

**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.png](#)

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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>

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**From:** Darlene Ferretti [Darlene.Ferretti@jordanramis.com](mailto:Darlene.Ferretti@jordanramis.com)  
**Sent:** Thursday, March 14, 2024 4:04 PM  
**To:** Oliver Orjiako [Oliver.Orjiako@clark.wa.gov](mailto:Oliver.Orjiako@clark.wa.gov); Rebecca Messinger [Rebecca.Messinger@clark.wa.gov](mailto:Rebecca.Messinger@clark.wa.gov)  
**Cc:** Sonja Wiser [Sonja.Wiser@clark.wa.gov](mailto:Sonja.Wiser@clark.wa.gov); James D. Howsley [jamie.howsley@jordanramis.com](mailto:jamie.howsley@jordanramis.com); Ezra L. Hammer [elh@jordanramis.com](mailto: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 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](http://jordanramis.com) | (888) 598-7070

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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](mailto:Oliver.Orjiako@clark.wa.gov)  
[Rebecca.Messinger@clark.wa.gov](mailto: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 / Overlay	Comp Plan / Overlay	Parcel	Zone / Overlay	Comp Plan / Overlay
199639000	R-5 / Urban Reserve	Rural-5 (R-5) / Urban Reserve - 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  
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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

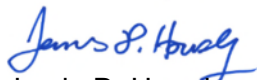
Exhibit B – Letters of Authorization from the property owners

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



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 199639000**

Property Fact Sheet for Account 199639000

February 21, 2024



**General Information**

Property Account	199639000
Site Address	10307 NE 119TH ST, VANCOUVER, WA 98662
Legal Desc	#38 SEC 33 T3NR2EWM 3.89A
Owner	OOH PROPERTIES LLC
Mail Address	#19 13023 NE HWY 99 SUITE 7 VANCOUVER WA , 98686 US
Tax Status	TOTAL EXEMPTION
Property Status	Active
Area (approx.)	169,448 sq. ft. / 3.89 acres
Section-Township-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**

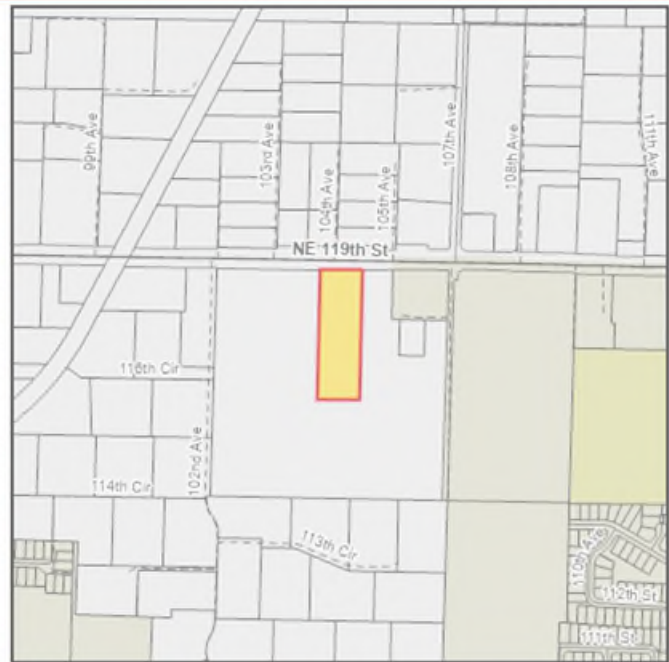
Sale Date	05/01/2019
Document Type	D-QCD
Sale Number	801896
Sale Amount	\$0.00

**Administrative**

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	R-5
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Rural-5 (R-5)
Zoning Overlay(s)	Urban Reserve - 10 (UR-10)

**Miscellaneous**

Census Tract	407.09
Drainage District	n/a
Neighborhood	Sunnyside
Park District	n/a



**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	53011C0379D
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIB
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Salmon Creek
Sub Watershed	Curtin Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

## Parcel 198617000



### Property Fact Sheet for Account 198617000

February 21, 2024

#### General Information

Property Account	198617000
Site Address	7415 NE 139TH ST, VANCOUVER, WA 98662
Legal Desc	#82 SEC 29 T3N R2EWM 5.00A
Owner	BROSIUS RICHARD & BROSIUS LOIS
Mail Address	#19 13023 NE HWY 99 SUITE 7 VANCOUVER WA , 98686 US
Tax Status	Regular
Property Status	Active
Area (approx.)	217,800 sq. ft. / 5 acres
Section-Township-Range	NW 1/4,S29,T3N,R2E

#### Assessment (2023 Values for 2024 Taxes)

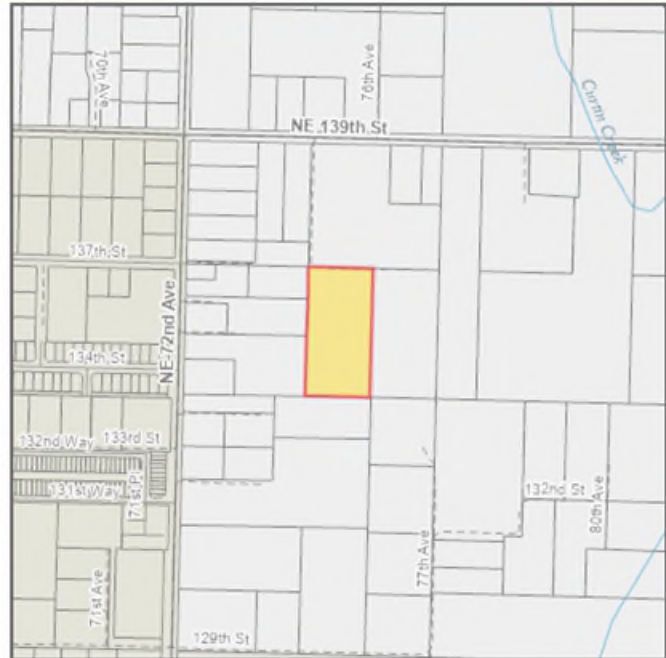
Land Value	\$457,500.00
Building Value	\$125,471.00
Total Property Value	\$582,971.00
Total Taxable Value	\$582,971.00

#### Most Recent Sale

Sale Date	05/13/1998
Document Type	DEED
Sale Number	0429720
Sale Amount	\$126,000.00

#### Administrative

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	R-5
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Rural-5 (R-5)
Zoning Overlay(s)	none
<b>Miscellaneous</b>	
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	53011C0376E 53011C0378D
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIA
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Salmon Creek
Sub Watershed	Curtin Creek
Wetland Class	No Mapping Indicators

## Parcel 198616000



### Property Fact Sheet for Account 198616000

February 21, 2024

#### General Information

Property Account	198616000
Site Address	7419 NE 139TH ST, VANCOUVER, WA 98662
Legal Desc	#81 SEC 29 T3N R2EWM 5.00A
Owner	BROSIUS RICHARD & BROSIUS LOIS
Mail Address	#19 13023 NE HWY 99 SUITE 7 VANCOUVER WA , 98686 US
Tax Status	Regular
Property Status	Active
Area (approx.)	217,800 sq. ft. / 5 acres
Section-Township-Range	NW 1/4,S29,T3N,R2E

#### Assessment (2023 Values for 2024 Taxes)

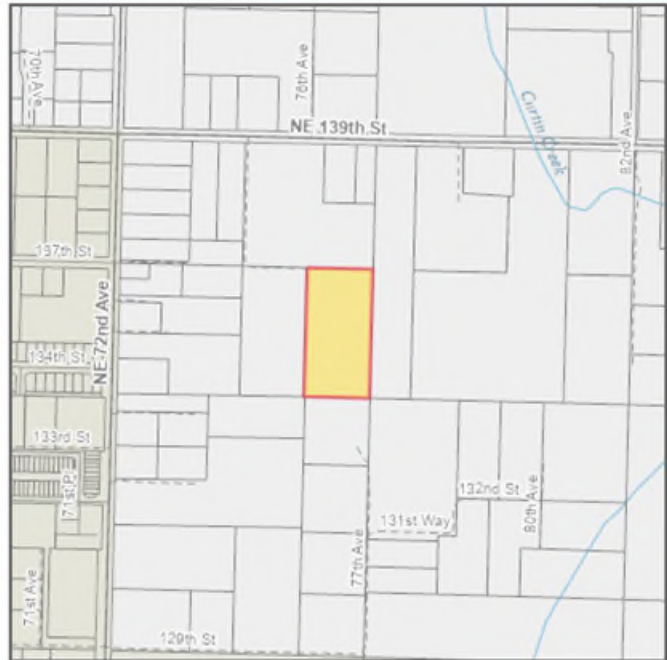
Land Value	\$457,500.00
Building Value	\$127,641.00
Total Property Value	\$585,141.00
Total Taxable Value	\$585,141.00

#### Most Recent Sale

Sale Date	05/13/1998
Document Type	DEED
Sale Number	0429720
Sale Amount	\$126,000.00

#### Administrative

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	R-5
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Rural-5 (R-5)
Zoning Overlay(s)	none
<b>Miscellaneous</b>	
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	53011C0376E 53011C0378D
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIA
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Salmon Creek
Sub Watershed	Curtin Creek
Wetland Class	No Mapping Indicators

## Parcel 198613000



### Property Fact Sheet for Account 198613000

February 21, 2024

#### General Information

Property Account	198613000
Site Address	7809 NE 139TH ST, VANCOUVER, WA 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 VANCOUVER WA , 98686 US
Tax Status	Regular
Property Status	Active
Area (approx.)	257,440 sq. ft. / 5.91 acres
Section-Township-Range	NW 1/4,S29,T3N,R2E

#### Assessment (2023 Values for 2024 Taxes)

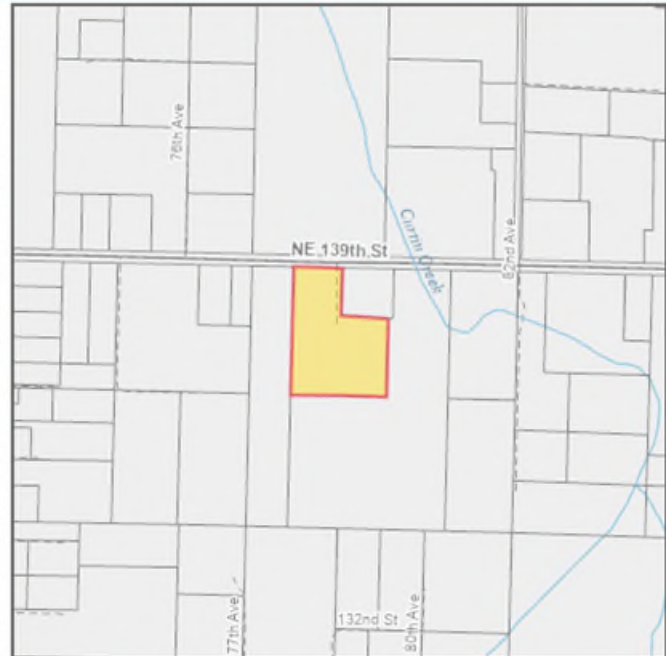
Land Value	\$479,485.00
Building Value	\$194,061.00
Total Property Value	\$673,546.00
Total Taxable Value	\$673,546.00

#### Most Recent Sale

Sale Date	07/16/2000
Document Type	CONT
Sale Number	466471
Sale Amount	\$525,000.00

#### Administrative

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	R-5
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Rural-5 (R-5)
Zoning Overlay(s)	none
<b>Miscellaneous</b>	
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
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIA Non-Hydric / HIB
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Salmon Creek
Sub Watershed	Curtin Creek
Wetland Class	No Mapping Indicators



## 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 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

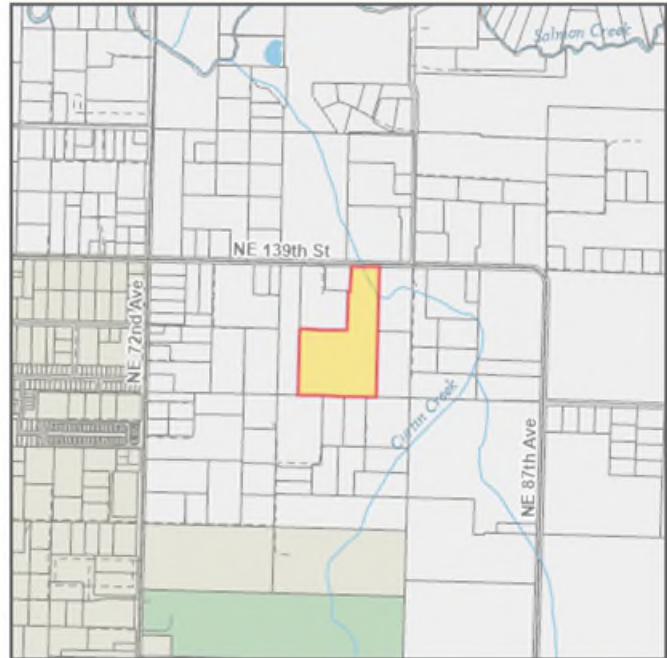
Jurisdiction	Clark County
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#### Land Use Planning

Comprehensive Plan Designation	R-5
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	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 53011C0379D
Flood Hazard Area	Floodway Fringe Floodway 500 Year Flood Area
Shoreline Designation	Rural Conservancy Residential
Soil Types / Class	Non-Hydric / H1A Non-Hydric / H1B Hydric / Su
Water Resource Inventory Area	Name: SALMON-WASHOUGAL

## Parcel 198609000



### Property Fact Sheet for Account 198609000

February 21, 2024

#### General Information

Property Account	198609000
Site Address	13419 NE 82ND AVE, VANCOUVER, 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 VANCOUVER WA , 98686 US
Tax Status	Regular
Property Status	Active
Area (approx.)	165,092 sq. ft. / 3.79 acres
Section-Township-Range	NE 1/4,S29,T3N,R2E

#### Assessment (2023 Values for 2024 Taxes)

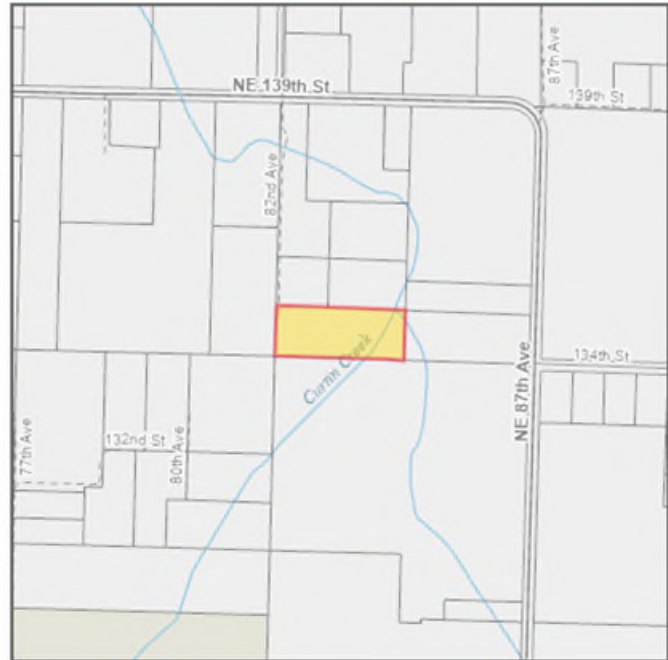
Land Value	\$369,305.00
Building Value	\$46,397.00
Total Property Value	\$415,702.00
Total Taxable Value	\$415,702.00

#### Most Recent Sale

Sale Date	10/21/2005
Document Type	DEED
Sale Number	0578612
Sale Amount	\$300,000.00

#### Administrative

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	R-5
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Rural-5 (R-5)
Zoning Overlay(s)	none
<b>Miscellaneous</b>	
Census Tract	408.12
Drainage District	n/a
Neighborhood	n/a
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 53011C0379D
Flood Hazard Area	Floodway Fringe Floodway 500 Year Flood Area
Shoreline Designation	Rural Conservancy Residential
Soil Types / Class	Non-Hydric / HIA Hydric / MIA Hydric / Su
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon

## Parcel 198580000



### Property Fact Sheet for Account 198580000

February 21, 2024

#### General Information

Property Account	198580000
Site Address	13610 NE 82ND AVE, VANCOUVER, WA 98662
Legal Desc	#45 SEC 29 T3N R2EWM 5A
Owner	BROSIUS RICHARD D & BROSIUS LOIS L
Mail Address	#19 13023 NE HWY 99 SUITE 7 VANCOUVER WA , 98686 US
Tax Status	Regular
Property Status	Active
Area (approx.)	217,800 sq. ft. / 5 acres
Section-Township-Range	NW 1/4,S29,T3N,R2E

#### Assessment (2023 Values for 2024 Taxes)

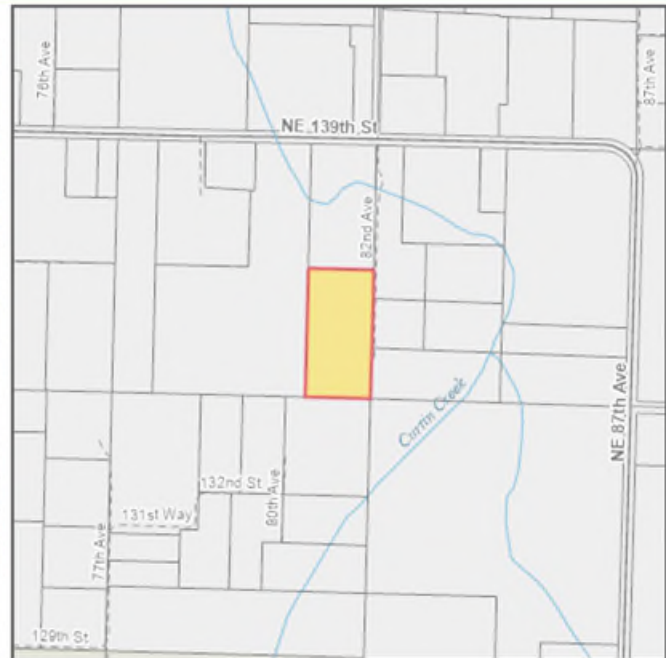
Land Value	\$455,584.00
Building Value	\$757,136.00
Total Property Value	\$1,212,720.00
Total Taxable Value	\$1,212,720.00

#### Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

#### Administrative

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	R-5
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Rural-5 (R-5)
Zoning Overlay(s)	none
<b>Miscellaneous</b>	
Census Tract	408.12
Drainage District	n/a
Neighborhood	Greater Brush Prairie
Park District	n/a
<b>Public Safety</b>	



#### 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 53011C0379D
Flood Hazard Area	Outside Flood Area
Shoreline Designation	Rural Conservancy Residential
Soil Types / Class	Non-Hydric / HIA
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Salmon Creek
Sub Watershed	Curtin Creek
Wetland Class	PSSC
Wetland Inventory	Presence

## Parcel 198615000



### Property Fact Sheet for Account 198615000

February 21, 2024

#### General Information

Property Account	198615000
Site Address	
Legal Desc	#80 SEC 29 T3N R2EWM 4.77A
Owner	BROSIUS RICHARD & BROSIUS LOIS
Mail Address	#19 13023 NE HWY 99 SUITE 7 VANCOUVER WA , 98686 US
Tax Status	Regular
Property Status	Active
Area (approx.)	207,781 sq. ft. / 4.77 acres
Section-Township-Range	NW 1/4,S29,T3N,R2E

#### Assessment (2023 Values for 2024 Taxes)

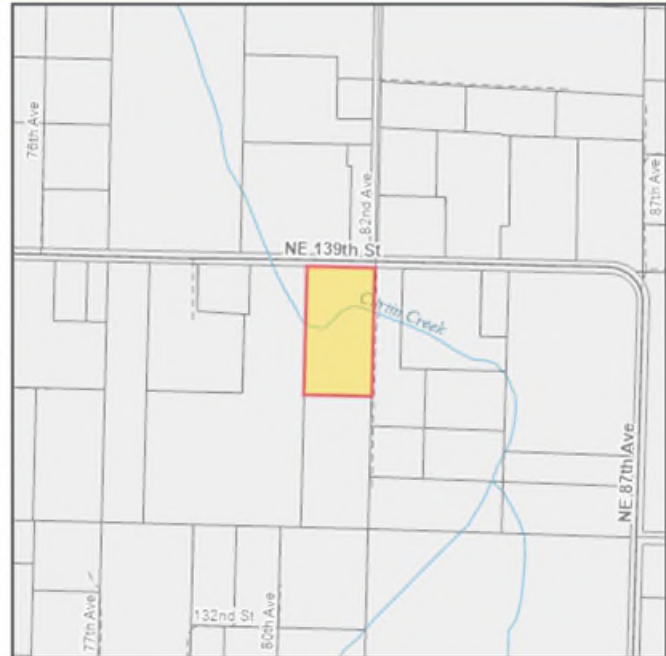
Land Value	\$135,067.00
Building Value	\$0.00
Total Property Value	\$135,067.00
Total Taxable Value	\$135,067.00

#### Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

#### Administrative

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	R-5
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Rural-5 (R-5)
Zoning Overlay(s)	none
<b>Miscellaneous</b>	
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
Flood Hazard Area	Floodway Fringe Floodway 500 Year Flood Area
Shoreline Designation	Rural Conservancy Residential
Soil Types / Class	Non-Hydric / H1A Non-Hydric / H1B Non-Hydric / H1C Hydric / Su
Water Resource Inventory Area	Name: SALMON-WASHOUGAL

**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 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:

  
\_\_\_\_\_  
Law & Brown

Title:

MANAGER

Authorized on Behalf of OOH Properties LLC

Date:

3/14/24


Signature:

  
\_\_\_\_\_  
Lola Minister

Date:

3/14/24

Signature:

  
\_\_\_\_\_  
Bolton Minister

Date:


3/14/24

**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 L. Brosius  
Lois Brosius

Date: 3-11-2024

Signature:   
Richard Brosius

Date: 3-11-2024