

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

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<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

General Information

Property Account	986056212
Site Address	
Legal Desc	#92 SEC 26 T3N R2EWM 22A
Owner	TOOMEY LLC
Mail Address	1207 BRIDLE DR RICHLAND WA , 99352 US
Tax Status	Regular
Property Status	Active
Area (approx.)	958,320 sq. ft. / 22 acres
Section-Township-Range	NE 1/4,S26,T3N,R2E

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	
Sale Amount	

Administrative

Jurisdiction	Clark County
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Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	none

Miscellaneous

Census Tract	407.15
Drainage District	Drainage District 5
Neighborhood	Greater Brush Prairie
Park District	n/a

Public Safety

Burning Allowed	Yes
EMS Response Area	AMR
Fire District	FD 3
Increased Wildfire Danger Area	No
Police Jurisdiction	CCSO Central

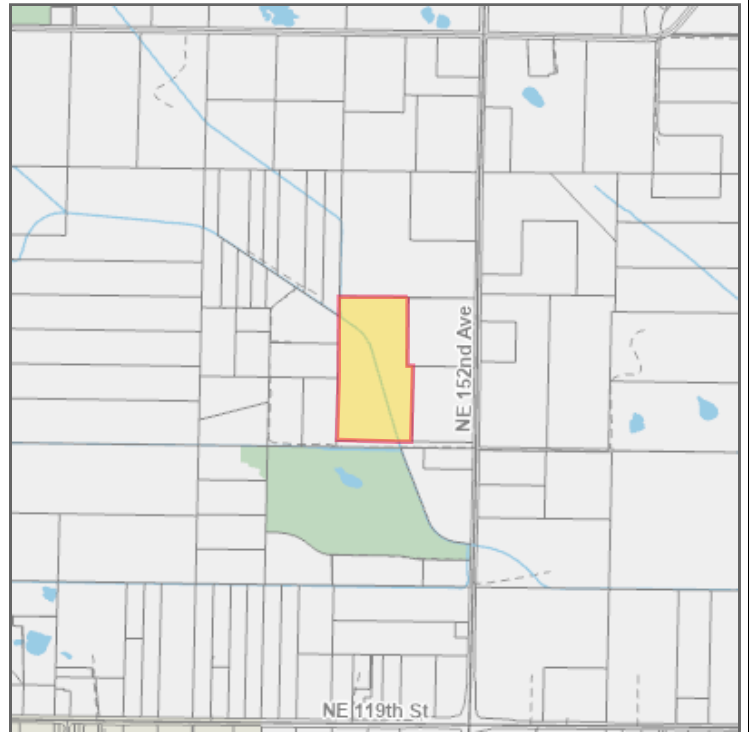
Schools

School District Name	Battle Ground
Elementary School Attendance Area	Maple Grove
Middle School Attendance Area	Laurin
High School Attendance Area	Prairie

Transportation

C-TRAN Public Transportation Benefit Area	No
Traffic Impact Fee (TIF) District	Rural
Transportation Analysis Zone	2006

Utilities



Environmental Public 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 53011C0384D
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Hydric / CvA Non-Hydric / DoB Hydric / MIA
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

Geological Hazards

Geological Hazard	
Liquefaction	Very Low to Low
NEHRP Class	C
Slope Stability	

Development Moratorium

none	
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Cultural Resources

Archaeological Probability	Moderate-High High
Archaeological Site Buffer	No

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 Impacts	No Mapping Indicators
Waste Collection Provider	n/a		
Water District	Clark Public Utilities		

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Property Fact Sheet for Account 986042336

March 14, 2024

General Information

Property Account	986042336
Site Address	
Legal Desc	#65 SEC 23 T3NR2EWM 10.05A
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

Most Recent Sale

Sale Date	06/01/2017
Document Type	BLA
Sale Number	5592701
Sale Amount	\$0.00

Administrative

Jurisdiction	Clark County
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Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	none

Miscellaneous

Census Tract	407.15
Drainage District	Drainage District 5
Neighborhood	Greater Brush Prairie
Park District	n/a

Public Safety

Burning Allowed	Yes
EMS Response Area	AMR
Fire District	FD 3
Increased Wildfire Danger Area	No
Police Jurisdiction	CCSO Central

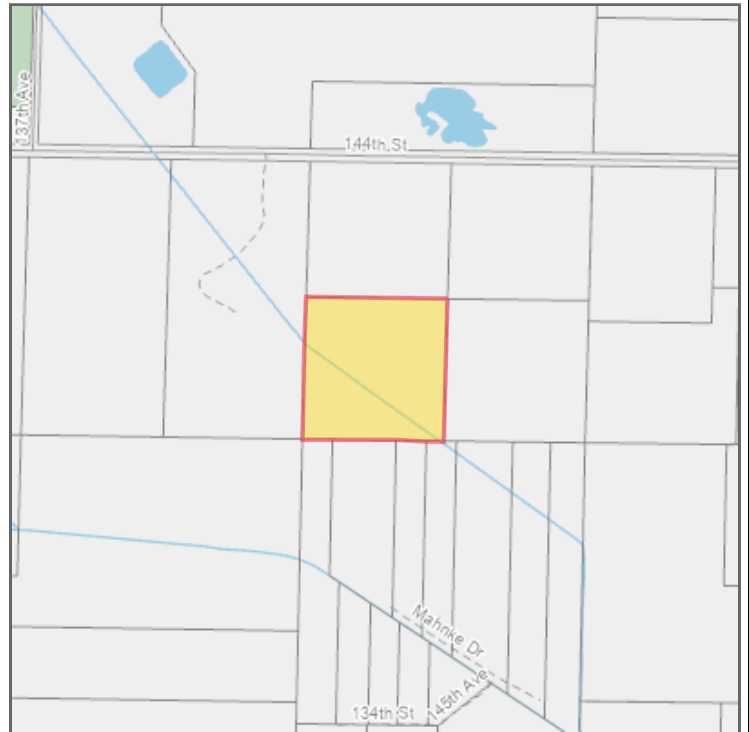
Schools

School District Name	Battle Ground
Elementary School Attendance Area	Maple Grove
Middle School Attendance Area	Laurin
High School Attendance Area	Prairie

Transportation

C-TRAN Public Transportation Benefit Area	No
Traffic Impact Fee (TIF) District	Rural
Transportation Analysis Zone	2006

Utilities



Environmental Public 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
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

Geological Hazards

Geological Hazard	
Liquefaction	Very Low to Low
NEHRP Class	D
Slope Stability	

Development Moratorium

none

Cultural Resources

Archaeological Probability	Moderate-High High
Archaeological Site Buffer	No

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 Impacts	Yes
Waste Collection Provider	n/a	Habitat Area:	Oak Woodland
Water District	Clark Public Utilities	Adjacent to Habitat Area:	Oak Woodland

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Property Fact Sheet for Account 986042339

March 14, 2024

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 Taxes)

Land Value	\$463,220.00
Building Value	\$0.00
Total Property Value	\$463,220.00
Total Taxable Value	\$12,276.00

Most Recent Sale

Sale Date	01/01/1900
Document Type	EASR
Sale Number	5971816
Sale Amount	\$0.00

Administrative

Jurisdiction	Clark County
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Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	none

Miscellaneous

Census Tract	407.15
Drainage District	Drainage District 5
Neighborhood	Greater Brush Prairie
Park District	n/a

Public Safety

Burning Allowed	Yes
EMS Response Area	AMR
Fire District	FD 3
Increased Wildfire Danger Area	No
Police Jurisdiction	CCSO Central

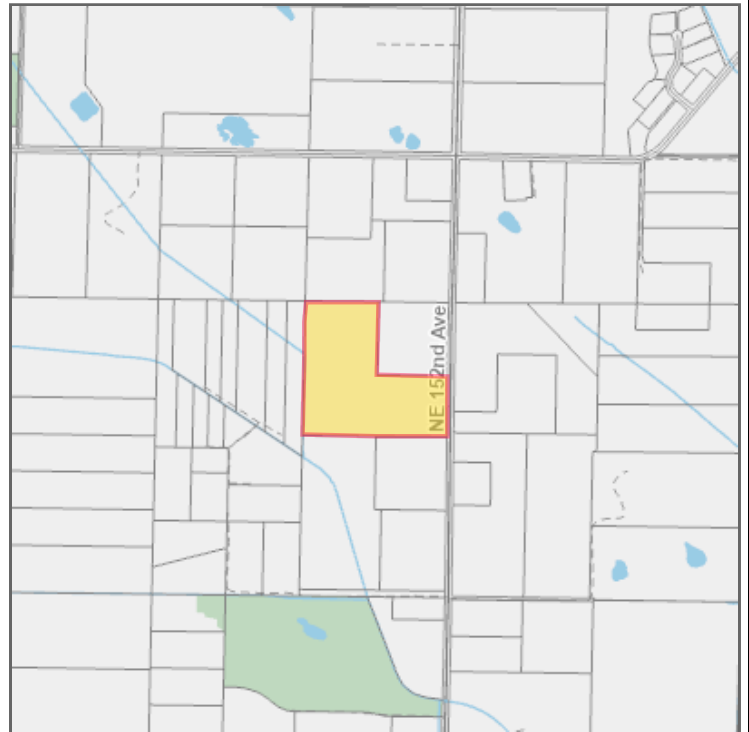
Schools

School District Name	Battle Ground
Elementary School Attendance Area	Maple Grove
Middle School Attendance Area	Laurin
High School Attendance Area	Prairie

Transportation

C-TRAN Public Transportation Benefit Area	No
Traffic Impact Fee (TIF) District	Rural
Transportation Analysis Zone	2006

Utilities



Environmental Public 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

Geological Hazards

Geological Hazard	
Liquefaction	Very Low to Low Peat
NEHRP Class	C D PEAT
Slope Stability	

Development Moratorium

none

Cultural Resources

CPU Lighting Utility District	n/a	Archaeological Probability	Moderate-High High
Last Street Sweeping	n/a	Archaeological Site Buffer	Yes
Sewer District	Rural/Resource	Historic Site	No Mapping Indicators
Waste Collection Provider	n/a	Habitat and Species Resources	
Water District	Clark Public Utilities	Habitat and Species Impacts	No Mapping Indicators

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