

From: [Sonja Wiser](#)
To: [Darlene Ferretti](#); [Oliver Orjiako](#); [Rebecca Messinger](#); [Bart Catching](#)
Cc: [James D. Howsley](#); [Ezra L. Hammer](#)
Subject: RE: Site Specific UGA Request
Date: Monday, March 18, 2024 10:19:00 AM
Attachments: [Lt. Clark County re Site-Specific UGA Request.pdf](#)
[image001.png](#)
[image002.png](#)

Dear Darlene: Thank you for your comments related to the 2025 Comp Plan. 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: Darlene Ferretti Darlene.Ferretti@jordanramis.com
Sent: Tuesday, March 12, 2024 9:28 AM
To: Oliver Orjiako Oliver.Orjiako@clark.wa.gov; Rebecca Messinger Rebecca.Messinger@clark.wa.gov
Cc: Sonja Wiser Sonja.Wiser@clark.wa.gov; James D. Howsley jamie.howsley@jordanramis.com; Ezra L. Hammer elh@jordanramis.com
Subject: Site Specific UGA Request

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 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 and Comprehensive Plan Designation Changes***

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

Our office represents the owners of a parcel with property identification numbers 272655000, 272658000, and 272654000 (the "Properties"), which are all located within the community of Amboy. This letter is written to respectfully request that Clark County (the "County") approve: 1) a zone change, and 2) a general plan designation change for the Properties. Letters from the property owners are included authorizing Jordan Ramis PC to represent their request for these changes.

The Properties currently have the Comprehensive Plan designation of FR-1, and corresponding Zoning designations of FR-80. The purpose of FR-80 is to maintain and enhance resource-based industries, encourage the conservation of productive forest lands, and discourage incompatible uses.

Importantly, the Properties are not currently utilized for forestry activities. Additionally, the Properties are residential and have been for decades. The Amboy community is also experiencing generalized rural urbanization and the property owners wish to use their land in a manner consistent with existing land use. Additionally, due to changes in market conditions and the condition of on-site soils, it is no longer a viable, long-term strategy to utilize the Properties for forestry purposes. Finally, a change will allow these parcels to conform to zoning appropriate for their size.

Clark County Board of County Council
March 12, 2024
Page 2

We are requesting that the County change the Comprehensive Plan designation for the Properties to Rural-10 with no overlay and a Zoning designation of R-10, also with no zoning overlay. Doing so will help locate low density residential uses near in the Amboy community, which is consistent with the overall development pattern and the County’s need to support the creation of additional housing.

These site-specific requests are submitted for consideration during the current Comprehensive Plan Periodic Update 2025 (the “2025 Plan”) in compliance with Clark County Unified Development Code (CCC) 40.560.010. We respectfully request the County make the aforementioned changes to the Property because they are ideally situated to help spur housing development.

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Properties

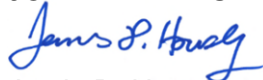
Exhibit B – Letter of Authorization from the property owners

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

Thank you for your consideration of this request.

Very truly yours,

JORDAN RAMIS PC



Jamie D. Howsley
Admitted in Oregon and Washington

cc: Client
Ezra Hammer, Jordan Ramis PC
Sonja Wisner, Clark County

Exhibit A – Maps Identifying the Property

Parcel 272655000



Property Fact Sheet for Account 272655000

February 12, 2024

General Information

| | |
|------------------------|---|
| Property Account | 272655000 |
| Site Address | 43902 NE COLUMBIA TIE RD, AMBOY, WA 98601 |
| Legal Desc | #9 SEC 4 T5N R3EWM 19.36A |
| Owner | SMITH SAM & SMITH CAROL |
| Mail Address | 39513 NE 21ST AVE WOODLAND WA , 98674 US |
| Tax Status | Regular |
| Property Status | Active |
| Area (approx.) | 843,322 sq. ft. / 19.36 acres |
| Section-Township-Range | SE 1/4,S04,T5N,R3E |

Assessment (2023 Values for 2024 Taxes)

| | |
|----------------------|--------------|
| Land Value | \$215,633.00 |
| Building Value | \$0.00 |
| Total Property Value | \$215,633.00 |
| Total Taxable Value | \$45,588.00 |

Most Recent Sale

| | |
|---------------|------------|
| Sale Date | 01/01/1900 |
| Document Type | D |
| Sale Number | 726251 |
| Sale Amount | \$0.00 |

Administrative

| | |
|--------------|--------------|
| Jurisdiction | Clark County |
|--------------|--------------|

Land Use Planning

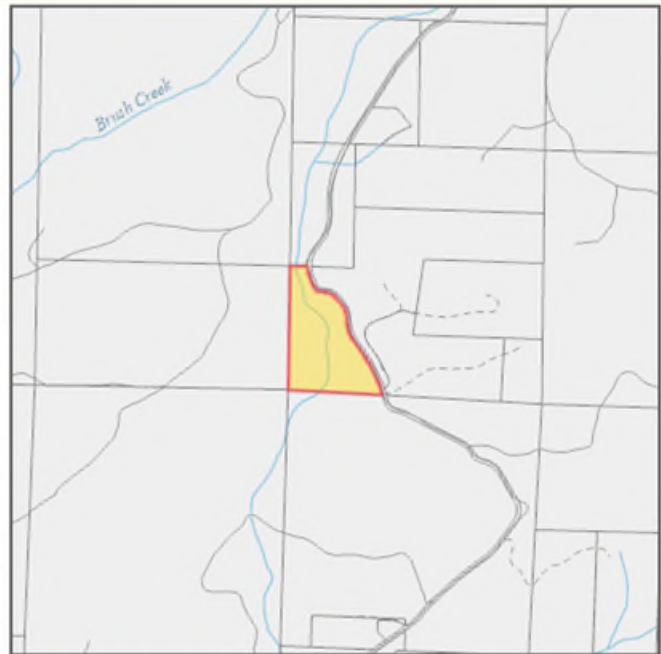
| | |
|--|-------------------|
| Comprehensive Plan Designation | FR-1 |
| Comprehensive Plan Overlay(s) | none |
| Urban Growth Area | County |
| Zoning Designation - Codes | Forest-80 (FR-80) |
| Zoning Overlay(s) | none |

Miscellaneous

| | |
|-------------------|--------------------|
| Census Tract | 401.01 |
| Drainage District | n/a |
| Neighborhood | Chelatchie Prairie |
| Park District | n/a |

Public Safety

| | |
|-------------------|-------------------|
| Burning Allowed | Yes |
| EMS Response Area | North Country EMS |



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 | |
| FEMA Map / FIRM Panel | 53011C0125E 53015C0930G |
| Flood Hazard Area | Outside Flood Area |
| Shoreline Designation | none |
| Soil Types / Class | Non-Hydric / CnG Non-Hydric / CrG Non-Hydric / CsF |
| Water Resource Inventory Area | Name: LEWIS Sub-Basin: Lower Lewis |
| Watershed | Cedar Creek |
| Sub Watershed | Cedar Creek (Middle) |
| Wetland Class | No Mapping Indicators |
| Wetland Inventory | No Mapping Indicators |

Parcel 272658000



Property Fact Sheet for Account 272658000

February 12, 2024

General Information

| | |
|------------------------|---|
| Property Account | 272658000 |
| Site Address | 43903 NE COLUMBIA TIE RD, AMBOY, WA 98601 |
| Legal Desc | #12 SEC 4 T5N R3EWM 20.91A M/L |
| Owner | MASSA RALPH E |
| Mail Address | 43903 NE COLUMBIA TIE RD AMBOY WA , 98601 US |
| Tax Status | Senior / Disabled Exemption |
| Property Status | Active |
| Area (approx.) | 910,840 sq. ft. / 20.91 acres |
| Section-Township-Range | SE 1/4,S04,T5N,R3E |

Assessment (2023 Values for 2024 Taxes)

| | |
|----------------------|--------------|
| Land Value | \$236,083.00 |
| Building Value | \$21,953.00 |
| Total Property Value | \$258,036.00 |
| Total Taxable Value | \$2,866.00 |

Most Recent Sale

| | |
|---------------|------------|
| Sale Date | 09/15/1999 |
| Document Type | D-QCD |
| Sale Number | 0459755 |
| Sale Amount | \$0.00 |

Administrative

| | |
|--------------|--------------|
| Jurisdiction | Clark County |
|--------------|--------------|

Land Use Planning

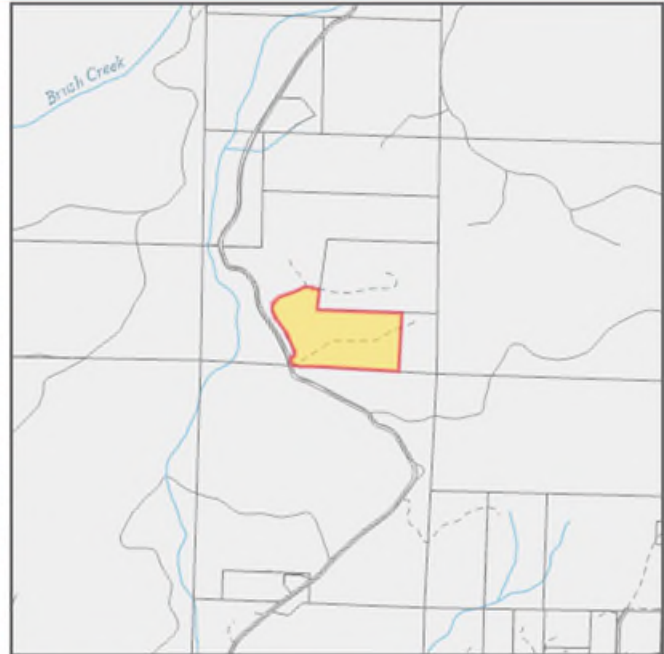
| | |
|--|-------------------|
| Comprehensive Plan Designation | FR-1 |
| Comprehensive Plan Overlay(s) | none |
| Urban Growth Area | County |
| Zoning Designation - Codes | Forest-80 (FR-80) |
| Zoning Overlay(s) | none |

Miscellaneous

| | |
|-------------------|--------------------|
| Census Tract | 401.01 |
| Drainage District | n/a |
| Neighborhood | Chelatchie Prairie |
| Park District | n/a |

Public Safety

| | |
|-------------------|-------------------|
| Burning Allowed | Yes |
| EMS Response Area | North Country EMS |
| Fire District | FD 10 |



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 | |
| FEMA Map / FIRM Panel | 53011C0125E 53015C0930G 53015C0935G |
| Flood Hazard Area | Outside Flood Area |
| Shoreline Designation | none |
| Soil Types / Class | Non-Hydric / CnE Non-Hydric / CnG Non-Hydric / CrG Non-Hydric / CsF |
| Water Resource Inventory Area | Name: LEWIS Sub-Basin: Lower Lewis |
| Watershed | Cedar Creek |
| Sub Watershed | Cedar Creek (Middle) |
| Wetland Class | No Mapping Indicators |
| Wetland Inventory | No Mapping Indicators |

Parcel 272654000



Property Fact Sheet for Account 272654000

February 12, 2024

General Information

| | |
|------------------------|---|
| Property Account | 272654000 |
| Site Address | 43911 NE COLUMBIA TIE RD, AMBOY, WA 98601 |
| Legal Desc | #8 SEC 4 T5N R3EWM 41A |
| Owner | EVANS JOHN & EVANS BELINDA |
| Mail Address | 43911 NE COLUMBIA TIE RD AMBOY WA , 98601 US |
| Tax Status | Regular |
| Property Status | Active |
| Area (approx.) | 1,785,960 sq. ft. / 41 acres |
| Section-Township-Range | SE 1/4,S04,T5N,R3E |

Assessment (2023 Values for 2024 Taxes)

| | |
|----------------------|--------------|
| Land Value | \$272,267.00 |
| Building Value | \$54,310.00 |
| Total Property Value | \$326,577.00 |
| Total Taxable Value | \$75,128.00 |

Most Recent Sale

| | |
|---------------|-------------|
| Sale Date | 04/02/1996 |
| Document Type | CONT |
| Sale Number | 0395823 |
| Sale Amount | \$80,000.00 |

Administrative

| | |
|--------------|--------------|
| Jurisdiction | Clark County |
|--------------|--------------|

Land Use Planning

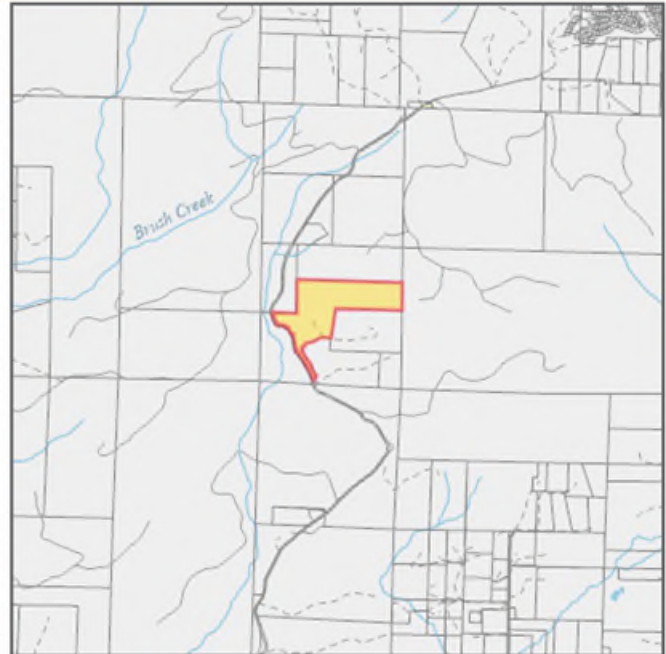
| | |
|--|-------------------|
| Comprehensive Plan Designation | FR-1 |
| Comprehensive Plan Overlay(s) | none |
| Urban Growth Area | County |
| Zoning Designation - Codes | Forest-80 (FR-80) |
| Zoning Overlay(s) | none |

Miscellaneous

| | |
|-------------------|--------------------|
| Census Tract | 401.01 |
| Drainage District | n/a |
| Neighborhood | Chelatchie Prairie |
| Park District | n/a |

Public Safety

| | |
|--------------------------------|-------------------|
| Burning Allowed | Yes |
| EMS Response Area | North Country EMS |
| Fire District | FD 10 |
| Increased Wildfire Danger Area | Yes |



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

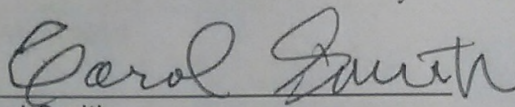
| | |
|--------------------------------|---|
| Critical Aquifer Recharge Area | |
| FEMA Map / FIRM Panel | 53011C0125E 53015C0930G 53015C0935G |
| Flood Hazard Area | Outside Flood Area |
| Shoreline Designation | none |
| Soil Types / Class | Non-Hydric / CnB Non-Hydric / CnE Non-Hydric / CnG Non-Hydric / CrG Non-Hydric / CsF Non-Hydric / Rk |
| Water Resource Inventory Area | Name: LEWIS Sub-Basin: Lower Lewis |
| Watershed | Cedar Creek |
| Sub Watershed | Cedar Creek (Middle) |
| Wetland Class | No Mapping Indicators |
| Wetland Inventory | No Mapping Indicators |

Exhibit B
Letters of Authorization from Property Owners

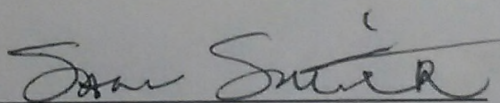
[See attached]

LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Number 272655000 (the "Property"). We hereby authorize Jordan Ramis PC, and its counsel, to file any and all required applications, documents, and correspondence with the relevant Washington State, Clark County, and local authorities to request that Clark County change the zoning and general plan designation for the Property.

Signature: 
Carol Smith

Date: 2/18/24

Signature: 
Sam Smith

Date: Feb. 2, 2024

LETTER OF AUTHORIZATION

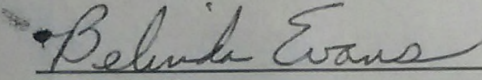
I, the undersigned, am the owner of record for the real property with Property Identification Number 272658000 (the "Property"). I hereby authorize Jordan Ramis PC, and its counsel, to file any and all required applications, documents, and correspondence with the relevant Washington State, Clark County, and local authorities to request that Clark County change the zoning and general plan designation for the Property.

Signature: Ralph Massa
Ralph Massa

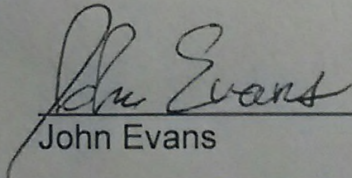
Date: Feb 17, 2024

LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Number 272654000 (the "Property"). We hereby authorize Jordan Ramis PC, and its counsel, to file any and all required applications, documents, and correspondence with the relevant Washington State, Clark County, and local authorities to request that Clark County change the zoning and general plan designation for the Property.

Signature: 
Belinda Evans

Date: 2/17/2024

Signature: 
John Evans

Date: 2-17-2024