| From:        | Sonja Wiser   |
|--------------|---|
| To:          | Darlene Ferretti; Oliver Orjiako; Rebecca Messinger; Bart Catching; Cnty 2025 Comp Plan |
| Cc:          | James D. Howsley; Ezra L. Hammer  |
| Subject:     | RE: Site Specific UGA Request   |
| Date:        | Monday, March 18, 2024 9:51:00 AM   |
| Attachments: | Lt. Clark County re Site-Specific UGA Request.pdf                                       |
|              | image001.png  |
|              | image002 ppg  |

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 <u>Darlene.Ferretti@jordanramis.com</u>
Sent: Thursday, March 14, 2024 4:04 PM
To: Oliver Orjiako <u>Oliver.Orjiako@clark.wa.gov</u>; Rebecca Messinger
<u>Rebecca.Messinger@clark.wa.gov</u>
Cc: Sonja Wiser <u>Sonja.Wiser@clark.wa.gov</u>; James D. Howsley jamie.howsley@jordanramis.com;
Ezra L. Hammer <u>elh@jordanramis.com</u>
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 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 14, 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 the owners of 12 parcels with the following property identification numbers: 198615000, 198580000, 198609000, 198614000, 198613000, 198616000, 198617000, and 199639000 (collectively, the "Properties"). The Properties are located near the intersection of NE 119<sup>th</sup> Street and State Route 503. This letter is written to respectfully request that Clark County (the "County") include all of the Properties in the Vancouver Urban Growth Area, and approve zone and comprehensive plan designation changes for the Properties. Letters from the property owners are included authorizing Jordan Ramis PC to represent their request for these changes.

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

| Parcel    | Zone /<br>Overlay      | Comp Plan /<br>Overlay                           | Parcel    | Zone / Overlay | Comp Plan /<br>Overlay |
|-----------|------------------------|--|-----------|----------------|------------------------|
| 199639000 | R-5 / Urban<br>Reserve | Rural-5 (R-5) /<br>Urban Reserve -<br>10 (UR-10) | 198617000 | R-5            | Rural-5 (R-5)          |
| 198616000 | R-5                    | Rural-5 (R-5)                                    | 198613000 | R-5            | Rural-5 (R-5)          |
| 198614000 | R-5                    | Rural-5 (R-5)                                    | 198609000 | R-5            | Rural-5 (R-5)          |
| 198580000 | R-5                    | Rural-5 (R-5)                                    | 198615000 | R-5            | Rural-5 (R-5)          |

Clark County Board of County Council March 14, 2024 Page 2

Based on the Properties proximity to urbanization, they are well positioned to support the creation of moderate density housing. As such, we request that the County include the Properties in the Vancouver Urban Growth Boundary and change the comprehensive plan designation to Urban Medium Density Residential (UM) with no overlay and the zoning to R-12 also with no overlay.

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 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

Jems S. House

Jamie D. Howsley Admitted in Oregon and Washington

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

Clark County Board of County Council March 14, 2024 Page 3

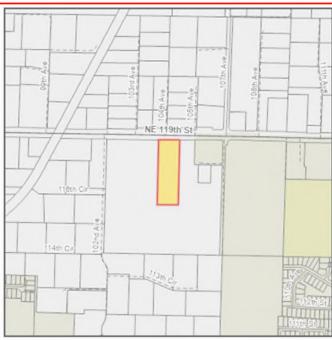
## Exhibit A – Maps Identifying the Property

### Parcel 199639000

Property Fact Sheet for Account 199639000

February 21, 2024

| General Information   |   |  |
|---|---|--|
| Property Account  | 199639000   |  |
| Site Address  | 10307 NE 119TH ST, VANCOUVER,<br>WA 98662   |  |
| Legal Desc  | #38 SEC 33 T3NR2EWM 3.89A   |  |
| Owner   | OOH PROPERTIES LLC  |  |
| Mail Address  | #19 13023 NE HWY 99 SUITE 7<br>VANCOUVER WA , 98686 US  |  |
| Tax Status  | TOTAL EXEMPTION   |  |
| Property Status   | Active  |  |
| Area (approx.)  | 169,448 sq. ft. / 3.89 acres  |  |
| Section-Township-<br>Range  | NE 1/4,S33,T3N,R2E  |  |
| Assessment (2023 Values for 2024  | Taxes)  |  |
| Land Value  | \$370,508.00  |  |
| Building Value  | \$201,769.00  |  |
| Total Property Value  | \$572,277.00  |  |
| Total Taxable Value   | \$0.00  |  |
| Most Recent Sale  |   |  |
| Sale Date   | 05/01/2019  |  |
| Document Type   | D-QCD   |  |
|   |   |  |
| Sale Number   | 801896  |  |
|   | 801896<br>\$0.00  |  |
| Sale Number<br>Sale Amount<br>Administrative  |   |  |
| Sale Amount   | \$0.00  |  |
| Sale Amount<br>Administrative<br>Jurisdiction   | \$0.00  |  |
| Sale Amount<br>Administrative   | \$0.00<br>Clark County  |  |
| Sale Amount<br>Administrative<br>Jurisdiction<br>Land Use Planning  | \$0.00<br>Clark County<br>R-5   |  |
| Sale Amount<br>Administrative<br>Jurisdiction<br>Land Use Planning<br>Comprehensive Plan Designation  | \$0.00<br>Clark County<br>R-5<br>Urban Reserve  |  |
| Sale Amount<br>Administrative<br>Jurisdiction<br>Land Use Planning<br>Comprehensive Plan Designation<br>Comprehensive Plan Overlay(s)   |   |  |
| Sale Amount<br>Administrative<br>Jurisdiction<br>Land Use Planning<br>Comprehensive Plan Designation<br>Comprehensive Plan Overlay(s)<br>Urban Growth Area  | \$0.00<br>Clark County<br>R-5<br>Urban Reserve<br>County<br>Rural-5 (R-5)<br>Urban Reserve - 10 (UR         |  |
| Sale Amount<br>Administrative<br>Jurisdiction<br>Land Use Planning<br>Comprehensive Plan Designation<br>Comprehensive Plan Overlay(s)<br>Urban Growth Area<br>Zoning Designation - <u>Codes</u>                                       | \$0.00<br>Clark County<br>R-5<br>Urban Reserve<br>County  |  |
| Sale Amount<br>Administrative<br>Jurisdiction<br>Land Use Planning<br>Comprehensive Plan Designation<br>Comprehensive Plan Overlay(s)<br>Urban Growth Area<br>Zoning Designation - <u>Codes</u><br>Zoning Overlay(s)                  | \$0.00<br>Clark County<br>R-5<br>Urban Reserve<br>County<br>Rural-5 (R-5)<br>Urban Reserve - 10 (UR-        |  |
| Sale Amount<br>Administrative<br>Jurisdiction<br>Land Use Planning<br>Comprehensive Plan Designation<br>Comprehensive Plan Overlay(s)<br>Urban Growth Area<br>Zoning Designation - <u>Codes</u><br>Zoning Overlay(s)<br>Miscellaneous | \$0.00<br>Clark County<br>R-5<br>Urban Reserve<br>County<br>Rural-5 (R-5)<br>Urban Reserve - 10 (UR-<br>10) |  |



#### 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 |

#### Vetlands and Soil Types

| Critical Aquifer Recharge Area | Category 2 Recharge Areas                   |
|--------------------------------|---|
| FEMA Map / FIRM Panel          | 53011C0379D                                 |
| Flood Hazard Area              | Outside Flood Area                          |
| Shoreline Designation          | none  |
| Soil Types / Class             | Non-Hydric / HIB                            |
| Water Resource Inventory Area  | Name: SALMON-WASHOUGAL<br>Sub-Basin: Salmon |
| Watershed                      | Salmon Creek                                |
| Sub Watershed                  | Curtin Creek                                |
| Wetland Class                  | No Mapping Indicators                       |
| Wetland Inventory              | No Mapping Indicators                       |

Clark County Board of County Council March 14, 2024 Page 4



## Parcel 198617000

#### Property Fact Sheet for Account 198617000

February 21, 2024

| General Information            |  |  |  |
|--------------------------------|--|--|--|
| Property Account               | 198617000  | 700  |  |
| Site Address                   | 7415 NE 139TH ST, VANCOUVER, WA<br>98662               |  | Curm C                                     |
| Legal Desc                     | #82 SEC 29 T3N R2EWM 5.00A                             | NE_139th   | St   |
| Owner                          | BROSIUS RICHARD & BROSIUS LOIS                         |  | 1  |
| Mail Address                   | #19 13023 NE HWY 99 SUITE 7<br>VANCOUVER WA , 98686 US |  |  |
| Tax Status                     | Regular  | 137(th:St  |  |
| Property Status                | Active   | Ave.   |  |
| Area (approx.)                 | 217,800 sq. ft. / 5 acres                              |  |  |
| Section-Township-<br>Range     | NW 1/4,529,T3N,R2E                                     |  |  |
| Assessment (2023 Values for 20 | 24 Taxes)  | 132nd Way 133rd 51   |  |
| Land Value                     | \$457,500.00   |  |  |
| Building Value                 | \$125,471.00   |  | 132nd St A                                 |
| Total Property Value           | \$582,971.00   | <u> </u>   | 800  |
| Total Taxable Value            | \$582,971.00   |  | TTth Av                                    |
| Most Recent Sale               |  |  |  |
| Sale Date                      | 05/13/1998   | 129th St   |  |
| Document Type                  | DEED   |  |  |
| Sale Number                    | 0429720  | Environmental Public Health  |  |
| Sale Amount                    | \$126,000.00   | Public Health Food Inspector District  | District 3                                 |
| Administrative                 |  | Public Health Food Plan Review Area<br>Public Health WRAP Inspector District | District A<br>District 1                   |
| Jurisdiction                   | Clark County   |  |  |
| Land Use Planning              |  | Wetlands and Soil Types  |  |
| Comprehensive Plan Designatio  | on R-5   | Critical Aquifer Recharge Area   | Category 2 Recharge Areas                  |
| Comprehensive Plan Overlay(s)  | ) none   | FEMA Map / FIRM Panel  | 53011C0376E                                |
| Urban Growth Area              | County   | Flood Hazard Area  | 53011C0378D<br>Outside Flood Area          |
| Zoning Designation - Codes     | Rural-5 (R-5)  |  |  |
| Zoning Overlay(s)              | none   | Shoreline Designation<br>Soil Types / Class                                  | none<br>Non-Hydrig / HIA                   |
| Miscellaneous                  |  | Water Resource Inventory Area  | Non-Hydric / HIA<br>Name: SALMON-WASHOUGAL |
| Census Tract                   | 408.12   | water Resource Inventory Area  | Sub-Basin: Salmon                          |
| Drainage District              | n/a  | Watershed  | Salmon Creek                               |
| Neighborhood                   | Greater Brush Prairie                                  | Sub Watershed  | Curtin Creek                               |
| Park District                  | n/a  | Wetland Class  | No Mapping Indicators                      |

Clark County Board of County Council March 14, 2024 Page 5



## Parcel 198616000

## Property Fact Sheet for Account 198616000

February 21, 2024

| General Information   |  |  |  |
|---|--|--|--|
| Property Account  | 198616000  | Ave Ave  |  |
| Site Address  | 7419 NE 139TH ST, VANCOUVER, WA<br>98662               | 1974 d   |  |
| Legal Desc  | #81 SEC 29 T3N R2EWM 5.00A                             | NE 139th   | St.  |
| Owner   | BROSIUS RICHARD & BROSIUS LOIS                         |  | and CB   |
| Mail Address  | #19 13023 NE HWY 99 SUITE 7<br>VANCOUVER WA , 98686 US |  |  |
| Tax Status  | Regular  | 137.th St  |  |
| Property Status   | Active   | Ave  |  |
| Area (approx.)  | 217,800 sq. ft. / 5 acres                              |  |  |
| Section-Township-<br>Range  | NW 1/4,529,T3N,R2E                                     |  |  |
| Assessment (2023 Values for 20  | 24 Taxes)  | 123rd 5t   |  |
| Land Value  | \$457,500.00   |  |  |
| Building Value  | \$127,641.00   |  | 132nd St 🐇   |
| Total Property Value  | \$585,141.00   |  | 131st Way  |
| Total Taxable Value   | \$585,141.00   | A A A A A A A A A A A A A A A A A A A  |  |
| Most Recent Sale  |  | 11 11 V 12   |  |
| Sale Date   | 05/13/1998   | 120m St  |  |
| Document Type   | DEED   |  |  |
| Sale Number   | 0429720  | Environmental Public Health  |  |
| Sale Amount   | \$126,000.00   | Public Health Food Inspector District  | District 3   |
| Administrative  |  | Public Health Food Plan Review Area<br>Public Health WRAP Inspector District   | District A<br>District 1   |
| Jurisdiction  | Clark County   |  |  |
| Land Use Planning   |  | Wetlands and Soil Types  |  |
|   |  |  |  |
| Comprehensive Plan Designation  | on R-5   | Critical Aquifer Recharge Area   | Category 2 Recharge Areas  |
| Comprehensive Plan Designation<br>Comprehensive Plan Overlay(s)   |  | Critical Aquifer Recharge Area<br>FEMA Map / FIRM Panel  | 53011C0376E  |
|   |  | FEMA Map / FIRM Panel  | 53011C0376E<br>53011C0378D   |
| Comprehensive Plan Overlay(s  | ) none   | FEMA Map / FIRM Panel<br>Flood Hazard Area   | 53011C0376E<br>53011C0378D<br>Outside Flood Area   |
| Comprehensive Plan Overlay(s<br>Urban Growth Area   | ) none<br>County                                       | FEMA Map / FIRM Panel<br>Flood Hazard Area<br>Shoreline Designation  | 53011C0376E<br>53011C0378D<br>Outside Flood Area<br>none   |
| Comprehensive Plan Overlay(s<br>Urban Growth Area<br>Zoning Designation - <u>Codes</u>  | ) none<br>County<br>Rural-5 (R-5)                      | FEMA Map / FIRM Panel<br>Flood Hazard Area<br>Shoreline Designation<br>Soil Types / Class                                  | 53011C03766<br>53011C0378E<br>Outside Flood Area<br>none<br>Non-Hydric / HIA   |
| Comprehensive Plan Overlay(s<br>Urban Growth Area<br>Zoning Designation - <u>Codes</u><br>Zoning Overlay(s)                                   | ) none<br>County<br>Rural-5 (R-5)                      | FEMA Map / FIRM Panel<br>Flood Hazard Area<br>Shoreline Designation  | 53011C0376E<br>53011C0378E<br>Outside Flood Area<br>none<br>Non-Hydric / HIA<br>Name: SALMON-WASHOUGAL   |
| Comprehensive Plan Overlay(s)<br>Urban Growth Area<br>Zoning Designation - <u>Codes</u><br>Zoning Overlay(s)<br>Miscellaneous                 | ) none<br>County<br>Rural-5 (R-5)<br>none              | FEMA Map / FIRM Panel<br>Flood Hazard Area<br>Shoreline Designation<br>Soil Types / Class                                  | 53011C0376E<br>53011C0378E<br>Outside Flood Area<br>none<br>Non-Hydric / HIA<br>Name: SALMON-WASHOUGAE<br>Sub-Basin: Salmor  |
| Comprehensive Plan Overlay(s)<br>Urban Growth Area<br>Zoning Designation - <u>Codes</u><br>Zoning Overlay(s)<br>Miscellaneous<br>Census Tract | ) none<br>County<br>Rural-5 (R-5)<br>none<br>408.12    | FEMA Map / FIRM Panel<br>Flood Hazard Area<br>Shoreline Designation<br>Soil Types / Class<br>Water Resource Inventory Area | Category 2 Recharge Areas<br>53011C0376E<br>53011C0378D<br>Outside Flood Area<br>none<br>Non-Hydric / HIA<br>Name: SALMON-WASHOUGAL<br>Sub-Basin: Salmon<br>Salmon Creek<br>Curtin Creek |

Clark County Board of County Council March 14, 2024 Page 6

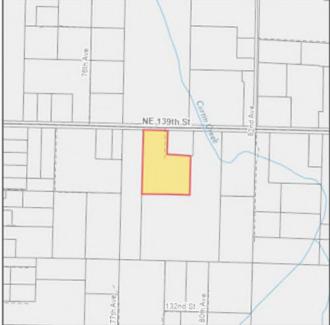


### Parcel 198613000

### Property Fact Sheet for Account 198613000

February 21, 2024

| General Information        |  |
|----------------------------|--|
| Property Account           | 198613000  |
| Site Address               | 7809 NE 139TH ST, VANCOUVER, WA<br>98662               |
| Legal Desc                 | #78 SEC 29 T3N R2EWM 5.91A                             |
| Owner                      | BROSIUS RICHARD D & BROSIUS LOIS L                     |
| Mail Address               | #19 13023 NE HWY 99 SUITE 7<br>VANCOUVER WA , 98686 US |
| Tax Status                 | Regular  |
| Property Status            | Active   |
| Area (approx.)             | 257,440 sq. ft. / 5.91 acres                           |
| Section-Township-<br>Range | NW 1/4,529,T3N,R2E                                     |
| Assessment (2023 Value     | es for 2024 Taxes)                                     |
| Land Value                 | \$479,485.00   |
| Building Value             | \$194,061.00   |
| Total Property Value       | \$673,546.00   |
| Total Taxable Value        | \$673,546.00   |
| Most Recent Sale           |  |
| Sale Date                  | 07/16/2000   |
| Document Type              | CONT   |
| Sale Number                | 466471   |
| Sale Amount                | \$525,000.00   |
| Administrative             |  |
| Jurisdiction               | Clark County   |
| Land Use Planning          |  |
| Comprehensive Plan Des     | signation R-5  |
| Comprehensive Plan Ove     | erlay(s) none  |
| Urban Growth Area          | County   |
| Zoning Designation - Co    | des Rural-5 (R-5)                                      |
| Zoning Overlay(s)          | none   |
| Miscellaneous              |  |
| Census Tract               | 408.12   |
| Drainage District          | n/a  |
| Neighborhood               | Greater Brush Prairie                                  |
| 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 1 |

#### Wetlands and Soil Types

| Category 2 Recharge Areas                   |
|---|
| 53011C0377D                                 |
| Outside Flood Area                          |
| none  |
| Non-Hydric / HIA<br>Non-Hydric / HIB        |
| Name: SALMON-WASHOUGAL<br>Sub-Basin: Salmon |
| Salmon Creek                                |
| Curtin Creek                                |
| No Mapping Indicators                       |
|   |

Clark County Board of County Council March 14, 2024 Page 7

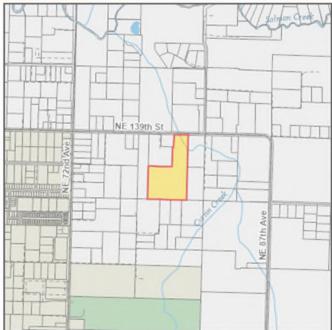


## Parcel 198614000

Property Fact Sheet for Account 198614000

February 21, 2024

| General Information       |  |
|---------------------------|--|
| Property Account          | 198614000  |
| Site Address              |  |
| Legal Desc                | #79 SEC 29 T3N R2EWM 16.73A                            |
| Owner                     | BROSIUS RICHARD D & BROSIUS LOIS L                     |
| Mail Address              | #19 13023 NE HWY 99 SUITE 7<br>VANCOUVER WA , 98686 US |
| Tax Status                | Regular  |
| Property Status           | Active   |
| Area (approx.)            | 728,759 sq. ft. / 16.73 acres                          |
| Section-Township-Range    | NW 1/4,S29,T3N,R2E                                     |
| Assessment (2023 Values   | for 2024 Taxes)  |
| Land Value                | \$549,603.00   |
| Building Value            | \$0.00   |
| Total Property Value      | \$549,603.00   |
| Total Taxable Value       | \$549,603.00   |
| Most Recent Sale          |  |
| Sale Date                 | 07/16/2000   |
| Document Type             | CONT   |
| Sale Number               | 466471   |
| Sale Amount               | \$525,000.00   |
| Administrative            |  |
| Jurisdiction              | Clark County   |
| Land Use Planning         |  |
| Comprehensive Plan Desig  | nation R-5   |
| Comprehensive Plan Overl  | ay(s) none   |
| Urban Growth Area         | County   |
| Zoning Designation - Code | es Rural-5 (R-5)                                       |
| Zoning Overlay(s)         | none   |
| Miscellaneous             |  |
| Census Tract              | 408.12   |
| Drainage District         | n/a  |
| Neighborhood              | Greater Brush Prairie                                  |
| 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 1 |

#### Wetlands and Soil Types

| Critical Aquifer Recharge Area | Category 2 Recharge Areas                           |  |  |
|--------------------------------|---|--|--|
| FEMA Map / FIRM Panel          | 53011C0377D<br>53011C0379D                          |  |  |
| Flood Hazard Area              | Floodway Fringe<br>Floodway<br>500 Year Flood Area  |  |  |
| Shoreline Designation          | Rural Conservancy Residential                       |  |  |
| Soil Types / Class             | Non-Hydric / HIA<br>Non-Hydric / HIB<br>Hydric / Su |  |  |
| Water Resource Inventory Area  | Name: SALMON-WASHOUGAL                              |  |  |

Clark County Board of County Council March 14, 2024 Page 8



## Parcel 198609000

Property Fact Sheet for Account 198609000

February 21, 2024

| General Information        |  |  |
|----------------------------|--|--|
| Property Account           | 198609000  |  |
| Site Address               | 13419 NE 82ND AVE, VANCOUVER,<br>WA 98662              |  |
| Legal Desc                 | #74 #96 SEC 29 T3N R2EWM 3.79A                         |  |
| Owner                      | BROSIUS RICHARD & BROSIUS LOIS                         |  |
| Mail Address               | #19 13023 NE HWY 99 SUITE 7<br>VANCOUVER WA , 98686 US |  |
| Tax Status                 | Regular  |  |
| Property Status            | Active   |  |
| Area (approx.)             | 165,092 sq. ft. / 3.79 acres                           |  |
| Section-Township-<br>Range | NE 1/4,529,T3N,R2E                                     |  |
| Assessment (2023 Values f  | for 2024 Taxes)  |  |
| Land Value                 | \$369,305.00   |  |
| Building Value             | \$46,397.00  |  |
| Total Property Value       | \$415,702.00   |  |
| Total Taxable Value        | \$415,702.00   |  |
| Most Recent Sale           |  |  |
| Sale Date                  | 10/21/2005   |  |
| Document Type              | DEED   |  |
| Sale Number                | 0578612  |  |
| Sale Amount                | \$300,000.00   |  |
| Administrative             |  |  |
| Jurisdiction               | Clark County   |  |
| Land Use Planning          |  |  |
| Comprehensive Plan Desig   | nation R-5   |  |
| Comprehensive Plan Overla  | ay(s) none   |  |
| Urban Growth Area          | County   |  |
| Zoning Designation - Code  | <u>s</u> Rural-5 (R-5)                                 |  |
| Zoning Overlay(s)          | none   |  |
| Miscellaneous              |  |  |
| Census Tract               | 408.12   |  |
| m de la militaria          | 1  |  |
| Drainage District          | n/a  |  |
| Neighborhood               | 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 1 |

#### Wetlands and Soil Types

| Critical Aquifer Recharge Area | Category 2 Recharge Areas                          |  |
|--------------------------------|--|--|
| FEMA Map / FIRM Panel          | 53011C0377D<br>53011C0379D                         |  |
| Flood Hazard Area              | Floodway Fringe<br>Floodway<br>500 Year Flood Area |  |
| Shoreline Designation          | Rural Conservancy Residentia                       |  |
| Soil Types / Class             | Non-Hydric / HIA<br>Hydric / MIA<br>Hydric / Su    |  |
| Water Resource Inventory Area  | Name: SALMON-WASHOUGAL<br>Sub-Basin: Salmon        |  |

Clark County Board of County Council March 14, 2024 Page 9



### Parcel 198580000

Property Fact Sheet for Account 198580000

February 21, 2024

| General Information         |  |  |                              |
|-----------------------------|--|--|------------------------------|
| Property Account            | 198580000  | A Ave  |                              |
| Site Address                | 13610 NE 82ND AVE, VANCOUVER,<br>WA 98662              | NE 139th S   | 44.18                        |
| Legal Desc                  | #45 SEC 29 T3N R2EWM 5A                                |  |                              |
| Owner                       | BROSIUS RICHARD D & BROSIUS LOIS L                     |  |                              |
| Mail Address                | #19 13023 NE HWY 99 SUITE 7<br>VANCOUVER WA , 98686 US |  |                              |
| Tax Status                  | Regular  |  |                              |
| Property Status             | Active   |  |                              |
| Area (approx.)              | 217,800 sq. ft. / 5 acres                              |  |                              |
| Section-Township-<br>Range  | NW 1/4,529,T3N,R2E                                     |  | Ave                          |
| Assessment (2023 Values for | 2024 Taxes)  |  | NE BYTH ANG                  |
| Land Value                  | \$455,584.00   |  | Z                            |
| Building Value              | \$757,136.00   | 132nd St 🖉   |                              |
| Total Property Value        | \$1,212,720.00   | a 131st Way  |                              |
| Total Taxable Value         | \$1,212,720.00   | 4  |                              |
| Most Recent Sale            |  |  |                              |
| Sale Date                   |  | 129th St   |                              |
| Document Type               |  | For design and the life the lab  |                              |
| Sale Number                 |  | Environmental Public Health  |                              |
| Sale Amount                 |  | Public Health Food Inspector District  | District                     |
| Administrative              |  | Public Health Food Plan Review Area<br>Public Health WRAP Inspector District | District /<br>District :     |
| Jurisdiction                | Clark County   |  |                              |
| Land Use Planning           |  | Wetlands and Soil Types  |                              |
| Comprehensive Plan Designa  | ation R-5  | Critical Aquifer Recharge Area   | Category 2 Recharge Area     |
| Comprehensive Plan Overlay  | (s) none   | FEMA Map / FIRM Panel  | 53011C03770<br>53011C03790   |
| Urban Growth Area           | County   | Flood Hazard Area  | Outside Flood Area           |
| Zoning Designation - Codes  | Rural-5 (R-5)  | Shoreline Designation  | Rural Conservancy Residentia |
| Zoning Overlay(s)           | none   | Soil Types / Class   | Non-Hydric / Hl              |
| Miscellaneous               |  | Water Resource Inventory Area  | Name: SALMON-WASHOUGA        |
| Census Tract                | 408.12   | Water Resource Inventory Area  | Sub-Basin: Salmon            |
| Drainage District           | n/a  | Watershed  | Salmon Cree                  |
| Neighborhood                | Greater Brush Prairie                                  | Sub Watershed  | Curtin Cree                  |
| Park District               | n/a  | Wetland Class  | PSS                          |
| Public Safety               |  | Wetland Inventory  | Presenc                      |
|                             |  |  |                              |

Clark County Board of County Council March 14, 2024 Page 10



## Parcel 198615000

Property Fact Sheet for Account 198615000

February 21, 2024

| General Information                     |  |                                       |                                 |
|---|--|---------------------------------------|---------------------------------|
| Property Account                        | 198615000  |                                       |                                 |
| Site Address                            |  |                                       |                                 |
| Legal Desc #8                           | 0 SEC 29 T3N R2EWM 4.77A                             |                                       |                                 |
| Owner BROSIU                            | S RICHARD & BROSIUS LOIS                             | 1911                                  |                                 |
| Mail Address #1                         | 9 13023 NE HWY 99 SUITE 7<br>VANCOUVER WA , 98686 US |                                       | 8715 Ave                        |
| Tax Status                              | Regular  | NE 139th                              |                                 |
| Property Status                         | Active   |                                       |                                 |
| Area (approx.)                          | 207,781 sq. ft. / 4.77 acres                         |                                       |                                 |
| Section-Township-Range                  | NW 1/4,S29,T3N,R2E                                   |                                       | Creek                           |
| Assessment (2023 Values for 2024 Taxes) |  |                                       |                                 |
| Land Value                              | \$135,067.00   |                                       |                                 |
| Building Value                          | \$0.00   |                                       | NE 87th Ave.                    |
| Total Property Value                    | \$135,067.00   |                                       | 100 A                           |
| Total Taxable Value                     | \$135,067.00   |                                       |                                 |
| Most Recent Sale                        |  |                                       |                                 |
| Sale Date                               |  | PAR 132nd St K                        |                                 |
| Document Type                           |  | 132nd St A                            |                                 |
| Sale Number                             |  | 1                                     |                                 |
| Sale Amount                             |  | <b>Environmental Public Health</b>    |                                 |
| 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 1                      |
| Comprehensive Plan Designation          | R-5  | Wetlands and Soil Types               |                                 |
| Comprehensive Plan Overlay(s)           | none   | Critical Aquifer Recharge Area        | Category 2 Recharge Areas       |
| Urban Growth Area                       | County   | FEMA Map / FIRM Panel                 | 53011C0377D                     |
| Zoning Designation - Codes              | Rural-5 (R-5)  | Flood Hazard Area                     | Floodway Fringe                 |
| Zoning Overlay(s)                       | none   |                                       | Floodway<br>500 Year Flood Area |
| Miscellaneous                           |  | Shoreline Designation                 | Rural Conservancy Residential   |
| Census Tract                            | 408.12   | Soil Types / Class                    |                                 |
| Participant Plat 14                     |  | Non-Hydric / H                        |                                 |
| Drainage District                       | n/a  |                                       |                                 |
| Neighborhood                            | n/a<br>Greater Brush Prairie                         |                                       | Non-Hydric / HIC<br>Hydric / Su |



Clark County Board of County Council March 14, 2024 Page 11

## Exhibit B 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 Number 199639000 (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 Vancouver Urban Growth Area and change the zoning and comprehensive plan designation for the Property.

Signature:

AMI Authorized on Behalf of OOH Properties LLC

Title:

Date:

 $\mathbf{Z}$ 

Signature:

Signature:

Date:

Lola Minister

Date:

de

**Bolton Minister** 

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## LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Numbers 198617000, 198616000, 198613000, 198614000, 198609000, 198615000, and 198580000 (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 Vancouver Urban Growth Area and change the zoning and comprehensive plan designation for the Property.

Signature: Lois Brosius -11 - 20242 -Date: Signature: **Richard Brosius** 3-11-2020

Date: