From:	Sonja Wiser
To:	Kathy Kinion; Cnty 2025 Comp Plan; Bart Catching
Subject:	RE: Site-specific review request
Date:	Monday, March 18, 2024 8:19:43 AM
Attachments:	ToomeyLetter.docx
	Property Fact Sheet for 986056212.pdf
	Property Fact Sheet for 986042336.pdf
	Property Fact Sheet for 986042339.pdf

Dear Kathy: Thank you for your comments related to the 2025 Comp Plan/Parcel #'s 986056212, 986042339, 986042336. . 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: Kathy Kinion <alistep@charter.net>
Sent: Thursday, March 14, 2024 11:17 AM
To: Cnty 2025 Comp Plan comp.plan@clark.wa.gov
Subject: Site-specific review 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.

blob:https://mail3.spectrum.net/0a18ef3b-706a-4b85-91336e5de807a blob:https://mail3.spectrum.net/5d2e5f96-0cfc-4df4-a3ef-48457fd85c28 blob:https://mail3.spectrum.net/fb6a9b8f-5629-4712-a017-ba51e0b40862

Sent from my iPad

Toomey LLC 18108 NE 84TH Circle Richland, WA 99352

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

March 14, 2024

Dear Clark County Long Range Planner,

RE: Toomey Property APN 986056212, 986042339, 986042336

We are the owners of the above-referenced parcel located North of the existing Vancouver UGB. We request that our property zone be changed to a rural residential or smaller parcel size Ag-5 acre.

Thank You for your consideration.

Toomey family.



Property Fact Sheet for Account 986056212

March 14, 2024

			1797/
General Information			
Property Account	986056212		
Site Address			
Legal Desc #92	2 SEC 26 T3N R2EWM 22A		
Owner	TOOMEY LLC		
Mail Address	1207 BRIDLE DR RICHLAND WA , 99352 US		
Tax Status	Regular		
Property Status	Active		υ
Area (approx.) 9	58,320 sq. ft. / 22 acres		de la companya de la comp
Section-Township-Range	NE 1/4,S26,T3N,R2E		152hd
Assessment (2023 Values for 2024 Taxes)			
Land Value	\$435,688.00		
Building Value	\$0.00		
Total Property Value	\$435,688.00		
Total Taxable Value	\$6,937.00		
Most Recent Sale			
Sale Date			
Document Type			
Sale Number		NE[119th St	
Sale Amount		Environmental Public Health	
		Public Health Food Inspector District	District
Administrative		Public Health Food Plan Review Area	District
Jurisdiction	Clark County	Public Health WRAP Inspector District	District
Land Use Planning			
Comprehensive Plan Designation	AG	Wetlands and Soil Types	
Comprehensive Plan Overlay(s)	none	Critical Aquifer Recharge Area	Category 2 Recharge Area
Urban Growth Area	County	FEMA Map / FIRM Panel	53011C0382 53011C0384
Zoning Designation - <u>Codes</u>	Agriculture-20 (AG-20)	Flood Hazard Area	Outside Flood Are
Zoning Overlay(s)	none	Shoreline Designation	nor
Miscellaneous		Soil Types / Class	Hydric / Cv
Census Tract	407.15		Non-Hydric / Do
Drainage District	Drainage District 5	Mahan Dagaman Taraka A	Hydric / M
Neighborhood	Greater Brush Prairie	Water Resource Inventory Area N	ame: SALMON-WASHOUGA Sub-Basin: LaCama
Park District	n/a	Watershed	Lacamas Cree
Public Safety		Sub Watershed	China Dito
Burning Allowed	Yes	Wetland Class	No Mapping Indicato
EMS Response Area	AMR		
Et a Diat iat		Wetland Inventory	Presend
Fire District	FD 3	Wetland Inventory	Presend
Increased Wildfire Danger Area	FD 3 No	Geological Hazards	Presenc
Increased Wildfire Danger Area Police Jurisdiction	FD 3	Geological Hazards Geological Hazard	
Increased Wildfire Danger Area Police Jurisdiction Schools	FD 3 No CCSO Central	Geological Hazards Geological Hazard Liquefaction	Very Low to Lo
Increased Wildfire Danger Area Police Jurisdiction Schools School District Name	FD 3 No CCSO Central Battle Ground	Geological Hazards Geological Hazard Liquefaction NEHRP Class	Very Low to Lo
Increased Wildfire Danger Area Police Jurisdiction Schools School District Name Elementary School Attendance Area	FD 3 No CCSO Central Battle Ground Maple Grove	Geological Hazards Geological Hazard Liquefaction	Very Low to Lo
Increased Wildfire Danger Area Police Jurisdiction Schools School District Name Elementary School Attendance Area Middle School Attendance Area	FD 3 No CCSO Central Battle Ground Maple Grove Laurin	Geological Hazards Geological Hazard Liquefaction NEHRP Class	
Increased Wildfire Danger Area Police Jurisdiction Schools School District Name Elementary School Attendance Area Middle School Attendance Area High School Attendance Area	FD 3 No CCSO Central Battle Ground Maple Grove	Geological Hazards Geological Hazard Liquefaction NEHRP Class Slope Stability	
Increased Wildfire Danger Area Police Jurisdiction Schools School District Name Elementary School Attendance Area Middle School Attendance Area High School Attendance Area Transportation	FD 3 No CCSO Central Battle Ground Maple Grove Laurin Prairie	Geological Hazards Geological Hazard Liquefaction NEHRP Class Slope Stability Development Moratorium none	
Increased Wildfire Danger Area Police Jurisdiction Schools School District Name Elementary School Attendance Area Middle School Attendance Area High School Attendance Area Transportation C-TRAN Public Transportation Benefit Area	FD 3 No CCSO Central Battle Ground Maple Grove Laurin Prairie No	Geological Hazards Geological Hazard Liquefaction NEHRP Class Slope Stability Development Moratorium none Cultural Resources	Very Low to Lo
Increased Wildfire Danger Area Police Jurisdiction Schools School District Name Elementary School Attendance Area Middle School Attendance Area High School Attendance Area Transportation	FD 3 No CCSO Central Battle Ground Maple Grove Laurin Prairie	Geological Hazards Geological Hazard Liquefaction NEHRP Class Slope Stability Development Moratorium none	Presenc

https://gis.clark.wa.gov/gishome/propertyReports/?account=986056212

3/14/24, 10:03 AM	Pro	operty Fact Sheet for 986056212	
CPU Lighting Utility District	n/a	Historic Site	No Mapping Indicators
Last Street Sweeping	n/a	Habitat and Species Resources	
Sewer District	Rural/Resource	·	
Waste Collection Provider	n/a	Habitat and Species Impacts	No Mapping Indicators
Water District	Clark Public Utilities		

Disclaimer: Clark County does not warrant the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system, does so at their own risk. RCW 42.56.070(8) prohibits releasing and/or using lists of individuals gathered from this site for commercial purposes.



Property Fact Sheet for Account 986042336

March 14, 2024

General Information		
Property Account	986042336	
Site Address		
Legal Desc #	65 SEC 23 T3NR2EWM 10.05A	144th, St
Owner	TOOMEY LLC	
Mail Address	1207 BRIDLE DR	
	RICHLAND WA , 99352 US	
Tax Status	Regular	
Property Status	Active	
Area (approx.)	437,778 sq. ft. / 10.05 acres	
Section-Township-Range	SE 1/4,S23,T3N,R2E	
Assessment (2023 Values for 2024 Taxes	:)	
Land Value	\$347,820.00	
Building Value	\$0.00	
Total Property Value	\$347,820.00	
Total Taxable Value	\$1,394.00	
	φ1,551.00	
Most Recent Sale		
Sale Date	06/01/2017	
Document Type	BLA	134th St 13
Sale Number	5592701	
Sale Amount	\$0.00	Environmental Public Health
Administrative		Public Health Food Inspector District District
Jurisdiction	Clark County	Public Health Food Plan Review Area District
Land Use Planning		Public Health WRAP Inspector District District
Comprehensive Plan Designation	AG	Wetlands and Soil Types
Comprehensive Plan Overlay(s)	none	Critical Aquifer Recharge Area Category 2 Recharge Area
Urban Growth Area	County	FEMA Map / FIRM Panel 53011C0382
Zoning Designation - <u>Codes</u>	Agriculture-20 (AG-20)	Flood Hazard Area Outside Flood Area
Zoning Overlay(s)	none	Shoreline Designation nor
Miscellaneous		Soil Types / Class Hydric / Cv
Census Tract	407.15	Non-Hydric / Do
Drainage District	Drainage District 5	Hydric / M
Neighborhood	Greater Brush Prairie	Water Resource Inventory Area Name: SALMON-WASHOUGA Sub-Basin: LaCama
Park District	n/a	Watershed Lacamas Cree
Public Safety		Sub Watershed China Dite
Burning Allowed	Yes	Wetland Class No Mapping Indicato
EMS Response Area	AMR	Wetland Inventory Present
Fire District	FD 3	
Increased Wildfire Danger Area	No	Geological Hazards
Police Jurisdiction	CCSO Central	Geological Hazard
Schools		Liquefaction Very Low to Lo
School District Name	Battle Ground	NEHRP Class
Elementary School Attendance Area	Maple Grove	Slope Stability
Middle School Attendance Area	Laurin	Development Moratorium
High School Attendance Area	Prairie	none
Transportation		
C-TRAN Public Transportation Benefit	Area No	Cultural Resources
Traffic Impact Fee (TIF) District	Rural	Archaeological Probability Moderate-Hig Hig
Transportation Analysis Zone	2006	Archaeological Site Buffer
Utilities		

https://gis.clark.wa.gov/gishome/propertyReports/?account=986042336

3/14/24, 10:04 AM	Pro	operty Fact Sheet for 986042336	
CPU Lighting Utility District	n/a	Historic Site	No Mapping Indicators
Last Street Sweeping	n/a	Habitat and Species Resources	
Sewer District	Rural/Resource	Habitat and Species Resources	
Waste Collection Provider	n/a	Habitat and Species Impacts	Yes
Water District	er District Clark Public Utilities Habitat Area:	Habitat Area:	Oak Woodland
		Adjacent to Habitat Area:	Oak Woodland

Disclaimer: Clark County does not warrant the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system, does so at their own risk. RCW 42.56.070(8) prohibits releasing and/or using lists of individuals gathered from this site for commercial purposes.



Property Fact Sheet for Account 986042339

March 14, 2024

<u> </u>		
General Information		
Property Account	986042339	
Site Address		
Legal Desc	#91 SEC 26 T3N R2EWM 26.50A	
Owner	TOOMEY LLC	
Mail Address	1207 BRIDLE DR RICHLAND WA , 99352 US	
Tax Status	Regular	
Property Status	Active	
Area (approx.)	1,154,340 sq. ft. / 26.5 acres	
Section-Township-Range	NE 1/4,S26,T3N,R2E	
Assessment (2023 Values for 2024 Tax	es)	
Land Value	\$463,220.00	
Building Value	\$0.00	
Total Property Value	\$463,220.00	
Total Taxable Value	\$12,276.00	
Maat Descent Cala		
Most Recent Sale		
Sale Date	01/01/1900	
Document Type	EASR	
Sale Number	5971816	Environmental D
Sale Amount	\$0.00	Environmental Pu
Administrative		Public Health Food Ir Public Health Food Pl
Jurisdiction	Clark County	Public Health WRAP I
Land Use Planning		
Comprehensive Plan Designation	AG	Wetlands and Soi
Comprehensive Plan Overlay(s)	none	Critical Aquifer Recha
Urban Growth Area	County	FEMA Map / FIRM Pa
Zoning Designation - Codes	Agriculture-20 (AG-20)	Flood Hazard Area
Zoning Overlay(s)	none	Shoreline Designation
Miscellaneous		Soil Types / Class
Census Tract	407.15	
Drainage District	Drainage District 5	
Neighborhood	Greater Brush Prairie	Water Resource Inve
Park District	n/a	Watershed
Public Safety		Sub Watershed
Burning Allowed	Yes	Wetland Class
EMS Response Area	AMR	Wetland Inventory
Fire District	FD 3	
Increased Wildfire Danger Area Police Jurisdiction	No CCSO Central	Geological Hazar
Schools		Geological Hazard
School District Name	Battle Ground	Liquefaction
Elementary School Attendance Area	Maple Grove	NEHRP Class
Middle School Attendance Area	Laurin	
	Prairie	Slope Stability
High School Affendance Area	Tullic	Siope Stability
High School Attendance Area Transportation		
Transportation	Area No	Development Mo
Transportation C-TRAN Public Transportation Benefit		Development Mo
Transportation	Area No Rural 2006	

NE 15md Ave	

ublic Health

Public Health Food Inspector District	District 1
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	53011C0382D

Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Hydric / CvA Non-Hydric / DoB Hydric / MIA Hydric / Su
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: LaCamas
Watershed	Lacamas Creek
Sub Watershed	China Ditch
Wetland Class	No Mapping Indicators
Wetland Inventory	Presence

'ds

oratorium

es

https://gis.clark.wa.gov/gishome/propertyReports/?account=986042339

Very Low to Low

Peat C D PEAT

3/14/24, 10:04 AM	Pro	operty Fact Sheet for 986042339	
CPU Lighting Utility District	n/a	Archaeological Probability	Moderate-High
Last Street Sweeping	n/a		High
Sewer District	Rural/Resource	Archaeological Site Buffer	Yes
Waste Collection Provider	n/a	Historic Site	No Mapping Indicators
Water District	Clark Public Utilities	Habitat and Species Resources	
		Habitat and Species Impacts	No Mapping Indicators

Disclaimer: Clark County does not warrant the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system, does so at their own risk. RCW 42.56.070(8) prohibits releasing and/or using lists of individuals gathered from this site for commercial purposes.