

From: [Sonja Wiser](#)
To: [Bethany Kadow](#); [Cnty 2025 Comp Plan](#); [Bart Catching](#); [Jose Alvarez](#); [Oliver Orjiako](#); ttormanen@windsorengineers.com; [Cnty 2025 Comp Plan](#)
Cc: [Travis Tormanen](#)
Subject: RE: Site Specific Request
Date: Tuesday, March 19, 2024 8:15:13 AM
Attachments: [2024 03- Letter to Clark County.pdf](#)
[Exhibit A - Urban Reserve Map.pdf](#)
[Exhibit B - Interested Landowners.pdf](#)
[image001.png](#)
[image002.png](#)

Good morning Bethany: Thank you for your comments related to the 2025 Comp Plan related to possible zoning/UGA changes in Yacolt, WA. 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: Bethany Kadow <bkadow@WindsorEngineers.com>
Sent: Monday, March 18, 2024 4:38 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>; Bart Catching <Bart.Catching@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Cc: Travis Tormanen <ttormanen@WindsorEngineers.com>
Subject: Site Specific 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.

Hello,

I know that your site-specific application period closed on Friday, March 15th. Our intention was to submit by that deadline but was not able to complete it before I had to leave town suddenly due to the death of my 18-month-old nephew in Wisconsin. I don't tell you this, with the expectation that you make exceptions to your scheduled deadline, but to let you know of our intentions in hopes we can still get the Yacolt Urban Reserve Area/Urban Growth Area included in conversation and consideration for some changes in the 2025 update. I would appreciate a response, if possible, to let me know if you anticipate the Yacolt area being included in the update plans. Please see the attached letter and maps. I have also submitted a comment on the County portal. Thank you for your time and considerations for the 2025 update, we look forward to some positive changes for Clark County.



Bethany Kadow
Administration
D. 360.912.9224 C. 360.606.8265



Clark County Community Planning
2025 Comp Plan Comments

2025 Comprehensive Growth Management Site-Specific Requests

Dear Community Planning Staff,

Windsor Engineers was retained in 2022 to inquire about the possible zoning/UGA changes in Yacolt, WA. The Town of Yacolt has limited land remaining within its Urban Growth Area (UGA). The County has designated significant acreage as "Urban Reserve". Windsor Engineers is working on behalf of some local landowners who wish to have their properties brought into the Town's UGA.

For property to be released from the Urban Reserve area and eventually become developable within the Town of Yacolt, it is our understanding that the County must update its comprehensive plan and that the Town of Yacolt Council must support such annexation.

We have been in discussion with the Town of Yacolt about this, most recently on March 4, 2024. The town has informed us that their Comprehensive Plan is not due for another 18 months, but their engineers have been working on it.

On behalf of our clients, Drew Uskoski, Lyle and Christine Uskoski, James Lindberg, Earl Jackson, Peter Jackson, and Dennis Stephenson, Windsor would like to request that revisions to Yacolt's UGA be made, and their specific parcels be included. The anticipation is that the parcels will be annexed into Town Limits in the future. As you are aware – there is a significant shortage of cost-effective housing available in the area. Our clients would love an opportunity to help grow the Yacolt community in a responsible manner.

Windsor has reached out to the parties initially interested to confirm they would still like to be included in future revisions. The property owners that intend to pursue revisions and future annexation include:

- Dennis Stephenson – Parcel No. 279456000
- Lyle and Kristen Uskoski (Lars Uskoski & Drew Uskoski) – Parcel No's. 986056780, & 986062090
- James Lindberg – Parcel No. 229629005
- Drew Uskoski – Parcel No. 986033606
- Earl Jackson & Peter Jackson – Parcel No's. 279498000, 279499000, & 279500000

Sincerely,

Bethany Kadow
ADMINISTRATION

 27300 NE 10th Ave., Ridgefield, WA 98642

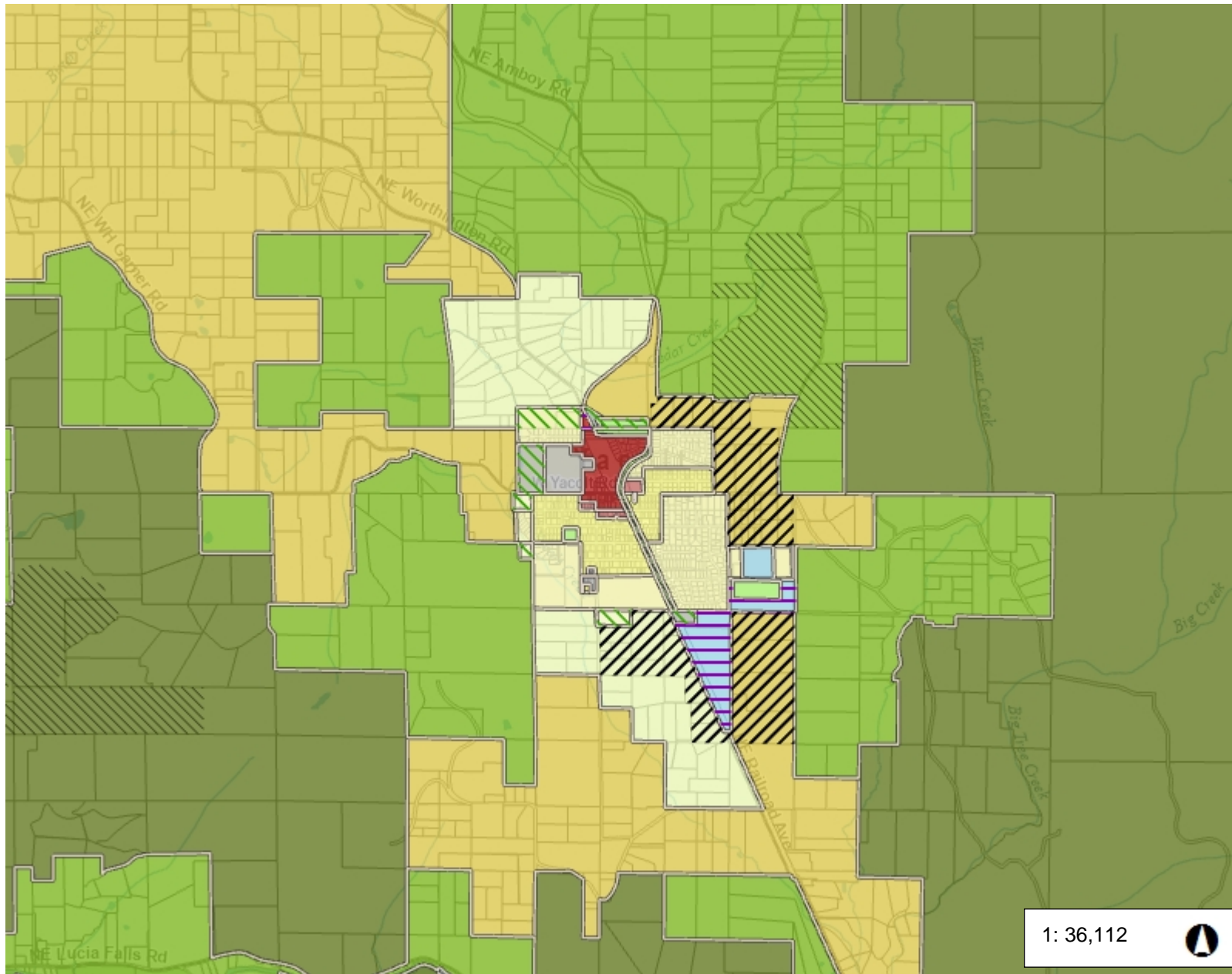
 bkadow@windsorengineers.com

 www.windsorengineers.com

 360.606.8265


















Yacolt Urban Reserve



Legend

Zoning Overlay

-  Urban Reserve - 10 (UR-10)
-  Urban Reserve - 20 (UR-20)
-  Urban Holding - 10 (UH-10)
-  Urban Holding - 20 (UH-20)
-  Railroad Industrial Urban Reserve
-  Freight Rail Dependent Use
-  Railroad Industrial Overlay District
-  Airport Environs Overlay
-  Surface Mining Overlay District
-  Rural Center Mixed Use
-  Existing Historic Resort
-  Mill Creek Overlay District
-  Highway 99 Overlay District
-  Activity Center Overlay
-  Transitional Area Overlay
-  Single Family Residential Area Overlay
-  Mixed Residential Area Overlay
-  Multifamily Residential Area Overlay
-  78th Street Property
-  Columbia River Gorge Scenic Area
-  Vancouver - Multiple Overlays
-  Sewer Capacity Overlay
-  Infill Residential Development Area

Notes:

1: 36,112



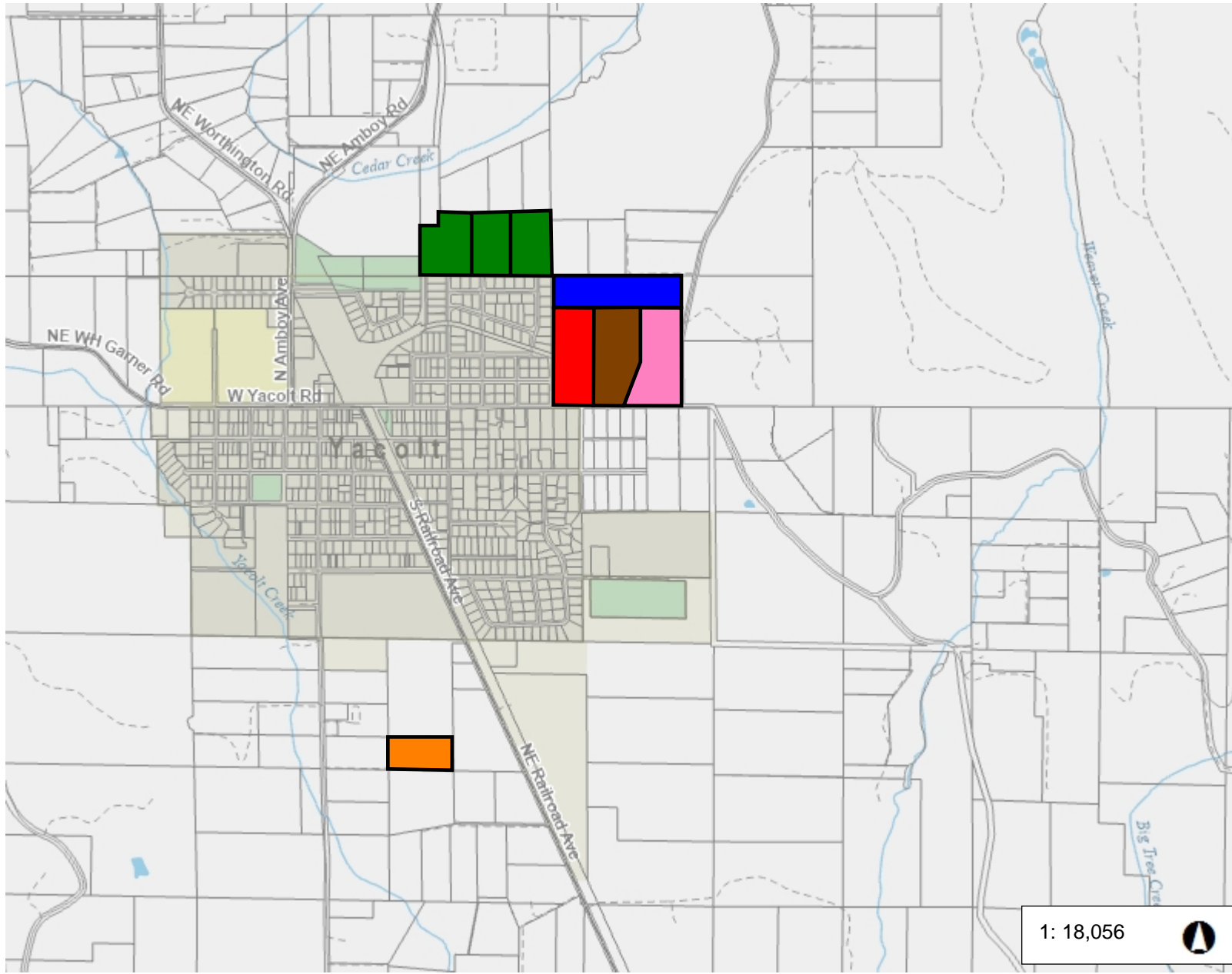
6,018.7 0 3,009.33 6,018.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Yacolt Pre-Annexation



Legend

- Taxlots
- James & Sylvia Lindberg
- Dennis & Kathy Stephenson
- Lyle & Kristen Uskoski
- Lyle & Kristen Uskoski
- Drew Uskoski
- Peter & Earl Jackson

Notes:

1: 18,056



3,009.3 0 1,504.67 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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From: [Clark County](#)
To: [Cnty 2025 Comp Plan](#)
Subject: Comprehensive Plan Update Comments
Date: Monday, March 18, 2024 4:30:22 PM

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.



Submitted on Mon, 03/18/2024 - 4:30 PM

First Name

Bethany

Last Name

Kadow

Email Address

bkadow@windsorengineers.com

Phone Number

[3606068265](tel:3606068265)

Organization/Agency Name

Windsor MEP Engineers, LLC

Address

27300 NE 10th Ave.
Ridgefield, Washington. 98601

Message Subject

Yacolt UGA

Parcel Number

See Comment - multiple parcels

Comments

Dear Community Planning Staff,

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- Drew Uskoski – Parcel No. 986033606
- Earl Jackson & Peter Jackson – Parcel No's. 279498000, 279499000, & 279500000

Thank you for your time and consideration in this matter.

Sincerely,
Bethany Kadow
Administration
Windsor Engineers



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