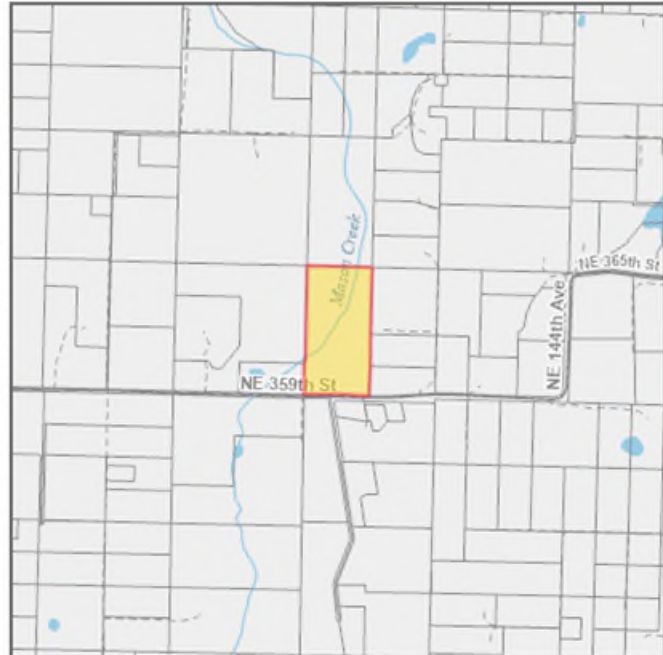
Jurisdiction	Clark County
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Land Use Planning

Comprehensive Plan Designation	R-10
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - Codes	Rural-10 (R-10)
Zoning Overlay(s)	none

Miscellaneous

Census Tract	402.02
Drainage District	n/a
Neighborhood	n/a
Park District	n/a



Environmental Public Health

Public Health Food Inspector District	District 1
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 3

Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0095E 53015C0920G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Hydric / CvA Non-Hydric / HcB Hydric / MnA Non-Hydric / OIB Non-Hydric / OID
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis

Parcel 265120000



Property Fact Sheet for Account 265120000

March 11, 2024

General Information

Property Account	265120000
Site Address	
Legal Desc	#99 SEC 26 T5N R2EWM 20A
Owner	MILLER MICHAEL R & MILLER DIANE M
Mail Address	13600 NE 359TH ST LACENTER WA , 98629 US
Tax Status	Regular
Property Status	Active
Area (approx.)	871,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4,S26,T5N,R2E

Assessment (2023 Values for 2024 Taxes)

Land Value	\$314,195.00
Building Value	\$0.00
Total Property Value	\$314,195.00
Total Taxable Value	\$1,802.00

Most Recent Sale

Sale Date	10/12/2004
Document Type	DEED
Sale Number	0552277
Sale Amount	\$10,000.00

Administrative

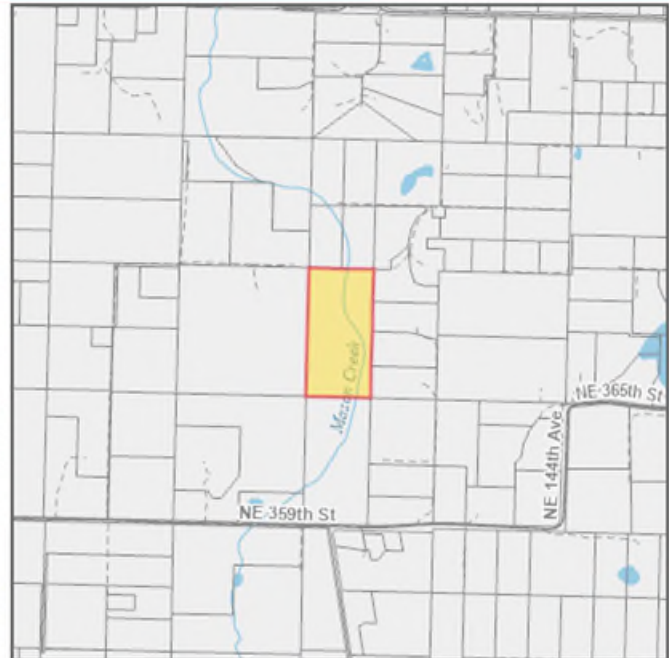
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Land Use Planning

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Public Health Food Plan Review Area	District A
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Wetlands and Soil Types

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FEMA Map / FIRM Panel	53011C0095E 53015C0920G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / CnB Hydric / MnA Non-Hydric / OhF Non-Hydric / OIB Non-Hydric / OID Non-Hydric / OIF

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 Properties Identification Number 265067000 and 265120000 (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 change the zoning designation for the Properties.

Signature: 
Diane Miller

Date: 3-11-2024

Signature: 
Michael Miller

Date: 3-11-2024