

**From:** [Sonja Wiser](#)  
**To:** [Ezra L. Hammer](#); [Oliver Orjiako](#)  
**Cc:** [Jose Alvarez](#); [Christine Cook](#); [James D. Howsley](#); [Darlene Ferretti](#)  
**Subject:** RE: Concerns Regarding GMA Site Specific Requests  
**Date:** Monday, May 13, 2024 12:20:00 PM  
**Attachments:** [UGA Site Specific Letters to Clark County.pdf](#)  
[image001.png](#)  
[image002.png](#)

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Good afternoon, Ezra. I will forward your comments to staff and add to the Comp Plan Index of Record. Thank you

---

**From:** Ezra L. Hammer [elh@jordanramis.com](mailto:elh@jordanramis.com)  
**Sent:** Monday, May 13, 2024 12:17 PM  
**To:** Oliver Orjiako <[Oliver.Orjiako@clark.wa.gov](mailto:Oliver.Orjiako@clark.wa.gov)>  
**Cc:** Jose Alvarez <[Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov)>; Christine Cook <[Christine.Cook@clark.wa.gov](mailto:Christine.Cook@clark.wa.gov)>; James D. Howsley <[jamie.howsley@jordanramis.com](mailto:jamie.howsley@jordanramis.com)>; Darlene Ferretti <[Darlene.Ferretti@jordanramis.com](mailto:Darlene.Ferretti@jordanramis.com)>; Sonja Wiser <[Sonja.Wiser@clark.wa.gov](mailto:Sonja.Wiser@clark.wa.gov)>  
**Subject:** Concerns Regarding GMA Site Specific Requests

**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.

Dear Oliver,

Beginning in January 2023, Jordan Ramis sent the County fourteen (14) letters related to site specific GMA requests, which include 73 total parcels. Additionally, on March 14, 2024, we sent you a master letter, which included every request and associated parcels. For your reference, I have attached each of these letters to this email along with evidence of the County's receipt of the letters.

In reviewing the [County's 2025 Comp Plan Update: Site-Specific Requests webpage](#), I am not seeing all of our requests and parcels fully identified. Because the County has closed the site specific request comment period, this is very concerning. Please provide acknowledgement of the receipt of this email and the previous correspondences and update the webpage to fully reflect our requests.

Thank you and have a good day.

Sincerely,

**Ezra L. Hammer** | Attorney  
Direct: 503-598-5557

**JORDAN**  **RAMIS**

1211 SW Fifth Avenue. Suite 2700  
Portland Oregon 97204

[jordanramis.com](http://jordanramis.com) | (888) 598-7070

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March 14, 2024

VIA EMAIL ONLY

Oliver Orjiako, Community Planning Director  
Clark County  
1300 Franklin Street  
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 Designations***

Dear Oliver:

Our firm represents a number of property owners who have submitted site-specific requests as part of Clark County's 2025 Comprehensive Growth Management Plan. These requests are varied and seek to address a number of key County goals related to the production of much needed jobs and diverse housing. The requests were relayed in various letters that our firm submitted to you beginning in January of 2023. For your reference, the parcels included in these letters are listed in Exhibit A.

Please note that, for some of the parcels, we are requesting that the County change the applicable designation from resource lands. State law indicates that doing so requires the County to consider and analyze resource lands at a countywide level. It is our understanding that the County has not currently budgeted to conduct such a study. As such, our firm has retained a widely recognized and respected land use economics consultancy, with extensive experience serving the public sector, to conduct the necessary work and produce a report that thoroughly details and analyzes the County's resource lands. This work will be conducted in full accordance with all applicable state and local regulations related to the study of resource land and will support the County's considerations as part of the

Clark County  
March 14, 2024  
Page 2

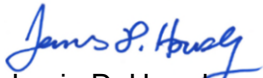
environmental impacts statement portion of the 2025 Comprehensive Growth Management Plan.

We plan to share the study's scope of work with the County prior to initiating the analysis so that you are fully apprised of our work. Importantly, because this analysis will address all resource land, the County can – if it so chooses – use the report for its review and consideration of site-specific requests beyond those associated with our clients.

We appreciate the County's engagement on these important issues and know that through a collaborative approach, we can effectively plan for a Clark County that has room for everyone to live, work, and play.

Very truly yours,

JORDAN RAMIS PC



Jamie D. Howsley  
Admitted in Oregon and Washington

Attachment

cc: Ezra Hammer, Jordan Ramis PC  
Sonja Wisser, Clark County

**Exhibit A – List of Parcels**

Letter Submittal Date	Parcel Number
January 17, 2023	178614000 178666000 178613000 178669000 178667000 178657000 178670000 178660000 178658000 178671000 178661000 178659000 178664000 178662000 178668000 178665000 178663000 178626000
July 13, 2023	170400000
November 15, 2023	211244000 211241000 211265000 211208005 211208000
January 17, 2024	181194000
January 9, 2024	168636000 168635000 168634000 168633000
February 15, 2024	137501000 986066527 216491000 216473000
February 16, 2024	179112000 179154000
February 20, 2024	181452000 181449000 181689000

Letter Submittal Date	Parcel Number
March 1, 2024	200069000 200116000 200119000 200114000 200073000 200178000
March 4, 2024	212813000 212774000 212797000 212798000 212814000 212778000 212812000 212777000 212780000 212792000 212822000 212807000 212787000 212801000 212793000 212791000
March 12, 2024	272654000 272658000 272655000 265067000 265120000
March 14, 2024	198615000 198580000 198609000 198614000 198613000 198616000 198617000 199639000

January 17, 2023

Clark County Board of County Council  
c/o Oliver Orjiako, Community Planning Director  
Clark County  
1300 Franklin St.  
Vancouver, WA 98660  
E-mails: Oliver.Orjiako@clark.wa.gov, Rebecca.Messinger@clark.wa.gov

Re: **Site-Specific UGA Expansion Request – Westpark Communities**

Dear Chair Bowerman, Councilors Belkot, Marshall, Medvigy, and Yung:

Our office represents Westpark Communities (“Westpark”) in regard to real property located east of SE 283rd Avenue in Camas, specifically the following Assessor’s parcels (the “Property”):

178614000	178669000	178670000	178671000	178664000	178665000
178666000	178667000	178660000	178661000	178662000	178663000
178613000	178657000	178658000	178659000	178668000	178626000

This letter is written to respectfully request that Clark County (the “County”) approve the expansion of either the Washougal or Camas Urban Growth Areas (UGA) to include the Property.

Letters from each of the property owners are included with this request authorizing Jordan Ramis PC to represent their request for inclusion into the UGA. A complete list of the property owners is attached to this request.

The vast majority of the Property currently has the Comprehensive Plan designation of Agriculture (AG) and is zoned AG-20. A small portion of parcel 178614000 is located west of SE 283rd Ave. and is designated Urban Low Density Residential (UL) with the Urban Holding overlay. This small portion of parcel 178614000 is zoned R1-6.

This Site-Specific Request is 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 include the Property in the UGA during the current Comprehensive Plan update process and change the Comprehensive Plan designation to UL in order to provide the land necessary to meet the housing needs of Camas, Washougal, and Clark County residents.

We have attached the following exhibits for reference and additional support for this request:

Exhibit A – Map Identifying the Property

Exhibit B – List of Property Owners

Clark County Board of County Council  
January 17, 2023  
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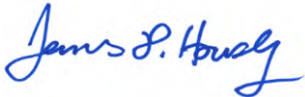
Exhibit C – Letters of Authorization from Property Owners

Copies of this Site-Specific Request have been submitted to the City of Camas and the City of Washougal for their consideration. Once the 2025 Plan update schedule is finalized, we intend to submit a detailed narrative for this request addressing the criteria of the Growth Management Act (GMA), CCC, Clark County’s 20-Year Comprehensive Plan, and the municipal codes and Comprehensive Plans of the Cities of Camas and Washougal as they relate to this request to expand the UGA.

Thank you for your consideration of this request.

Very truly yours,

JORDAN RAMIS PC

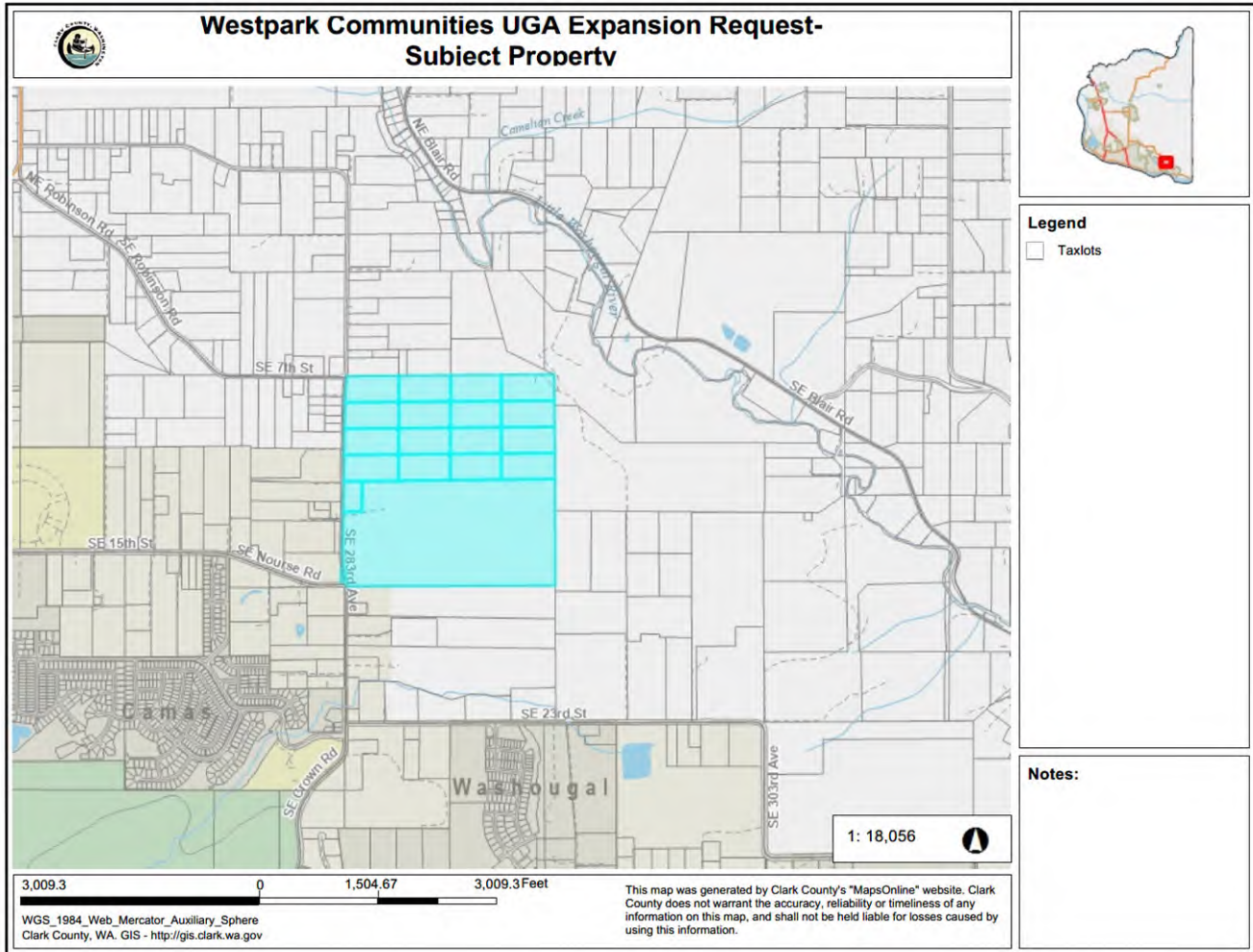


Jamie D. Howsley  
Admitted in Oregon and Washington

cc: Client  
Keenan Ordon-Bakalian, Jordan Ramis PC  
Dave Scott, City of Washougal, David.Scott@cityofwashougal.us  
Mitch Kneipp, City of Washougal, Mitch.Kneipp@cityofwashougal.us  
Doug Quinn, City of Camas, DQuinn@cityofcamas.us  
Alan Peters, City of Camas, APeters@cityofcamas.us



# Exhibit A Map Identifying the Property



## Exhibit B List of Property Owners



PACWEST, 27th Floor  
1211 SW Fifth Avenue  
Portland, OR 97204  
T (503) 598-7070  
F (503) 598-7373

### List of Property Owners for Subject Property

1. **Elizabeth and Justin Boyer:** 1219 SE 283rd Avenue, Camas, WA 98607 (APN 178626000)
2. **Cyndi and Aaron Meyers:** 1115 SE 283rd Avenue, Camas, WA 98607 (APN 178668000)
3. **Collette Minturn (Irene Nevin G 1/2 Interest):** 1403 SE 283rd Avenue, Camas, WA 98607 (APN 178614000)
4. **Sandra and Robert Nevin:** APNs 178669000, 178670000, 178671000, and 178667000
5. **Robert Nevin (Nevin Trust):** APNs 178613000, 178657000, 178658000, 178659000, 178660000, 178661000, 178662000, 178663000, 178664000, 178665000, and 178666000

56354-80942 4858-7525-3065.1

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**Exhibit C**  
**Letters of Authorization from Property Owners**

**JORDAN  RAMIS**


PACWEST, 27th Floor  
1211 SW Fifth Avenue  
Portland, OR 97204  
T (503) 593-7070  
F (503) 593-7373

**LETTER OF AUTHORIZATION**

I, Robert B. Nevin am the Trustee for the Robert Harold Nevin Jr. Trust (the "Trust"). The Trust is the owner of record for the real property located at Assessors Tax Parcel Nos. 178613000, 178657000, 178658000, 178659000, 178660000, 178661000, 178662000, 178663000, 178664000, 178665000, and 178666000 (the "Property"). I 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 approve the expansion of either the Washougal or Camas Urban Growth Areas (UGA) to include the Property.

I expressly acknowledge and agree that as of the effective date of this document, Jordan Ramis PC **does not** represent myself or the Trust in any capacity and that there is **no attorney-client relationship** between Jordan Ramis PC and myself or the Trust.

**Robert Harold Nevin Jr. Trust**

By:  POA  
Name: Robert B. Nevin  
Title: Secy - POA  
Date: 1-10-2023

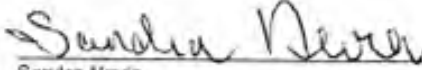
56354-80942-4877-9920-2120.5

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**LETTER OF AUTHORIZATION**

We, Sandra and Robert Nevin ("Nevin"), are the owners of record for the real property located at Assessors Tax Parcel Nos. 178609000, 178670000, 178671000, and 178667000 (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 approve the expansion of either the Washougal or Camas Urban Growth Areas (UGA) to include the Property.

Nevin expressly acknowledges and agrees that as of the effective date of this document, Jordan Ramis PC **does not** represent Nevin in any capacity and that there is **no attorney-client relationship** between Jordan Ramis PC and Nevin.

  
Sandra Nevin

Date: 1-10-23

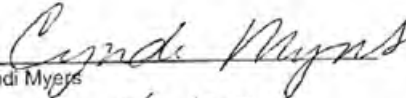
  
Robert Nevin

Date: 1-10-23

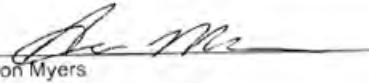
**LETTER OF AUTHORIZATION**

We, Cyndi and Aaron Myers ("Myers"), are the owners of record for the real property located at 1115 SE 283rd Avenue, Camas, WA 98607 (Assessors Tax Parcel No. APN 178668000) (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 approve the expansion of either the Washougal or Camas Urban Growth Areas (UGA) to include the Property.

Myers expressly acknowledges and agrees that as of the effective date of this document, Jordan Ramis PC **does not** represent Myers in any capacity and that there is **no attorney-client relationship** between Jordan Ramis PC and Myers.

  
\_\_\_\_\_  
Cyndi Myers

Date: 4/10/23

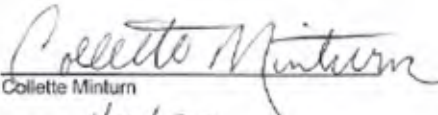
  
\_\_\_\_\_  
Aaron Myers

Date: 1-10-23

**LETTER OF AUTHORIZATION**

I, **Collette Minturn**, am an owner of record for the real property located at 1403 SE 283rd Avenue, Camas, WA 98607 (Assessors Tax Parcel No. APN 178614000) (the "Property"). I 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 approve the expansion of either the Washougal or Camas Urban Growth Areas (UGA) to include the Property.

I expressly acknowledge and agree that as of the effective date of this document, **Jordan Ramis PC** **does not** represent me in any capacity and that there is **no attorney-client relationship** between **Jordan Ramis PC** and myself.

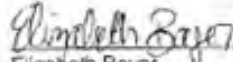
  
\_\_\_\_\_  
Collette Minturn  
Date: 1/9/23

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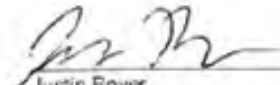
**LETTER OF AUTHORIZATION**

We, Elizabeth and Justin Boyer ("Boyer"), are the owners of record for the real property located at 1219 SE 283rd Avenue, Camas, WA 98607 (Assessors Tax Parcel No. APN 178626000) (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 approve the expansion of either the Washougal or Camas Urban Growth Areas (UGA) to include the Property.

Boyer expressly acknowledges and agrees that as of the effective date of this document, Jordan Ramis PC **does not** represent Boyer in any capacity and that there is **no attorney-client relationship** between Jordan Ramis PC and Boyer.

  
Elizabeth Boyer

Date: 1/10/2023

  
Justin Boyer

Date: 1/10/23

## Darlene Ferretti

---

**From:** Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>  
**Sent:** Tuesday, January 17, 2023 1:04 PM  
**To:** Darlene Ferretti; Rebecca Messinger  
**Cc:** James D. Howsley; Keenan Ordon-Bakalian  
**Subject:** RE: Site Specific UGA Expansion Request-Westpark Communities

Good afternoon Darlene:

This is to acknowledge receipt of your email and the attached letter. Thank you.

Best,

Oliver

---

**From:** Darlene Ferretti <Darlene.Ferretti@jordanramis.com>  
**Sent:** Tuesday, January 17, 2023 12:49 PM  
**To:** Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>  
**Cc:** James D. Howsley <jamie.howsley@jordanramis.com>; Keenan Ordon-Bakalian <Keenan.Ordon-Bakalian@jordanramis.com>  
**Subject:** Site Specific UGA Expansion Request-Westpark Communities

**CAUTION:** 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,

Attached is a letter of today's date from Jamie Howsley. Please confirm receipt of this e-mail.

Thank you,  
Darlene

**Darlene Ferretti** | Legal Assistant  
Direct: (503) 598-5551

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Portland | Bend | Vancouver WA

**JORDAN**  **RAMIS**



**PLEASE NOTE – OUR LAKE OSWEGO OFFICE HAS MOVED.** As of December 19, 2022, our new address is Jordan Ramis PC, PACWEST, 27<sup>th</sup> Floor, 1211 SW Fifth Avenue, Portland, OR 97204.



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July 13, 2023

Clark County Board of County Council  
c/o Oliver Orjiako, Community Planning Director  
Clark County  
1300 Franklin St.  
Vancouver, WA 98660  
E-mails: Oliver.Orjiako@clark.wa.gov, Rebecca.Messinger@clark.wa.gov

Re: ***Site-Specific Zone Change and Comprehensive Plan Designation Change – Tower Rock Products Inc.***

Dear Chair Bowerman, Councilors Belkot, Marshall, Medvigy, and Yung:

Our office represents Tower Rock Products Inc. (“Tower Rock”) in regard to real property located at 26500 NE Highland Meadows Drive in Vancouver, which bears an Assessor’s property information number of 170400000 (the “Property”). This letter is written to respectfully request that Clark County (the “County”) approve a zone change and general plan designation change for the Property. A letter from the property owner is included with this request authorizing Jordan Ramis PC to represent their request for said zone change and general plan designation.

The Property currently has the Comprehensive Plan designation of FR-1, a Comprehensive Plan Overlay of Mining, a Zoning designation of Forest-80 (FR-80), and a Zoning Overlay of Surface Mining. The Forest designation is generally applied to lands that have the physical characteristics capable of management for the long-term production of commercially significant forest products and other natural resources, such as minerals. However, the Property is largely devoid of trees and due to the previous mining activity, it is not suitable for the production of commercially viable timber. Additionally, due to changes in market conditions and the depletion of on-site material, it is no longer a viable long-term strategy to utilize the Property for mining purposes.

We are requesting that the County change the Property’s Comprehensive Plan designation to Rural 5 (R-5) with no overlay and Property’s Zoning designation to Rural (R-5), also with no zoning overlay. Doing so will make the Property consistent with much of the surrounding area, including land to the east and south.

This Site-Specific Request is 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 Property’s Comprehensive Plan and Zoning designations because this site is currently moving from a mining use to reclamation, and we believe that the site’s best use in the future will be for residential purposes, which will provide land that is necessary to meet the housing needs of Clark County residents.

Clark County Board of County Council  
July 13, 2023  
Page 2

We have attached the following exhibits for reference and additional support for this request:

Exhibit A – Map Identifying the Property

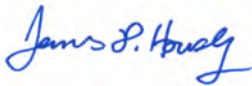
Exhibit B – Letter of Authorization from Property Owner

Once the 2025 Plan update schedule is finalized, we intend to submit a detailed narrative for this request addressing the criteria of the Growth Management Act (GMA), CCC, 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

## Exhibit A Map Identifying the Property

Property Fact Sheet for Account 170400000		July 11, 2023
<b>General Information</b>		
Property Account	170400000	
Site Address	26500 NE HIGHLAND MEADOWS DR., VANCOUVER, WA 98662	
Local Desc	#11 SEC 11 T2NKJEW1-40A	
Owner	TOWER ROCK PRODUCTS INC	
Mail Address	RD BOX 1900 BATTLE GROUND WA , 98604	
Tax Status	Regular	
Property Status	Active	
Area (approx.)	1,742,460 sq. ft. / 40 acres	
Section Township-Range	NE 1/4, S11, T2N, R3E	
<b>Assessment</b> (2022 Values for 2023 Taxes)		
Land Value	\$246,400.00	
Building Value	\$0.00	
Total Property Value	\$246,400.00	
Total Taxable Value	\$246,300.00	
<b>Most Recent Sale</b>		
Sale Date	08/11/2009	
Document Type	D-985	
Sale Number	642186	
Sale Amount	\$2,500,000.00	
<b>Administrative</b>		
Jurisdiction	Clark County	
<b>Land Use Planning</b>		
Comprehensive Plan Designation	P1-1	
Comprehensive Plan Overlay(s)	None	
Urban Growth Area	County	
Zoning Designation - Codes	Forest-90 (FR-90)	
Zoning Overlay(s)	Surface Mining Overlay District	
<b>Miscellaneous</b>		
Census Tract	406.03	
Drainage District	n/a	
Neighborhood	Forestal	
Pen District	n/a	
<b>Public Safety</b>		
Mining Allowed	Yes	
EMS Response Area	Camas Washougal Fire	
Fire District	East County Fire	
Increased Wildfire Danger Area	Yes	
Police Jurisdiction	CESO Central	
<b>Schools</b>		
School District Name	Camas	
Elementary School Attendance Area	Lacamas Lake	
Middle School Attendance Area	Liberty	
High School Attendance Area	Camas	
<b>Transportation</b>		
C-TRAN Public Transportation Benefit Area	No	
Traffic Impact Fee (TIF) District	Rural	
Transportation Analysis Zone	499	
<b>Utilities</b>		
CPW Lighting Utility District	n/a	
Last Street Sweeping	n/a	
Sewer District	Rural/Resurfs	
Waste Collection Provider	n/a	
Water District	CLARK PUBLIC UTILITIES	
<b>Map Identifying the Property</b>		
		
<b>Environmental Public Health</b>		
Public Health Food Inspector District	District 1	
Public Health Food Plan Review Area	District B	
Public Health WRAP Inspector District	District 4	
<b>Wetlands and Soil Types</b>		
Critical Aquifer Recharge Area	None	
FEMA Map / FIRM Panel	50011C0417D	
Flood Hazard Area	Outside Flood Area	
Shoreline Designation	None	
Soil Types / Class	Non-Hydric / GmE Non-Hydric / GmF	
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: LaCamas	
Watershed	Lacamas Creeb	
Sub Watershed	Matney Creek	
Wetland Class	No Mapping Indicators	
Wetland Inventory	No Mapping Indicators	
<b>Geological Hazards</b>		
Geological Hazard	Slopes > 15%	
Liquefaction	Bedrock	
AZRP Class	B	
Slope Stability	Severe Erosion Hazard Area	
<b>Forest Practice Moratorium</b>		
None		
<b>Cultural Resources</b>		
Archaeological Probability	Low Low-Moderate Moderate	
Archaeological Site Buffer	No	
Historic Site	No Mapping Indicators	
<b>Habitat and Species Resources</b>		
Habitat and Species Impacts	No Mapping Indicators	

**Exhibit B**  
**Letter of Authorization from Property Owner**

**LETTER OF AUTHORIZATION**

Tower Rock Inc. ("Tower Rock"), is the owner of record for the real property located at 26500 NE Highland Meadows Drive, Vancouver, WA 98682 (Assessors Tax Parcel No. APN 170400000) (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 change the zoning and general plan designation for the Property. I, Shane Tapani, acknowledge this authorization on behalf of Tower Rock.



Authorized Signer: Shane Tapani  
Title: Member

Date: July 12, 2023

## Darlene Ferretti

---

**From:** Sonja Wiser <Sonja.Wiser@clark.wa.gov>  
**Sent:** Thursday, July 13, 2023 9:20 AM  
**To:** Darlene.Ferretti@jordanramis.com; elh@jordanramis.com;  
jamie.howsley@jordanramis.com  
**Cc:** Rebecca Messinger; Jose Alvarez; Bart Catching; Oliver Orjiako; Christine Cook  
**Subject:** FW: Site-Specific UGA Request-Tower Rock Products Inc.  
**Attachments:** Lt. Clark County re Site-Specific UGA Request - Tower Rock.pdf

**CAUTION:** EXTERNAL EMAIL – verify sender before opening links or attachments

Thank you for your comments related to the 2025 Comp Plan. Your comments have been forwarded to staff and added to the 2025 Comp Plan Index of Record. Your name and email addresses in our to our database to receive future communications related to the 2025 Comp Plan. Let us know if you have any questions. Thanks again

---

**From:** Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>  
**Sent:** Thursday, July 13, 2023 9:06 AM  
**To:** Karen Bowerman <Karen.Bowerman@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Gary Medvigy <Gary.Medvigy@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>  
**Cc:** Sonja Wiser <Sonja.Wiser@clark.wa.gov>  
**Subject:** FW: Site-Specific UGA Request-Tower Rock Products Inc.

Good morning,

Please see the attached correspondence from Attorney James Howsley.

Thank you,  
Rebecca



**Rebecca Messinger**  
Clerk to the Council  
COUNTY MANAGER'S OFFICE

564-397-4305



---

**From:** Darlene Ferretti <[Darlene.Ferretti@jordanramis.com](mailto:Darlene.Ferretti@jordanramis.com)>  
**Sent:** Thursday, July 13, 2023 8:59 AM  
**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: 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-Tower Rock Products Inc.

**CAUTION:** 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 morning,

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

Portland | Bend | Vancouver WA



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November 15, 2023

Clark County Board of County Council  
c/o Oliver Orjiako, Community Planning Director  
Clark County  
1300 Franklin St.  
Vancouver, WA 98660  
E-mails: Oliver.Orjiako@clark.wa.gov, Rebecca.Messinger@clark.wa.gov

Re: ***Site-Specific Growth Management Area Change, Zone Change, and Comprehensive Plan Designation Change***

Dear Chair Bowerman, Councilors Belkot, Marshall, Medvigy, and Yung:

Our office represents the owners of five parcels with property identification numbers 211244000, 211241000, 211265000, 211208005, and 211208000 (collectively, the “Properties”), which are bound by NW 309<sup>th</sup> St to the north, I-5 to the east, Brindle Ridge Farms to the south, and NW 31<sup>st</sup> Ave to the west. This letter is written to respectfully request that Clark County (the “County”) approve: 1) the inclusion of the Properties in the City of La Center growth management area, 2) a zone change, and 3) a general plan designation change for the Properties. Letters from the property owners are included with this request authorizing Jordan Ramis PC to represent their request for said changes.

The Properties currently have the Comprehensive Plan designation of AG, and a Zoning designation of Agriculture-20 (AG-20). The AG-20 designation is generally applied to lands that are at least 20 acres in size and have the growing capacity, productivity, soil composition, and surrounding land use to have long-term commercial significance for agriculture and associated resource production. However, none of the parcels are 20 acres or larger and the Properties are adjacent to I-5, currently support commercial and industrial uses, and are located nearby a large gaming complex. Additionally, due to changes in market conditions and the condition of on-site soils, it is no longer a viable, long-term strategy to utilize the Properties for agricultural purposes.

We are requesting that the County include the Properties in the La Center growth management area and change the Comprehensive Plan designation to Industrial (I) with no overlay and Zoning designation to Light Industrial (IL), also with no zoning overlay. Doing so will help support much needed jobs and economic development in La Center and the County.

This Site-Specific Request is 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 job growth and economic development, and we believe that the best future will be for residential light industrial purposes.



We have attached the following exhibits for reference and additional support for this request:

Exhibit A – Map Identifying the Properties

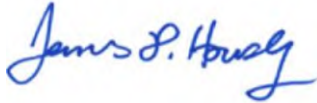
Exhibit B – Letters of Authorization from Property Owners

Once the 2025 Plan update schedule is finalized, we intend to submit a detailed narrative for 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

## Exhibit A Maps Identifying the Properties

Property Fact Sheet for Account 211244000		October 31, 2023
<b>General Information</b>		
Property Account	211244000	
Site Address	2803 NW 30TH ST, RIDGEFIELD, WA 98642	
Legal Desc	#43 SEC 9 T4N 61EWN 3-90A	
Owner	MCLEAN TERRY S & MCLEAN ELIZABETH B	
Mail Address	19301 NE 92ND AVE BATTLE GROUND WA - 98604 US	
Tax Status	Regular	
Property Status	Active	
Area (approx.)	172,489 sq. ft.   3.96 acres	
Section-Township-Range	SW 1/4, S09, T4N, R1E	
<b>Assessment</b> <small>(Last Updated for 2024 Govt)</small>		
Land Value	\$235,380.00	
Building Value	\$338,905.00	
Total Property Value	\$574,285.00	
Total Taxable Value	\$379,675.00	
<b>Most Recent Sale</b>		
Sale Date	10/14/2019	
Document Type	DEED	
Sale Number	0578266	
Sale Amount	\$425,000.00	
<b>Administrative</b>		
Jurisdiction	Clark County	
<b>Land Use Planning</b>		
Comprehensive Plan Designation	AG	
Comprehensive Plan Overlay(s)	None	
Urban Growth Area	County	
Zoning Designation - <a href="#">Codes</a>	Agriculture-10 (AG-10)	
Zoning Overlay(s)	None	
<b>Miscellaneous</b>		
Census Tract	403.01	
Drainage District	N/A	
Neighborhood	Ridgefield Junction	
Park District	N/A	
<b>Public Safety</b>		
Burning Allowed	Yes	
EMS Response Area	AMB	
Fire District	Clark-Cowlitz Fire Rescue	
Increased Wildfire Danger Area	No	
Police Jurisdiction	CCSO West	
<b>Schools</b>		
School District Name	Ridgefield	
Elementary School Attendance Area	Irish Ridge	
Middle School Attendance Area	Irish Ridge	
High School Attendance Area	Ridgefield	
<b>Transportation</b>		
C-TRAN Public Transportation Benefit Area	No	
Traffic Impact Fee (TIF) District	None	
Transportation Analysis Zone	B3	
<b>Utilities</b>		
City Lighting Utility District	N/A	
Last Street Sweeping	N/A	
Sewer District	Wual/Resourch	
Waste Collection Provider	Waste Connections	
Water District	Clark Public Utilities	
		
<b>Environmental Public Health</b>		
Public Health Food Inspector District	District 3	
Public Health Food Plan Review Area	District A	
Public Health WRAP Inspector District	District 2	
<b>Wetlands and Soil Types</b>		
Critical Aquifer Recharge Area	Category 2 Recharge Area	
FEMA Map / FIRM Panel	E9011C03000 E9011C03000	
Flood Hazard Area	Outside Flood Area	
Shoreline Designation	None	
Soil Type(s) / Class	Hydric / C1A Non-Hydric / G0B Hydric / O0B Non-Hydric / S1B	
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis Name: LEWIS Sub-Basin: Lower Lewis	
Watershed	Allen Canyon Creek East Fork Lewis River	
Sub Watershed	Allen Canyon Creek McCormick Creek	
Wetland Class	No Mapping Indicators	
Wetland Inventory	Presence	
<b>Geological Hazards</b>		
Geological Hazard		
Liquefaction	Very Low to Low	
SEWEP Class	C	
Slope Stability		
<b>Development Moratorium</b>		
None		
<b>Cultural Resources</b>		
Archaeological Probability	High	
Archaeological Site Buffer	No	
Historic Site	ISV -	
<b>Habitat and Species Resources</b>		
Habitat and Species Impacts	Yes	
Recreation Habitat Area:	Full Habitat Stream Seasonal Stream	

Property Fact Sheet for Account 211241000		October 23, 2023
<b>General Information</b>		
Property Account	211241000	
Site Address	2805 NW 39TH ST UNIT 22, RIDGEFIELD, WA 98642	
Legal Desc	439 SEC 9 T4N R1EWM 2.00A	
Owner	MCLEAN TERRY S & MCLEAN ELIZABETH K	
Mail Address	18301 NE 93RD AVE, BATTLE GROUND WA - 98604 US	
Tax Status	Regular	
Property Status	Active	
Area (approx.)	99,734 sq. ft. / 2.26 acres	
Section-Township-Range	S1W 1/4, S09, T4N, R1E	
<b>Assessment</b> (2023 Values for 2024 Taxes)		
Land Value	\$120,137.00	
Building Value	\$0.00	
Total Property Value	\$120,137.00	
Total Taxable Value	4722.00	
<b>Most Recent Sale</b>		
Sale Date	10/14/2005	
Document Type	DEED	
Sale Number	6376290	
Sale Amount	\$448,083.00	
<b>Administrative</b>		
Jurisdiction	Clark County	
<b>Land Use Planning</b>		
Comprehensive Plan Designation	AG	
Comprehensive Plan Overlay(s)	none	
Urban Growth Area	County	
Zoning Designation - Code	Agriculture-20 (AG-20)	
Zoning Overlay(s)	none	
<b>Miscellaneous</b>		
Census Tract	403.01	
Drainage District	n/a	
Neighborhood	Ridgefield Junction	
Park District	n/a	
<b>Public Safety</b>		
Burning Allowed	Yes	
BMS Response Area	AMR	
Fire District	Clark-Clatsop Fire Rescuer	
Increased Wildfire Danger Area	No	
Police Jurisdiction	CCSO West	
<b>Schools</b>		
School District Name	Ridgefield	
Elementary School Attendance Area	Lillian Ridge	
Middle School Attendance Area	View Ridge	
High School Attendance Area	Ridgefield	
<b>Transportation</b>		
C-TRAN Public Transportation Benefit Area	Yes	
Traffic Impact Fee (TIF) District	Rural	
Transportation Analysis Zone	S81	
<b>Utilities</b>		
CUJ Lighting Utility District	n/a	
Land Street Sewering	n/a	
Sewer District	Rural/Reservoir	
Waste Collection Provider	n/a	
Water District	Clark Public Utilities	
		
<b>Environmental Public Health</b>		
Public Health Food Inspector District	District 3	
Public Health Food Plan Review Area	District 4	
Public Health WRAP Inspector District	District 1	
<b>Wetlands and Soil Types</b>		
Chronic Aquifer Recharge Area	Category 2 Recharge Area	
ESMA Map / FIRM Year	S301C02040	
Flood Hazard Area	Outside Flood Area	
Shoreline Designation	none	
Soil Types / Class	Non-Hydric / GmB Hydric / GmB Non-Hydric / SIB	
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis Name: LEWIS Sub-Basin: Lower Lewis	
Watershed	Allen Canyon Creek East Fork Lewis River	
Sub Watershed	Allen Canyon Creek McCombs Creek	
Wetland Class	PEM1E	
Wetland Inventory	Presence	
<b>Geological Hazards</b>		
Geological Hazard	None	
Liquefaction	Very Low to Low	
NEHRP Class	C	
Slope Stability	None	
<b>Development Moratorium</b>		
Development Moratorium	None	
<b>Cultural Resources</b>		
Archaeological Probability	High	
Archaeological Site Buffer	No	
Historic Site	No Mapping Indicators	
<b>Habitat and Species Resources</b>		
Habitat and Species Impacts	Yes	
Riparian Habitat Area	Fish Habitat Stream Seasonal Stream	

Property Fact Sheet for Account 211265000		October 31, 2023
<b>General Information</b>		
Property Account:	211265000	
Site Address:		
Legal Desc:	#43 SEC 9 T4N R1EWN 10-00A	
Contract Buyer:	MCLEAN TERRY S & MCLEAN ELIZABETH (C/B)	
Mail Address:	18301 NE 92ND AVE BATTLE GROUND WA , 98684 US	
Tax Status:	Regular	
Property Status:	Active	
Area (approx.):	439,520 sq. ft. / 10.08 acres	
Section-Township-Range:	SW 1/4, 50N, T4N, R1E	
<b>Assessment</b> <small>Color Based Estimate System</small>		
Land Value:	\$400,807.00	
Building Value:	\$0.00	
Total Property Value:	\$400,807.00	
Total Taxable Value:	\$49,258.60	
<b>Most Recent Sale</b>		
Sale Date:	01/05/1993	
Document Type:	CONT	
Sale Number:	0346094	
Sale Amount:	\$55,000.00	
<b>Administrative</b>		
Jurisdiction:	Clark County	
<b>Land Use Planning</b>		
Comprehensive Plan Designation:	AG	
Comprehensive Plan Overlay(s):	none	
Urban Growth Area:	County	
Zoning Designation - <a href="#">Loading</a> :	Agriculture-20 (AG-20)	
Zoning Overlay(s):	none	
<b>Miscellaneous</b>		
Census Tract:	90101	
Drainage District:	n/a	
Neighborhood:	Ridgefield Junction	
Park District:	n/a	
<b>Public Safety</b>		
Burning Allowed:	Yes	
EMS Response Area:	AMR	
Fire District:	Clark-Cawitz Fire Rescue	
Increased Wildfire Danger Area:	No	
Police Jurisdiction:	CCSO West	
<b>Schools</b>		
School District Name:	Ridgefield	
Elementary School Attendance Area:	Union Ridge	
Middle School Attendance Area:	View Ridge	
High School Attendance Area:	Ridgefield	
<b>Transportation</b>		
C-TRAN Public Transportation Benefit Area:	No	
Traffic Impact Fee (TIF) District:	Rural	
Transportation Analysis Zone:	S83	
<b>Utilities</b>		
CPU Lighting Utility District:	n/a	
Last Street Sweeping:	n/a	
Sewer District:	Rural/Resource	
Waste Collection Provider:	n/a	
Water District:	Clark Public Utilities	
<b>Environmental Public Health</b>		
Public Health Food Inspector District:	District 2	
Public Health Food Plan Review Area:	District A	
Public Health WRAP Inspector District:	District 2	
<b>Wetlands and Soil Types</b>		
Critical Aquifer Recharge Area:	Category 2 Recharge Areas	
FEMA Map / FIRM Panel:	53011C0202D 53011C0204D	
Flood Hazard Area:	Outside Flood Area	
Shoreline Designation:	none	
Soil Types / Class:	Hydric / C/A Hydric / O/B Non-Hydric / S/B	
Water Resource Inventory Area:	Name: LEWIS Sub-Basin: East Fork Lewis Name: LEWIS Sub-Basin: Lower Lewis	
Watershed:	Allen Canyon Creek East Fork Lewis River	
Soil Watershed:	Allen Canyon Creek McCormick Creek	
Wetland Class:	RBMF	
Wetland Inventory:	Present	
<b>Geological Hazards</b>		
Geological Hazard:		
Liquefaction:	Very Low to Low	
NEHRP Class:	C	
Slope Stability:		
<b>Development Moratorium</b>		
none		
<b>Cultural Resources</b>		
Archaeological Probability:	Moderate-High High	
Archaeological Site Buffer:	No	
Historic Site:	No Mapping Indicators	
<b>Habitat and Species Resources</b>		
Habitat and Species Impacts:	Yes	
Wetland Habitat Area:	Fish Habitat Stream	



# Property Fact Sheet for Account 211208005

October 31, 2023

## General Information

Property Account	211208005
Site Address	
Legal Desc	LOT 2 SP2-887 10,86A
Owner	TYE LLC
Mail Address	JOHN HOLTSMANN 26903 NE 43TH AVE RIDGEBELD WA , 98042 US
Tax Status	Regular
Property Status	Active
Area (acres)	477,418.50; Ft. / 10.96 acres
Section-Township-Range	SW 1/4 S08 T49N R1E

## Assessment (2023 Values for 2024 Taxes)

Land Value	\$400,740.00
Building Value	\$0.00
Total Property Value	\$400,740.00
Total Taxable Value	\$400,740.00

## Most Recent Sale

Sale Date	05/07/2009
Document Type	D-QCC
Sale Number	537459
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 (Code)	Agriculture-2B (AG-2B)
Zoning Overlay(s)	none

## Miscellaneous

Census Tract	803.0
Drainage District	n/a
Neighborhood	Ridgeland Junction
Park District	n/a

## Public Safety

Burning Allowed	Yes
EPIS Response Area	AME
Fire District	Clark-Cowitts Fire Rescue
Increased Wildfire Danger Area	No
Police Jurisdiction	CCSD West

## Schools

School District Name	Ridgeland
Elementary School Attendance Area	Union Ridge
Middle School Attendance Area	View Ridge
High School Attendance Area	Ridgeland

## Transportation

C-TRAN Public Transportation Benefit Area	No
Traffic Impact Fee (TIF) District	Rural
Transportation Analysis Zone	SB3

## Utilities

GPU Lighting Utility District	n/a
Lane Street Sweeping	n/a
Sewer District	Rural/Resource
Waste Collection Provider	n/a
Water District	Clark Public Utilities



## Environmental Public Health

Public Health Food Inspector District	District 3
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 2

## Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GdB Hydric / GQB Non-Hydric / SIB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen-Cowitts-Creek East Fork-Lewis River
Sub Watershed	Allen-Cowitts-Creek McCormick-Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	Reasons

## Geological Hazards

Geological Hazard	Areas of Potential Instability
Liquefaction	Very/Low to Low
SEHRP Class	C
Slope Stability	

## Development Moratorium


none	
------	--

## Cultural Resources

Archaeological Probability	Moderate-High High
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators

## Habitat and Species Resources

Habitat and Species Impacts	Yes
Adjacent to Habitat Area	Oak Woodland

Property Fact Sheet for Account 211208000		October 31, 2023
<b>General Information</b>		
Property Account	211208000	
Site Address	30307 NW 81ST AVE, RIDGEFIELD, WA 98642	
Legal Desc	LOT 1 S/2-887 S.734	
Owner	TRD HOLDINGS LLC	
Mailing Address	2901 SE HODDEN WAY #100 VANCOUVER WA, 98661	
Tax Status	Regular	
Property Status	Active	
Area (approx.)	293,159 sq. ft. / 6.72 acres	
Section-Township-Range	SW 1/4, S09, T4N, R1E	
<b>Assessment</b> <small>(Click below for 2024 Taxes)</small>		
Land Value	6375,979.00	
Building Value	4746,517.00	
Total Property Value	\$11,122,496.00	
Total Taxable Value	\$1,132,496.00	
<b>Most Recent Sale</b>		
Sale Date	01/06/2023	
Document Type	D-SWD	
Sale Number	675453	
Sale Amount	11,750,000.00	
<b>Administrative</b>		
Jurisdiction	Clark County	
<b>Land Use Planning</b>		
Comprehensive Plan Designation	A10	
Comprehensive Plan Overlay(s)	none	
Urban Growth Area	County	
Zoning Designation - <a href="#">Code</a>	Agriculture-20 (AG-20)	
Zoning Overlay(s)	none	
<b>Miscellaneous</b>		
Census Tract	403.81	
Drainage District	n/a	
Neighborhood	Ridgefield Junction	
Park District	n/a	
<b>Public Safety</b>		
Burning Allowed	Yes	
EMS Response Area	A10	
Fire District	Clark-Cowlitz Fire Rescue	
Increased Firefighting Danger Area	No	
Police Jurisdiction	CED West	
<b>Schools</b>		
School District Name	Ridgefield	
Elementary School Attendance Area	Union Ridge	
Middle School Attendance Area	View Ridge	
High School Attendance Area	Ridgefield	
<b>Transportation</b>		
C-TRAN Public Transportation Benefit Area	No	
Traffic Impact Fee (TIF) District	Rural	
Transportation Analysis Zone	088	
<b>Utilities</b>		
GPU Lighting Utility District	n/a	
Last Street Sweeping	n/a	
Sewer District	Rural/Resource	
Waste Collection Provider	n/a	
Water District	Clark Public Utilities	
		
<b>Environmental Public Health</b>		
Public Health Food Inspector District	District 3	
Public Health Food Plan Review Area	District 4	
Public Health WRAP Inspector District	District 2	
<b>Wetlands and Soil Types</b>		
Critical Aquifer Recharge Area	Category 2 Recharge Area	
FEMA Map - FIRI Panel	52011C0204D	
Flood Hazard Area	Outside Flood Area	
Shoreline Designation	none	
Soil Types - Class	Non-Hydric / GeD Hydric / GcB Non-Hydric / PuA Non-Hydric / S1B	
Water Resource Inventors Area	Name: LEWIS Sub-Basin: East Fork Lewis Name: LEWIS Sub-Basin: Lower Lewis	
Watershed	Allen Canyon Creek East Fork Lewis River	
Sub Watershed	Allen Canyon Creek McCormick Creek	
Wetland Class	No Mapping Indication	
Wetland Inventory	Present	
<b>Geological Hazards</b>		
Geological Report	Stripes > 15%	
Liquefaction	Very Low to Low	
SEHR Class	C	
Slope Stability		
<b>Development Moratorium</b>		
none		
<b>Cultural Resources</b>		
Archaeological Probability	Moderate-High High	
Archaeological Site Buffer	No	
Historic Site	No Mapping Indication	
<b>Habitat and Species Resources</b>		
Habitat and Species Impacts	Yes	
Habitat Area	Oak Woodland	
Adjacent to Habitat Area	Oak Woodland	
Riparian Habitat Area	Seasonal Stream	

**Exhibit B**  
**Letters of Authorization from Property Owners**



PACWEST, 27th Floor  
1211 SW Fifth Avenue  
Portland, OR 97204  
T (503) 598-7070  
F (503) 598-7373

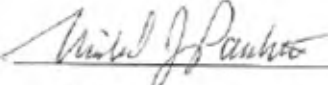
**LETTER OF AUTHORIZATION**

TRO Holdings LLC is the owner of record for the real property located at 30307 NW 31st Ave in Ridgefield, Washington (Assessor Tax Parcel No. 211208000) (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 change the urban growth area, zoning, and general plan designation for the Property.

Authorized Signer: Michael J. Paulson  
Title: Owner  
Date: 11/7/2023

**LETTER OF AUTHORIZATION**

TYC LLC is the owner of record for the real property located along NW 31st Ave in Ridgefield, Washington (Assessor Tax Parcel No. 211208005) (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 change the urban growth area, zoning, and general plan designation for the Property.

Authorized Signer:   
Title: owner  
Date: 4/7/2023



PACWEST, 27th Floor  
1211 SW Fifth Avenue  
Portland, OR 97204  
T (503) 598-7070  
F (503) 598-7373

**LETTER OF AUTHORIZATION**

Elizabeth and Terry McLean are the owners of record for the real property located at the intersection of NW 31st Ave and 309th St in Ridgefield, Washington (Assessor Tax Parcels No. 211244000, 211265000 and 211241000) (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 change the urban growth area, zoning, and general plan designation for the Property.

Authorized Signer: Elizabeth McLean  
Elizabeth McLean

Date: 11/15/2023

Authorized Signer: Terry McLean  
Terry McLean

Date: 11/15/2023

96253-80752 4895-9718-4388.1

## Darlene Ferretti

---

**Subject:** Site-Specific UGA Requests - La Center UGA

---

**From:** Oliver Orjiako <[Oliver.Orjiako@clark.wa.gov](mailto:Oliver.Orjiako@clark.wa.gov)>

**Sent:** Thursday, November 16, 2023 9:24 AM

**To:** Ezra L. Hammer <[elh@jordanramis.com](mailto:elh@jordanramis.com)>; Rebecca Messinger <[Rebecca.Messinger@clark.wa.gov](mailto:Rebecca.Messinger@clark.wa.gov)>

**Cc:** James D. Howsley <[jamie.howsley@jordanramis.com](mailto:jamie.howsley@jordanramis.com)>; Sonja Wiser <[Sonja.Wiser@clark.wa.gov](mailto:Sonja.Wiser@clark.wa.gov)>; Jose Alvarez <[Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov)>; Bart Catching <[Bart.Catching@clark.wa.gov](mailto:Bart.Catching@clark.wa.gov)>

**Subject:** RE: Site-Specific UGA Requests - La Center UGA

**CAUTION:** EXTERNAL EMAIL – verify sender before opening links or attachments

Hi Ezra:

This is to acknowledge receipt. Please, submit your request to the City of La Center as it is the Cities that proposes UGA boundaries for county consideration. Thank you.

Oliver

---

**From:** Ezra L. Hammer <[elh@jordanramis.com](mailto:elh@jordanramis.com)>

**Sent:** Thursday, November 16, 2023 8:52 AM

**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:** James D. Howsley <[jamie.howsley@jordanramis.com](mailto:jamie.howsley@jordanramis.com)>

**Subject:** Site-Specific UGA Requests - La Center UGA

**CAUTION:** 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 Morning Rebecca and Oliver,

Please see the attached request to include five parcels in the La Center UGA.

We look forward to reviewing the proposal with the County.

Best,

**Ezra L. Hammer** | Attorney

Direct: 503-598-5557

**JORDAN RAMIS**

1211 SW Fifth Avenue, Suite 2700  
Portland Oregon 97204

[jordanramis.com](http://jordanramis.com) | (888) 598-7070  
Portland | Bend | Vancouver WA



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January 17, 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 Growth Management Area Change, Zone Change, and Comprehensive Plan Designation Change***

Dear Chair Bowerman, Councilors Belkot, Marshall, Medvigy, and Yung:

Our office represents the owners of a parcel with property identification number 181194000 (the "Property"), which is located at 19305 NE 17<sup>th</sup> Avenue. This letter is written to respectfully request that Clark County (the "County") approve: 1) the inclusion of the Property in the Vancouver Urban Growth Area (UGA), 2) a zone change, and 3) a general plan designation change for the Property. A letter from the property owner is included authorizing Jordan Ramis PC to represent their request for these changes.

The Property currently has the Comprehensive Plan designation of R-5, a Zoning designation of Rural-5 (R-5), and a Zoning Overlay of Urban Reserve -10 (UR-10). The R-5 designation is generally applied to lands that are intended to provide lands for residential living in the rural area. Natural resource activities such as farming and forestry are allowed and encouraged in conjunction with the residential uses in the area. These areas are subject to normal and accepted forestry and farming practices. However, the Property is not currently utilized for forestry or agricultural activities. Rather, the areas to the east, west, and south of the Property are experiencing expanding residential growth that include numerous subdivisions and units of new housing. Additionally, it is adjacent to land within the Vancouver Urban Growth Area (UGA) and is close to the 179<sup>th</sup> corridor, which is experiencing rapid growth and has direct access to I-5. Additionally, due to changes in market conditions and the condition of on-site soils, it is no longer a viable, long-term strategy to utilize the Property for agricultural purposes.

We are requesting that the County include the Property in the Vancouver Urban Growth Area (UGA) and change the Comprehensive Plan designation to Residential with no overlay and a Zoning

Clark County Board of County Council  
January 17, 2024  
Page 2

designation of R-12, also with no zoning overlay. Doing so will help locate medium density residential uses near the 179<sup>th</sup> Avenue I-5 access corridor, which will facilitate a good commute pattern between the Property and the County's job centers.

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 Property because they are ideally situated to help spur housing development.

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Property

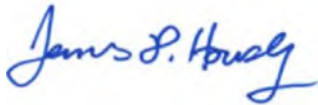
Exhibit B – Letter of Authorization from the Property Owners

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

**Exhibit A**

**Maps Identifying the Property  
 Parcel 181194000**

<b>General Information</b>	
Property Account	181194000
Site Address	19305 NE 17TH AVE, RIDGEFIELD, WA 98642
Legal Desc	#12 OF SEC 11 T3NR1EWM 9.55A
Owner	TUTTLE RIAN & TUTTLE ANGELA
Mail Address	19305 NE 17TH AVE RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	415,998 sq. ft. / 9.55 acres
Section-Township-Range	NW 1/4,S11,T3N,R1E
<b>Assessment</b> (2023 Values for 2024 Taxes)	
Land Value	\$524,615.00
Building Value	\$249,513.00
Total Property Value	\$774,128.00
Total Taxable Value	\$774,128.00
<b>Most Recent Sale</b>	
Sale Date	03/04/2022
Document Type	D-SWD
Sale Number	6028199
Sale Amount	\$1,150,000.00
<b>Administrative</b>	
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)
<b>Miscellaneous</b>	
Census Tract	404.03
Drainage District	n/a
Neighborhood	Four Creeks
Park District	n/a
<b>Public Safety</b>	
Burning Allowed	Yes
EMS Response Area	AMR
Fire District	Clark-Cowlitz Fire Rescue
Increased Wildfire Danger Area	No
Police Jurisdiction	CCSO West
<b>Schools</b>	
School District Name	Ridgefield



<b>Environmental Public Health</b>	
Public Health Food Inspector District	District 3
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 2
<b>Wetlands and Soil Types</b>	
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0219D 53015C1020G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Gee Creek Salmon Creek Whipple Creek
Sub Watershed	Gee Creek (Upper) Mill Creek Whipple Creek (Upper)
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators
<b>Geological Hazards</b>	
Geological Hazard	
Liquefaction	Very Low to Low
NEHRP Class	C
Slope Stability	


**Exhibit B**

**LETTER OF AUTHORIZATION**

We, the undersigned, are the owners of record for the real property with Property Identification Number 181194000 (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 (UGA) and change the zoning and general plan designation for the Property.

Signature:   
Angela Tuttle

Date: 1/16/24

Signature:   
Rian Tuttle

Date: 1/16/24

## Darlene Ferretti

---

**From:** Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>  
**Sent:** Wednesday, January 17, 2024 11:40 AM  
**To:** Julie A. Stenberg; Rebecca Messinger  
**Cc:** Ezra L. Hammer; James D. Howsley  
**Subject:** RE: Site-Specific Growth Management Area Change, Zone Change, and Comprehensive Plan Designation Change

**CAUTION:** EXTERNAL EMAIL – verify sender before opening links or attachments

Good morning Julie:

This is to acknowledge receipt of your site-specific request submittal. Thank you.

Oliver

---

**From:** Julie A. Stenberg <Julie.Stenberg@jordanramis.com>  
**Sent:** Wednesday, January 17, 2024 9:56 AM  
**To:** Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>  
**Cc:** Ezra L. Hammer <elh@jordanramis.com>; James D. Howsley <jamie.howsley@jordanramis.com>  
**Subject:** Site-Specific Growth Management Area Change, Zone Change, and Comprehensive Plan Designation Change

**CAUTION:** 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 morning,

Sent on behalf of Jamie Howsley, attached please find correspondence regarding the above-referenced matter.

Sincerely,

**Julie A. Stenberg** | Legal Assistant  
Direct: (503) 598-5558

**JORDAN RAMIS**

1211 SW Fifth Ave, Suite 2700  
Portland OR 97204

[jordanramis.com](http://jordanramis.com) | (888) 598-7070  
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January 9, 2024

Clark County Board of County Council  
c/o Oliver Orjiako, Community Planning Director  
Clark County  
1300 Franklin St.  
Vancouver, WA 98660

E-mails: Oliver.Orjiako@clark.wa.gov, Rebecca.Messinger@clark.wa.gov

Re: ***Site-Specific Growth Management Area Change, Zone Change, and Comprehensive Plan Designation Change***

Dear Chair Bowerman, Councilors Belkot, Marshall, Medvigy, and Yung:

Our office represents the owners of four parcels with property identification numbers 168636000, 168635000, 168634000, and 168633000 (collectively, the “Properties”), which are located along 182<sup>nd</sup> Avenue northeast of NE 88<sup>th</sup> Street. This letter is written to respectfully request that Clark County (the “County”) approve: 1) the inclusion of the Properties in the City of Vancouver growth management area, 2) a zone change, and 3) a general plan designation change for the Properties. Letters from the property owners are included authorizing Jordan Ramis PC to represent their request for these changes.

The Properties currently have the Comprehensive Plan designation of AG, and a Zoning designation of Agriculture-20 (AG-20). The AG-20 designation is generally applied to lands that are at least 20 acres in size and have the growing capacity, productivity, soil composition, and surrounding land use to have long-term commercial significance for agriculture and associated resource production. However, none of the parcels are currently utilized for agricultural activities. Rather, they are surrounded on the west and south by rapidly expanding residential areas that include numerous subdivisions and units of new housing. The area is also served by nearby schools and commercial businesses. Additionally, due to changes in market conditions and the condition of on-site soils, it is no longer a viable, long-term strategy to utilize the Properties for agricultural purposes.

We are requesting that the County include the Properties in the Vancouver growth management area and change the Comprehensive Plan designation to Single Family Residential with no overlay and a Zoning designation to a mix of R1-10, R1-7.5, and R1-6, with higher density located near the nexus of NE 88<sup>th</sup> Street and NE 182<sup>nd</sup> Avenue and lower density located to the north and east of the site, also with no zoning overlay. Additionally, we would like to note that due to the size of the Properties, the owners plan to explore utilizing a planned unit development process during the development process. Doing so will help support much needed housing in a manner that is complimentary to the City and the County goals pertaining to housing, transportation, and environmental protection.

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 housing development.

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Properties

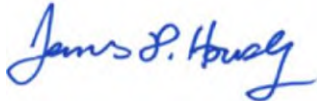
Exhibit B – Letters of Authorization from the Property Owners

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

## Exhibit A

### Maps Identifying the Properties Parcel 168636000

#### General Information

Property Account	168636000
Site Address	8817 NE 182ND AVE, VANCOUVER, WA 98682
Legal Desc	#26 SEC 6 T2N R3EWM 20.50A
Owner	HURLEY INVESTMENT HOLDINGS I LLC
Mail Address	375 W 3RD ST #300 VANCOUVER WA , 98660
Tax Status	Regular
Property Status	Active
Area (approx.)	892,960 sq. ft. / 20.5 acres
Section-Township-Range	NE 1/4, S06, T2N, R3E

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

Land Value	\$415,011.00
Building Value	\$32,321.00
Total Property Value	\$447,332.00
Total Taxable Value	\$91,995.00

#### Most Recent Sale

Sale Date	03/29/2023
Document Type	D-QCD
Sale Number	875476
Sale Amount	\$0.00

#### Administrative

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	none
<b>Miscellaneous</b>	
Census Tract	406.03
Drainage District	n/a
Neighborhood	Proebstel
Park District	n/a
<b>Public Safety</b>	
Burning Allowed	Yes
EMS Response Area	AMR
Fire District	FD 5
Increased Wildfire Danger Area	No
Police Jurisdiction	CCSO Central
<b>Schools</b>	
School District Name	Evergreen
Elementary/ School Attendance Area	Pioneer



#### 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	53011C0403D 53011C0411D
Flood Hazard Area	Floodway Fringe
Shoreline Designation	Rural Conservancy Resource Land
Soil Types / Class	Hydric / CyA Non-Hydric / DoB Non-Hydric / HIA Hydric / HtA
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: LaCamas
Watershed	Lacamas Creek
Sub Watershed	Lower Fifth Plain Creek Shanghai Creek
Wetland Class	PEMW
Wetland Inventory	Presence

#### Geological Hazards

Geological Hazard	
Liquefaction	Very Low
NEHRP Class	C
Slope Stability	

## Parcel 168635000

### General Information

Property Account	168635000
Site Address	
Legal Desc	#25 SEC 6 T2N R3EWM 20.50A
Owner	HURLEY INVESTMENT HOLDINGS I LLC
Mail Address	275 W 3RD ST #200 VANCOUVER WA , 98660
Tax Status	Regular
Property Status	Active
Area (approx.)	892,980 sq. ft. / 20.5 acres
Section-Township-Range	NE 1/4, S06, T2N, R3E

### Assessment (2023 Values for 2024 Taxes)

Land Value	\$394,233.00
Building Value	\$0.00
Total Property Value	\$394,233.00
Total Taxable Value	\$31,852.00

### Most Recent Sale

Sale Date	03/29/2023
Document Type	D-QCD
Sale Number	878476
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 - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	none

### Miscellaneous

Census Tract	406.03
Drainage District	n/a
Neighborhood	Proebstel
Park District	n/a

### Public Safety

Burning Allowed	Yes
EMS Response Area	AMR
Fire District	FD 5
Increased Wildfire Danger Area	No
Police Jurisdiction	CCSO Central

### Schools

School District Name	Evergreen
Elementary School Attendance Area	Pioneer



### 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	53011C0403D
Flood Hazard Area	Floodway Fringe
Shoreline Designation	Rural Conservancy Resource Land
Soil Types / Class	Hydric / CvA Non-Hydric / DoB Non-Hydric / HIA Hydric / HtA
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: LaCamas
Watershed	LaCamas Creek
Sub Watershed	Lower Fifth Plain Creek Shanghai Creek
Wetland Class	PEMW
Wetland Inventory	Presence

### Geological Hazards

Geological Hazard	
Liquefaction	Very Low
NEHRP Class	C
Slope Stability	

**Parcel 168634000**

**General Information**

Property Account	168634000
Site Address	9201 NE 182ND AVE, VANCOUVER, WA 98682
Legal Desc	#24 SEC 6 T2N R3EWM 20.30A
Owner	HURLEY JESSE R & HURLEY LINDA L
Mail Address	9201 NE 182ND AVE VANCOUVER WA , 98682
Tax Status	Regular
Property Status	Active
Area (approx.)	892,980 sq. ft. / 20.5 acres
Section-Township-Range	NE 1/4,S06,T2N,R3E

**Assessment** (2023 Values by 300ft Taxlot)

Land Value	\$419,810.00
Building Value	\$637,081.00
Total Property Value	\$1,056,891.00
Total Taxable Value	\$710,800.00

**Most Recent Sale**

Sale Date	05/06/2020
Document Type	D-QCD
Sale Number	5737803
Sale Amount	\$98,750.00

**Administrative**

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	none
<b>Miscellaneous</b>	
Census Tract	406.03
Drainage District	n/a
Neighborhood	Proebstel
Park District	n/a
<b>Public Safety</b>	
Burning Allowed	Yes
EMS Response Area	AMR
Fire District	FD 5
Increased Wildfire Danger Area	No
Police Jurisdiction	OCSO Central
<b>Schools</b>	
School District Name	Evergreen



**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	53011C0403D
Flood Hazard Area	Floodway Fringe
Shoreline Designation	Rural Conservancy Resource Land
Soil Types / Class	Hydric / CvA Non-Hydric / DoB Hydric / HbA
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: LaCamas
Watershed	Lacamas Creek
Sub Watershed	Lower Fifth Plain Creek Shanghai Creek Upper Fifth Plain Creek
Wetland Class	PEMW
Wetland Inventory	Presence

**Geological Hazards**

<b>Geological Hazard</b>	
Liquefaction	Very Low
NEHRP Class	C
Slope Stability	

**Parcel 168633000**

**General Information**

Property Account	168633000
Site Address	
Legal Desc	#23 SEC 6 T2N R3EWM 20.50A
Owner	HURLEY INVESTMENT HOLDINGS I LLC
Mail Address	275 W 3RD ST #300 VANCOUVER WA , 98660
Tax Status	Regular
Property Status	Active
Area (approx.)	892,980 sq. ft. / 20.5 acres
Section-Township-Range	NE 1/4,S06,T2N,R3E

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

Land Value	\$385,827.00
Building Value	\$0.00
Total Property Value	\$385,827.00
Total Taxable Value	\$21,708.00

**Most Recent Sale**

Sale Date	03/29/2023
Document Type	D-QCD
Sale Number	878475
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	406.03
Drainage District	n/a
Neighborhood	Greater Brush Prairie
Park District	n/a

**Public Safety**

Burning Allowed	Yes
EMS Response Area	AMR
Fire District	FD 5
Increased Wildfire Danger Area	No
Police Jurisdiction	OCSO Central

**Schools**

School District Name	Evergreen
----------------------	-----------



**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	53011C0403D
Flood Hazard Area	Floodway Fringe
Shoreline Designation	Rural Conservancy Resource Land
Soil Types / Class	Hydric / CvA Non-Hydric / DoB
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: LaCamas
Watershed	Lacamas Creek
Sub Watershed	Shanghai Creek Upper Fifth Plain Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	Presence

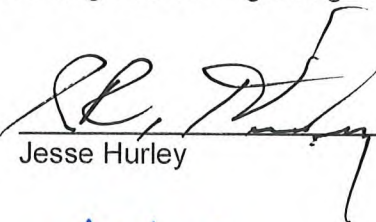
**Geological Hazards**

Geological Hazard	
Liquefaction	Very Low
NEHRP Class	C
Slope Stability	


**EXHIBIT B**

**LETTER OF AUTHORIZATION**

We, the undersigned, are the owners of record for the real property with Property Identification Number 168634000 (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 City of Vancouver growth management area and change the zoning and general plan designation for the Property.

Signature:   
Jesse Hurley

Date: 1/7/24

Signature:   
Linda Hurley

Date: 1/7/24

Signature:   
Rebecca Hurley


Date: 1/7/24

Signature:   
Ryan Hurley

Date: 1/7/24

**EXHIBIT B**  
**LETTER OF AUTHORIZATION**

HURLEY INVESTMENT HOLDINGS I LLC, is the owner of record for the real property with Property Identification Numbers 168636000, 168635000, and 168633000 (the "Properties"). 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 Properties in the City of Vancouver growth management area and change the zoning and general plan designation for the Properties. I acknowledge this authorization on behalf of HURLEY INVESTMENT HOLDINGS I LLC.

Signature:   
Name: Ryan Hurley  
Title: Member  
Date: January 7, 2024



## Darlene Ferretti

---

**From:** Sonja Wiser <Sonja.Wiser@clark.wa.gov>  
**Sent:** Tuesday, January 16, 2024 1:14 PM  
**To:** James D. Howsley  
**Cc:** From: Julie A. Stenberg; Ezra L. Hammer; Bart Catching; Oliver Orjiako  
**Subject:** Site Specific UGA Request  
**Attachments:** Lt. Clark County re Site-Specific UGA Request 1.9.24.pdf

**CAUTION:** EXTERNAL EMAIL – verify sender before opening links or attachments

Dear Jamie Howsley: 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>

**Darlene Ferretti**

---

**From:** Julie A. Stenberg <Julie.Stenberg@jordanramis.com>  
**Sent:** Tuesday, January 9, 2024 9:29 AM  
**To:** oliver.orjiako@clark.wa.gov; rebecca.messinger@clark.wa.gov  
**Cc:** James D. Howsley; Ezra L. Hammer  
**Subject:** Site Specific UGA Request  
**Attachments:** Lt. Clark County re Site-Specific UGA Request 1.9.24.pdf

Sent on behalf of Jamie Howsley, attached please find correspondence regarding a Site-Specific UGA Request.

Thank you,

Julie Stenberg  
Jordan Ramis PC

February 15, 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: ***Zone and Comprehensive Plan Designation Changes***

Dear Chair Bowerman, Councilors Belkot, Marshall, Medvigy, and Yung:

Our office represents the owner of parcels with property identification numbers 137501000 and 986066527 (the "Properties"), which are located along NE Lessard Road in unincorporated Clark County. This letter is written to respectfully request that Clark County (the "County") approve zone and comprehensive plan designation changes for the Properties. A letter from the property owner is included authorizing Jordan Ramis PC to represent their request for these changes.

The Properties currently have the Comprehensive Plan designation of FR-1, and a corresponding Zoning designation of Forest-80 (FR-80). Importantly, the FR-80 zoning is intended for parcels at least 80 acres in size and parcel 986066527 is approximately 34 acres in size. Additionally, the Properties are adjacent to recent urbanization in the form of a housing subdivision. Nearby parcels include commercial and residential uses.

For these reasons, we request that the County change the zoning to Rural-5 (R-5) with a R-5 general plan designation and no overlay. Doing so will facilitate the development of the Properties in a manner that will in turn support the creation of much needed housing in Clark County.

Clark County Board of County Council  
February 15, 2024  
Page 2

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 Property because they are ideally situated to help spur residential living in the rural area. .

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Properties

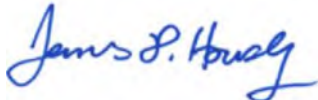
Exhibit B – Letter of Authorization from the property owner

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

**Exhibit A – Maps Identifying the Property**

**Parcel 986066527**



Property Fact Sheet for Account 986066527

February 14, 2024

**General Information**

Property Account	986066527
Site Address	
Legal Desc	SHORT PLAT 4-008 #2 LOT 1 34.03A
Owner	GS TIMBER LLC
Mail Address	C/O GREGG SOBECK 4955 VAN NUYS BLVD SUITE 615 SHERMAN OAKS CA , 91403 US
Tax Status	Regular
Property Status	Active
Area (approx.)	1,482,347 sq. ft. / 34.03 acres
Section-Township-Range	NE 1/4,S08,T2N,R4E

**Assessment** (0 Values for 1 Taxes)

Land Value	\$0.00
Building Value	\$0.00
Total Property Value	\$0.00
Total Taxable Value	\$0.00

**Most Recent Sale**

Sale Date	12/19/2023
Document Type	BLA
Sale Number	6162271
Sale Amount	\$0.00

**Administrative**

Jurisdiction	Clark County
--------------	--------------

**Land Use Planning**

Comprehensive Plan Designation	FR-1
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - Codes	Forest-80 (FR-80)
Zoning Overlay(s)	none

**Miscellaneous**

Census Tract	405.11
Drainage District	n/a
Neighborhood	Proebstel
Park District	n/a



**Environmental Public Health**

Public Health Food Inspector District	District 2
Public Health Food Plan Review Area	District B
Public Health WRAP Inspector District	District 1

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	
FEMA Map / FIRM Panel	53011C0437E
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / OID
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Washougal
Watershed	Little Washougal River
Sub Watershed	Boulder Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	Presence

**Parcel 137501000**



Property Fact Sheet for Account 137501000

February 14, 2024

**General Information**

Property Account	137501000
Site Address	32817 NE LESSARD RD, CAMAS, WA 98607
Legal Desc	SHORT PLAT 4-008 #1 LOT 1 114.89A
Owner	GS TIMBER LLC
Mail Address	C/O GREGG SOBECK 4955 VAN NUYS BLVD SUITE 615 SHERMAN OAKS CA , 91403 US
Tax Status	Regular
Property Status	Active
Area (approx.)	5,004,608 sq. ft. / 114.89 acres
Section-Township-Range	SE 1/4,S08,T2N,R4E NE 1/4,S08,T2N,R4E

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

Land Value	\$1,183,736.00
Building Value	\$0.00
Total Property Value	\$1,183,736.00
Total Taxable Value	\$49,873.00

**Most Recent Sale**

Sale Date	12/19/2023
Document Type	BLA
Sale Number	6162271
Sale Amount	\$0.00

**Administrative**

Jurisdiction	Clark County
--------------	--------------

**Land Use Planning**

Comprehensive Plan Designation	FR-1
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - Codes	Forest-80 (FR-80)
Zoning Overlay(s)	none

**Miscellaneous**

Census Tract	405.11
Drainage District	n/a
Neighborhood	Proebstel
Park District	n/a

**Public Safety**

Burning Allowed	Yes
-----------------	-----



**Environmental Public Health**

Public Health Food Inspector District	District 2
Public Health Food Plan Review Area	District B
Public Health WRAP Inspector District	District 1

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	
FEMA Map / FIRM Panel	53011C0437E
Flood Hazard Area	Outside Flood Area
Shoreline Designation	Rural Conservancy Resource Land
Soil Types / Class	Non-Hydric / OIB Non-Hydric / OID Non-Hydric / OmF
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Washougal
Watershed	Little Washougal River
Sub Watershed	Boulder Creek Little Washougal (Lower) Little Washougal (Upper)
Wetland Class	PFOW
Wetland Inventory	Presence

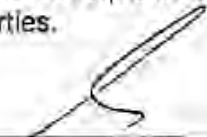
**Exhibit B**  
**Letters of Authorization from Property Owners**

[See Attached]

LETTER OF AUTHORIZATION

I, the undersigned, am the owner of record for the real property with Property Identification Numbers 137501000 and 986066527 (the "Properties"). I 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 change the zoning and comprehensive plan designation for the Properties.

Signature:

  
\_\_\_\_\_  
Gregg Soback

Title:

\_\_\_\_\_  
president GS Timber

On Behalf of GS TIMBER LLC

Date:

\_\_\_\_\_  
2/15/24



## Darlene Ferretti

---

**From:** Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>  
**Sent:** Thursday, February 15, 2024 5:09 PM  
**To:** Julie A. Stenberg; Rebecca Messinger  
**Cc:** Ezra L. Hammer; James D. Howsley  
**Subject:** RE: Site Specific UGA Request - GS Timber LLC

**CAUTION:** EXTERNAL EMAIL – verify sender before opening links or attachments

Hello Julie:

This is to acknowledge receipt of your letter. It will be added to the list of site-specific requests. Thank you.

Oliver

---

**From:** Julie A. Stenberg <Julie.Stenberg@jordanramis.com>  
**Sent:** Thursday, February 15, 2024 5:03 PM  
**To:** Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>  
**Cc:** Ezra L. Hammer <elh@jordanramis.com>; James D. Howsley <jamie.howsley@jordanramis.com>  
**Subject:** Site Specific UGA Request - GS Timber LLC

**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.

Sent on behalf of Jamie Howsley, attached please find a Site Specific UGA Request, with property owner authorization.

Sincerely,

Julie Stenberg

**Julie A. Stenberg** | Legal Assistant  
Direct: (503) 598-5558

**JORDAN**  **RAMIS**

1211 SW Fifth Ave, Suite 2700  
Portland OR 97204

[jordanramis.com](http://jordanramis.com) | (888) 598-7070  
Portland | Bend | Vancouver WA



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February 15, 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 parcels with property identification numbers 216491000 and 216473000 (the “Properties”), which are all located along NW Hillhurst Road and NW Carty Road in Ridgefield. This letter is written to respectfully request that Clark County (the “County”) include the Properties in the Ridgefield 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 Properties currently have the Comprehensive Plan designation of AG, and a corresponding Zoning designation of Agriculture-20 (AG-20). Importantly, the Properties are surrounded on all sides by the land that is located within the Ridgefield Urban Growth Area and annexed to the City of Ridgefield. Additionally, the Properties are completely surrounded by clear signs of urbanization including an adjacent school campus and large residential subdivision. Nearby parcels are zoned for commercial, residential, and industrial uses. Due to the immediately surrounding area, it appears that the current zoning and comprehensive plan designation do not align the Properties as it is functionally difficult or near impossible to use them for intense agricultural purposes.

Clark County Board of County Council  
February 15, 2024  
Page 2

For these reasons, we request that the County harmonize the applicable criteria for the Properties and change the zoning to General Commercial with a commercial general plan designation and no overlay. Either one will facilitate the development of the Properties in a manner that will in turn support the creation of much needed jobs and mixed-use housing in Clark County.

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 Property because they are ideally situated to help spur housing development.

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Properties

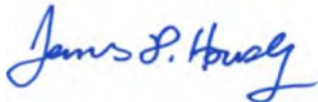
Exhibit B – Letter of Authorization from the property owners

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

**Exhibit A – Maps Identifying the Property**

**Parcel 216491000**



Property Fact Sheet for Account 216491000

February 14, 2024

**General Information**

Property Account	216491000
Site Address	
Legal Desc	#49 SEC 32 T4N R1EWM 1.03 A
Owner	MAUL JAMES J & MAUL JOHN C
Mail Address	PO BOX 488 RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	44,867 sq. ft. / 1.03 acres
Section-Township-Range	NE 1/4,S32,T4N,R1E

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

Land Value	\$244,941.00
Building Value	\$0.00
Total Property Value	\$244,941.00
Total Taxable Value	\$244,941.00

**Most Recent Sale**

Sale Date	09/13/2018
Document Type	D-QCD
Sale Number	794247
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 - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	none

**Miscellaneous**

Census Tract	403.03
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a

**Public Safety**

Burning Allowed	No
EMS Response Area	AMR



**Environmental Public Health**

Public Health Food Inspector District	District 3
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 2

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	S3011C0212D S3015C1015G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis
Watershed	Gee Creek
Sub Watershed	Gee Creek (Upper)
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

**Parcel 216473000**



Property Fact Sheet for Account 216473000

February 14, 2024

**General Information**

Property Account	216473000
Site Address	23511 NW HILLHURST RD, RIDGEFIELD, WA 98642
Legal Desc	#31 SEC 32 T4N R1EWM 10.47 A
Owner	MAUL JAMES J & MAUL JOHN C
Mail Address	PO BOX 488 RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	456,073 sq. ft. / 10.47 acres
Section-Township-Range	NE 1/4,S32,T4N,R1E

**Assessment** [2023 Values for 2024 Taxes]

Land Value	\$617,268.00
Building Value	\$368,330.00
Total Property Value	\$985,598.00
Total Taxable Value	\$985,598.00

**Most Recent Sale**

Sale Date	09/13/2018
Document Type	D-QCD
Sale Number	794247
Sale Amount	\$0.00

**Administrative**

Jurisdiction	Clark County
--------------	--------------

**Land Use Planning**

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	none

**Miscellaneous**

Census Tract	403.03
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a

**Public Safety**

Burning Allowed	No
EMS Response Area	AMR
Fire District	Clark-Cowlitz Fire Rescue



**Environmental Public Health**

Public Health Food Inspector District	District 3
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 2

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0212D 53015C1015G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Flume Creek Gee Creek
Sub Watershed	Flume Creek Gee Creek (Upper)
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

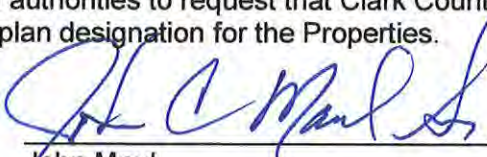
**Exhibit B**  
**Letters of Authorization from Property Owners**

[See Attached]

**LETTER OF AUTHORIZATION**

We, the undersigned, are the owners of record for the real property with Property Identification Numbers 216491000 and 216473000 (the "Properties"). 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 change Urban Growth Area, zoning, and comprehensive plan designation for the Properties.

Signature:

  
\_\_\_\_\_  
John Maul

Date:

2-15-2024

Signature:

  
\_\_\_\_\_  
James Maul

Date:

FEB 15, 2024



## Darlene Ferretti

---

**From:** Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>  
**Sent:** Thursday, February 15, 2024 5:10 PM  
**To:** Julie A. Stenberg; Rebecca Messinger  
**Cc:** James D. Howsley; Ezra L. Hammer; Darlene Ferretti  
**Subject:** RE: Site Specific UGA Request

**CAUTION:** EXTERNAL EMAIL – verify sender before opening links or attachments

Receive, thank you.

Oliver

---

**From:** Julie A. Stenberg <Julie.Stenberg@jordanramis.com>  
**Sent:** Thursday, February 15, 2024 4:59 PM  
**To:** Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>  
**Cc:** James D. Howsley <jamie.howsley@jordanramis.com>; Ezra L. Hammer <elh@jordanramis.com>; Darlene Ferretti <Darlene.Ferretti@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.

Sent on behalf of Jamie Howsley, attached please find a Site Specific UGA Request, with property owner authorization.

Sincerely,

Julie Stenberg

**Julie A. Stenberg** | Legal Assistant  
Direct: (503) 598-5558

**JORDAN**  **RAMIS**

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Portland OR 97204

[jordanramis.com](http://jordanramis.com) | (888) 598-7070  
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February 16, 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 Zone and Comprehensive Plan Designation Changes***

Dear Chair Bowerman, Councilors Belkot, Marshall, Medvigy, and Yung:

Our office represents the owners of parcels with property identification numbers 179154000 and 179112000 (the "Properties"), which are all located along 219<sup>th</sup> Street in unincorporated Clark County. This letter is written to respectfully request that Clark County (the "County") approve a zone change and comprehensive plan designation change for the Properties. Letters from the property owners are included authorizing Jordan Ramis PC to represent their request for these changes.

The Properties currently have the Comprehensive Plan designation of R-5, a corresponding Zoning designation of Rural-5 (R-5), and Urban Reserve - 20 (UR-20) and Industrial zoning overlays. As currently planned, the industrial overlay and UR-20 overlay conflict with the R-5 zoning.

Importantly, the Properties are located along the 219<sup>th</sup> Street corridor in close proximity and access to the I-5 freeway and interchange with SR502. Nearby parcels are zoned for commercial use. As such, we believe it is the intent of the County to facilitate the growth of industrial and commercial uses along the 219<sup>th</sup> Street corridor in a manner consistent with the generalized zoning scheme. For these reasons, we request that the County harmonize the applicable criteria for the Properties and either change the zoning to General Commercial with a commercial general zoning designation and no

Clark County Board of County Council  
February 16, 2024  
Page 2

overlay or to Light Industrial District with a Employment District an employment district general plan designation and no overlay. Either one will facilitate the development of the Properties in a manner that will in turn support the creation of much needed jobs in Clark County.

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 Property because they are ideally situated to help spur housing development.

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Properties

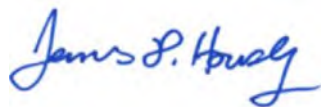
Exhibit B – Letter of Authorization from the property owners

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

**Exhibit A – Maps Identifying the Property**

**Parcel 179154000**



Property Fact Sheet for Account 179154000

February 12, 2024

**General Information**

Property Account	179154000
Site Address	
Legal Desc	#62 SEC 2 T3N R1EWM 3.76A
Owner	HOLSINGER DONALD G ETAL
Mail Address	21510 NW 21ST PL RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	163,786 sq. ft. / 3.76 acres
Section-Township-Range	NW 1/4,S02,T3N,R1E

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

Land Value	\$284,250.00
Building Value	\$0.00
Total Property Value	\$284,250.00
Total Taxable Value	\$284,250.00

**Most Recent Sale**

Sale Date	06/20/2006
Document Type	DEED
Sale Number	0596426
Sale Amount	\$20,500.00

**Administrative**

Jurisdiction	Clark County
--------------	--------------

**Land Use Planning**

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 - 20 (UR-20), Industrial

**Miscellaneous**

Census Tract	404.03
Drainage District	n/a
Neighborhood	Four Creeks
Park District	n/a

**Public Safety**

Burning Allowed	Yes
EMS Response Area	AMR
Fire District	Clark-Cowlitz Fire Rescue
Increased Wildfire Danger Area	No



**Environmental Public Health**

Public Health Food Inspector District	District 3
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 2

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	S3011C0218D S3015C1020G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Gee Creek Salmon Creek
Sub Watershed	Gee Creek (Upper) Mill Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	Presence

**Parcel 179112000**



Property Fact Sheet for Account 179112000

February 12, 2024

**General Information**

Property Account	179112000
Site Address	1301 NE 219TH ST, RIDGEFIELD, WA 98642
Legal Desc	#20 OF SEC 2 T3NR1EWM 4.28A
Owner	HOLSINGER DONALD G & ROSSI JACQUELINE M
Mail Address	21510 NW 21ST PL RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	186,437 sq. ft. / 4.28 acres
Section-Township-Range	NW 1/4,S02,T3N,R1E

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

Land Value	\$351,409.00
Building Value	\$0.00
Total Property Value	\$351,409.00
Total Taxable Value	\$351,409.00

**Most Recent Sale**

Sale Date	06/20/2006
Document Type	DEED
Sale Number	0597552
Sale Amount	\$93,000.00

**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 - 20 (UR-20), Industrial

**Miscellaneous**

Census Tract	404.03
Drainage District	n/a
Neighborhood	Four Creeks
Park District	n/a

**Public Safety**

Burning Allowed	Yes
EMS Response Area	AMR



**Environmental Public Health**

Public Health Food Inspector District	District 3
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 2

**Wetlands and Soil Types**

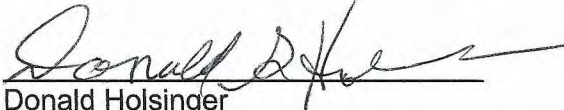
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0218D 53015C1020G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Hydric / DdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Gee Creek Salmon Creek
Sub Watershed	Gee Creek (Upper) Mill Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	Presence

**Exhibit B**  
**Letters of Authorization from Property Owners**

[See attached]

**LETTER OF AUTHORIZATION**

I, the undersigned, am the owner of record and have power of attorney to represent the other owners of record for the real property with Property Identification Numbers 179112000 and 179154000 (the "Properties"). I 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 change the comprehensive plan designation and zoning for the Property.

Signature:   
Donald Holsinger

Date: 2/16/2024

## Darlene Ferretti

---

**From:** Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>  
**Sent:** Friday, February 16, 2024 3:28 PM  
**To:** Julie A. Stenberg; Oliver Orjiako  
**Cc:** James D. Howsley; Ezra L. Hammer; Darlene Ferretti  
**Subject:** RE: Site Specific UGA Request

**CAUTION:** EXTERNAL EMAIL – verify sender before opening links or attachments

Good afternoon,

This is to confirm receipt of the site specific UGA request. I will also ensure that it is forwarded to the Council.

Thank you,  
Rebecca



**Rebecca Messinger**  
Clerk to the Council  
COUNTY MANAGER'S OFFICE

564-397-4305



---

**From:** Julie A. Stenberg <Julie.Stenberg@jordanramis.com>  
**Sent:** Friday, February 16, 2024 3:07 PM  
**To:** Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>  
**Cc:** James D. Howsley <jamie.howsley@jordanramis.com>; Ezra L. Hammer <elh@jordanramis.com>; Darlene Ferretti <Darlene.Ferretti@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.

Sent on behalf of Jamie Howsley, attached please find a Site Specific UGA Request, with property owner authorization.

Sincerely,

Julie Stenberg



**Julie A. Stenberg** | Legal Assistant  
Direct: (503) 598-5558

**JORDAN**  **RAMIS**

1211 SW Fifth Ave, Suite 2700  
Portland OR 97204

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Portland | Bend | Vancouver WA



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February 20, 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 parcels with property identification numbers 181452000, 181449000, and 181689000 (the “Properties”), which are all located near the intersection of NE 50<sup>th</sup> Avenue and NE 179<sup>th</sup> Street in unincorporated Clark County. 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.

Parcel 181452000 is located just north and adjacent to the Vancouver Urban Growth Area. The other two are located within the Vancouver Urban Growth Area. All three are near the new Mill Creek residential development and in an area characterized by urban growth and residential and commercial uses. As such, we request that the County include parcel 181452000 in the Vancouver Urban Growth Area.

Parcel 181452000 is zoned Agriculture-20 (AG-20) and has a comprehensive plan designation of Agriculture (AG). We request that the County change the zoning to either Single Family Residential

R1-5 or R1-6, with a comprehensive plan designation of Urban Low Density Residential (UL). Doing so will allow the property to develop in a manner consistent with the surrounding area and support the development of much needed housing.

Parcel 181449000 is zoned Single Family Residential (R1-20) with a comprehensive plan designation of Urban Low Density Residential (UL). We request that the County also change the zoning designation to either Single Family Residential R1-5 or R1-6 to further support the creation of much needed housing.

Parcel 181689000 is zoned Single Family Residential (R1-7.5), with a comprehensive plan designation of Urban Low Density Residential (UL). We request that the County change the zoning designation to Residential R-18 and the comprehensive plan designation to Urban Medium Density Residential (UM) in order to support the creation of much needed medium density housing.

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 Property because they are ideally situated to help spur housing development.

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Properties

Exhibit B – Letter of Authorization from the property owners

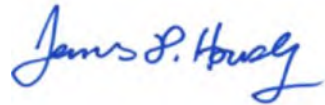
Once the 2025 Plan update schedule is finalized, we intend to submit a detailed narrative in support of this request, addressing the criteria of the Growth Management Act (GMA), CCC, and Clark County’s 20-Year Comprehensive Plan.

Clark County Board of County Council  
February 20, 2024  
Page 3

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

**Exhibit A – Maps Identifying the Property**

**Parcel 181452000**

Property Fact Sheet for Account 181452000

February 15, 2024



**General Information**

Property Account	181452000
Site Address	
Legal Desc	#16 SEC 12 T3N R1EWM 12.89 A
Owner	PLEASANT ACRES LLC
Mail Address	418 NW ALBEMARLE TER PORTLAND OR , 97210 US
Tax Status	Regular
Property Status	Active
Area (approx.)	561,488 sq. ft. / 12.89 acres
Section-Township-Range	NE 1/4,S12,T3N,R1E

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

Land Value	\$515,978.00
Building Value	\$2.00
Total Property Value	\$515,980.00
Total Taxable Value	\$515,980.00

**Most Recent Sale**

Sale Date	06/16/2015
Document Type	D-B&S
Sale Number	728709
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 - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	none

**Miscellaneous**

Census Tract	404.03
Drainage District	n/a
Neighborhood	Four Creeks
Park District	n/a

**Public Safety**



**Environmental Public Health**

Public Health Food Inspector District	District 3
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 2

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0219D 53011C0238D 53015C1020G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeF Non-Hydric / HcD Non-Hydric / HoB Non-Hydric / HoC Hydric / OdB

## Parcel 181449000



### Property Fact Sheet for Account 181449000

February 15, 2024

#### General Information

Property Account	181449000
Site Address	19100 NE 50TH AVE, VANCOUVER, WA 98686
Legal Desc	=12 SEC 12 T3N R1EWM 18.85A
Owner	CEDAR TREE ACRES LLC
Mail Address	418 NW ALBEMARLE TER PORTLAND OR , 97210 US
Tax Status	Regular
Property Status	Active
Area (approx.)	821,106 sq. ft. / 18.85 acres
Section-Township-Range	NE 1/4,S12,T3N,R1E

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

Land Value	\$423,135.00
Building Value	\$171,758.00
Total Property Value	\$594,893.00
Total Taxable Value	\$594,893.00

#### Most Recent Sale

Sale Date	06/18/2015
Document Type	D-B&S
Sale Number	728707
Sale Amount	\$0.00

#### Administrative

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	UL
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Vancouver
Zoning Designation - <a href="#">Codes</a>	Single Family Residential (R1-20)
Zoning Overlay(s)	none

#### Miscellaneous

Census Tract	404.03
Drainage District	n/a
Neighborhood	Four Creeks
Park District	10



#### Environmental Public Health

Public Health Food Inspector District	District 3
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 2

#### Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0219D 53011C0238D 53015C1020G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeF Non-Hydric / HcB Non-Hydric / HoB Non-Hydric / HoC Hydric / QdB
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon

**Parcel 181689000**



Property Fact Sheet for Account 181689000

February 15, 2024

**General Information**

Property Account	181689000
Site Address	3919 NE 179TH ST, VANCOUVER, WA 98686
Legal Desc	#20 OF SEC 13 T3NR1EWM 2.66A
Owner	LONG LAKE COMMERCIAL LLC
Mail Address	1499 SE TECH CENTER PL STE 380 VANCOUVER WA , 98683
Tax Status	Regular
Property Status	Active
Area (approx.)	115,870 sq. ft. / 2.66 acres
Section-Township-Range	NE 1/4,S13,T3N,R1E

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

Land Value	\$284,682.00
Building Value	\$169,947.00
Total Property Value	\$454,629.00
Total Taxable Value	\$454,629.00

**Most Recent Sale**

Sale Date	12/26/2019
Document Type	D-B&S
Sale Number	815107
Sale Amount	\$0.00

**Administrative**

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	UL
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Vancouver
Zoning Designation - <a href="#">Codes</a>	Single Family Residential (R1-7.5)
Zoning Overlay(s)	Mill Creek Overlay

**Miscellaneous**

Census Tract	404.09
Drainage District	n/a
Neighborhood	Four Creeks
Park District	10



**Environmental Public Health**

Public Health Food Inspector District	District 3
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 2

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	Category 1 Recharge Areas Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0219D 53011C0357D 53015C1020G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Salmon Creek
Sub Watershed	Mill Creek

**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 181452000 (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: Sefer Bialby

Title: CO-OWNER

Authorized on Behalf of Pleasant Acres LLC

Date: 2/17/24

LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Number 181689000 (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 change the comprehensive plan designation and zoning for the Property.

Signature:

Shu Bally

Title:

CO-Owner

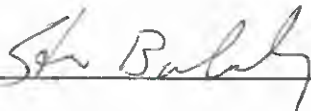
Authorized on Behalf of Long Lake Commercial LLC

Date:

2/17/24

**LETTER OF AUTHORIZATION**

We, the undersigned, are the owners of record for the real property with Property Identification Number 181449000 (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 change the zoning for the Property.

Signature: 

Title: CO-owner

Authorized on Behalf of Cedar Tree Acres LLC

Date: 2/17/24

## Darlene Ferretti

---

**From:** Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>  
**Sent:** Tuesday, February 20, 2024 1:09 PM  
**To:** Julie A. Stenberg; Oliver Orjiako  
**Cc:** James D. Howsley; Ezra L. Hammer; Darlene Ferretti  
**Subject:** RE: Site Specific UGA Request

**CAUTION:** EXTERNAL EMAIL – verify sender before opening links or attachments

Thank you, Julie. I will ensure this the request is forwarded to the Council.



**Rebecca Messinger**  
Clerk to the Council  
COUNTY MANAGER'S OFFICE

564-397-4305



---

**From:** Julie A. Stenberg <Julie.Stenberg@jordanramis.com>  
**Sent:** Tuesday, February 20, 2024 12:53 PM  
**To:** Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>  
**Cc:** James D. Howsley <jamie.howsley@jordanramis.com>; Ezra L. Hammer <elh@jordanramis.com>; Darlene Ferretti <Darlene.Ferretti@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.

Sent on behalf of Jamie Howsley, attached please find a Site Specific UGA Request, with property owner authorization.

Sincerely,

Julie Stenberg

**Julie A. Stenberg** | Legal Assistant  
Direct: (503) 598-5558

# JORDAN RAMIS

1211 SW Fifth Ave, Suite 2700  
Portland OR 97204

[jordanramis.com](http://jordanramis.com) | (888) 598-7070  
Portland | Bend | Vancouver WA



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March 1, 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 Zone Changes***

Dear Chair Bowerman, Councilors Belkot, Marshall, Medvigy, and Yung:

Our office represents the owners of parcels with property identification numbers 200119000, 200114000, 200073000, 200178000, 200069000, and 200116000 (the “Properties”), which are all located within the community of Brush Prairie. This letter is written to respectfully request that Clark County (the “County”) approve a zone change for the Properties. Letters from the property owners are included authorizing Jordan Ramis PC to represent their request for these changes.

Parcels 200069000 and 200116000 currently have the Comprehensive Plan designation of Commercial and corresponding Zoning designation of Community Commercial (CC). The purpose of the CC zoning is to provide for the regular shopping and service needs for several adjacent neighborhoods. Importantly, due to the fact that the parcels are owned by the same underlying party, they are collectively of a size that can appropriately support more substantial commercial uses than those currently permitted by the CC zoning. As such, we request that the County change the Zoning designation to General Commercial (GC). Doing so will help support the development of commercial uses that can provide a full range of goods and services necessary to serve large areas of the county and the traveling public.

Clark County Board of County Council  
March 1, 2024  
Page 2

Parcels 200119000, 200114000, 200073000 and 200178000 currently have the Comprehensive Plan designation of Urban Low Density Residential and corresponding Zoning designation of R1-10. The purpose of this designation is to provide for predominantly single-family residential development with densities between five and 10 units per acre. However, the parcels currently house a vibrant community church that is planning to expand and enhance its campus and provide community gathering opportunities for its members. Therefore, we request that the County change the Comprehensive Plan designation to Commercial and the associated Zoning designation to General Commercial (GC).

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 Property because they are ideally situated to help spur housing development.

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Properties

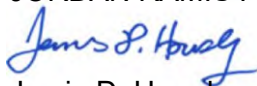
Exhibit B – Letter of Authorization from the property owners

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 Wiser, Clark County

**Exhibit A – Maps Identifying the Property**

**Parcel 200116000**



Property Fact Sheet for Account 200116000

February 12, 2024

**General Information**

Property Account	200116000
Site Address	11718 NE 117TH AVE, VANCOUVER, WA 98662
Legal Desc	#60 SEC 34 T3NR2EWM .76A
Owner	UNION CORNER PROPERTIES LLC
Mail Address	PO BOX 758 BRUSH PRAIRIE WA , 98606
Tax Status	Regular
Property Status	Active
Area (approx.)	33,106 sq. ft. / 0.76 acres
Section-Township-Range	NW 1/4,S34,T3N,R2E

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

Land Value	\$260,392.00
Building Value	\$183,678.00
Total Property Value	\$444,070.00
Total Taxable Value	\$444,070.00

**Most Recent Sale**

Sale Date	11/04/2011
Document Type	D-SWD
Sale Number	671408
Sale Amount	\$300,000.00

**Administrative**

Jurisdiction	Clark County
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**Land Use Planning**

Comprehensive Plan Designation	C
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Vancouver
Zoning Designation - <a href="#">Codes</a>	Community Commercial (CC)
Zoning Overlay(s)	none

**Miscellaneous**

Census Tract	407.09
Drainage District	n/a
Neighborhood	Sunnyside
Park District	5



**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 1 Recharge Areas
FEMA Map / FIRM Panel	S3011C0383D
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
Wetland Inventory	No Mapping Indicators



**Parcel 200069000**



Property Fact Sheet for Account 200069000

February 12, 2024

**General Information**

Property Account	200069000
Site Address	11614 NE 117TH AVE, VANCOUVER, WA 98662
Legal Desc	#3 #13 SEC 34 T3N R2EWM 1.02A
Owner	S GENERATION LLC
Mail Address	PO BOX 755 BRUSH PRAIRIE WA , 98606
Tax Status	Regular
Property Status	Active
Area (approx.)	44,431 sq. ft. / 1.02 acres
Section-Township-Range	NW 1/4,S34,T3N,R2E

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

Land Value	\$303,226.00
Building Value	\$140,965.00
Total Property Value	\$444,191.00
Total Taxable Value	\$444,191.00

**Most Recent Sale**

Sale Date	12/28/2016
Document Type	D-PREP
Sale Number	764851
Sale Amount	\$0.00

**Administrative**

Jurisdiction	Clark County
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**Land Use Planning**

Comprehensive Plan Designation	C
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Vancouver
Zoning Designation - <a href="#">Codes</a>	Community Commercial (CC)
Zoning Overlay(s)	none

**Miscellaneous**

Census Tract	407.09
Drainage District	n/a
Neighborhood	Sunnyside
Park District	6



**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 1 Recharge Areas
FEMA Map / FIRM Panel	53011C0383D
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
Wetland Inventory	No Mapping Indicators

**Parcel 200119000**

Property Fact Sheet for Account 200119000

February 29, 2024



**General Information**

Property Account	200119000
Site Address	
Legal Desc	#63 SEC 34 T3NR2EWM 1.25A
Owner	BAPTIST CHURCH BRUSH PRAIRIE
Mail Address	11814 NE 117TH AVE VANCOUVER WA , 98662 US
Tax Status	TOTAL EXEMPTION
Property Status	Active
Area (approx.)	54,450 sq. ft. / 1.25 acres
Section-Township-Range	NW 1/4,S34,T3N,R2E

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

Land Value	\$240,306.00
Building Value	\$30,371.00
Total Property Value	\$270,677.00
Total Taxable Value	\$0.00

**Most Recent Sale**

Sale Date	
Document Type	
Sale Number	
Sale Amount	

**Administrative**

Jurisdiction	Clark County
--------------	--------------

**Land Use Planning**

Comprehensive Plan Designation	UL
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Vancouver
Zoning Designation - <a href="#">Codes</a>	Single Family Residential (R1-10)
Zoning Overlay(s)	none

**Miscellaneous**

Census Tract	407.09
Drainage District	n/a
Neighborhood	Sunnyside
Park District	6

**Public Safety**



**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 1 Recharge Areas
FEMA Map / FIRM Panel	53011C0383D
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
Wetland Inventory	No Mapping Indicators

## Parcel 200073000



### Property Fact Sheet for Account 200073000

February 29, 2024

#### General Information

Property Account	200073000
Site Address	11802 NE 117TH AVE, VANCOUVER, WA 98662
Legal Desc	#10 SEC 34 T3NR2EWM .60A
Owner	BAPTIST CHURCH BRUSH PRAIRIE
Mail Address	11814 NE 117TH AVE VANCOUVER WA , 98662 US
Tax Status	TOTAL EXEMPTION
Property Status	Active
Area (approx.)	26,136 sq. ft. / 0.6 acres
Section-Township-Range	NW 1/4,S34,T3N,R2E

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

Land Value	\$126,445.00
Building Value	\$656,909.00
Total Property Value	\$783,354.00
Total Taxable Value	\$0.00

#### Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

#### Administrative

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	UL
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Vancouver
Zoning Designation - <a href="#">Codes</a>	Single Family Residential (R1-10)
Zoning Overlay(s)	none
<b>Miscellaneous</b>	
Census Tract	407.09
Drainage District	n/a
Neighborhood	Sunnyside
Park District	6



#### 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 1 Recharge Areas
FEMA Map / FIRM Panel	53011C0383D
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
Wetland Inventory	No Mapping Indicators

**Parcel 200114000**



Property Fact Sheet for Account 200114000

February 29, 2024

**General Information**

Property Account	200114000
Site Address	11802 NE 117TH AVE, VANCOUVER, WA 98662
Legal Desc	#58 SEC 34 T3NR2EWM 1.72A
Owner	BAPTIST CHURCH BRUSH PRAIRIE
Mail Address	11814 NE 117TH AVE VANCOUVER WA , 98662 US
Tax Status	TOTAL EXEMPTION
Property Status	Active
Area (approx.)	74,923 sq. ft. / 1.72 acres
Section-Township-Range	NW 1/4,S34,T3N,R2E

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

Land Value	\$362,637.00
Building Value	\$902,660.00
Total Property Value	\$1,265,297.00
Total Taxable Value	\$0.00

**Most Recent Sale**

Sale Date	
Document Type	
Sale Number	
Sale Amount	

**Administrative**

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	UL
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Vancouver
Zoning Designation - <a href="#">Codes</a>	Single Family Residential (R1-10)
Zoning Overlay(s)	none

**Miscellaneous**

Census Tract	407.09
Drainage District	n/a
Neighborhood	Sunnyside
Park District	6



**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 1 Recharge Areas
FEMA Map / FIRM Panel	53011C0383D
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
Wetland Inventory	No Mapping Indicators

**Parcel 200178000**



Property Fact Sheet for Account 200178000

February 29, 2024

**General Information**

Property Account	200178000
Site Address	11814 NE 117TH AVE, VANCOUVER, WA 98662
Legal Desc	#122 SEC 34-3-2EWM 3.78A (SEE 200178-001 TAXABLE PTN)
Owner	BAPTIST CHURCH BRUSH PRAIRIE
Mail Address	11814 NE 117TH AVE VANCOUVER WA , 98662 US
Tax Status	TOTAL EXEMPTION
Property Status	Active
Area (approx.)	73,181 sq. ft. / 1.68 acres
Section-Township-Range	NW 1/4,S34,T3N,R2E

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

Land Value	\$212,476.00
Building Value	\$400,631.00
Total Property Value	\$613,107.00
Total Taxable Value	\$0.00

**Most Recent Sale**

Sale Date	
Document Type	
Sale Number	
Sale Amount	

**Administrative**

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	UL
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Vancouver
Zoning Designation - <a href="#">Codes</a>	Single Family Residential (R1-10)
Zoning Overlay(s)	none
<b>Miscellaneous</b>	
Census Tract	407.09
Drainage District	n/a
Neighborhood	Sunnyside
Park District	6



**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**

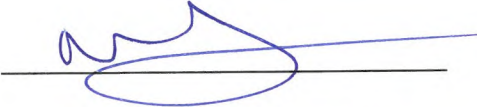
Critical Aquifer Recharge Area	Category 1 Recharge Areas
FEMA Map / FIRM Panel	53011C0383D
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / H1A
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Salmon Creek
Sub Watershed	Curtin Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

**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 200116000 (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 change the zoning for the Property.

Signature: 

Title: manager / partner

Authorized on Behalf of Union Corner Properties LLC

Date: 3-1-24

**LETTER OF AUTHORIZATION**

We, the undersigned, are the owners of record for the real property with Property Identification Number 200069000 (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 change the zoning for the Property.

Signature: *Lisa N. Stokely*

Title: *Manager/Grantor*

Authorized on Behalf of 5 Generation LLC

Date: *3-1-2024*



**LETTER OF AUTHORIZATION**

We, the undersigned, are the owners of record for the real property with Property Identification Numbers 200119000, 200114000, 200073000, and 200178000 (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 change the Comprehensive Plan designation and associated zoning for the Property.

Signature: Mike Leece

Title: Officer / Elder Chair

Authorized on Brush Prairie Baptist Church

Date: 3/1/2024

## Darlene Ferretti

---

**From:** Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>  
**Sent:** Monday, March 4, 2024 8:32 AM  
**To:** Darlene Ferretti; Oliver Orjiako  
**Cc:** Sonja Wiser; Ezra L. Hammer; James D. Howsley  
**Subject:** RE: Site Specific UGA Request

**CAUTION:** EXTERNAL EMAIL – verify sender before opening links or attachments

Good morning Darlene,

This is to confirm that the letter was received and will be forwarded to the Council, as well as added to the record.

Thank you,  
Rebecca



**Rebecca Messinger**  
Clerk to the Council  
COUNTY MANAGER'S OFFICE

564-397-4305



---

**From:** Darlene Ferretti <Darlene.Ferretti@jordanramis.com>  
**Sent:** Friday, March 1, 2024 3:09 PM  
**To:** Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>  
**Cc:** Sonja Wiser <Sonja.Wiser@clark.wa.gov>; Ezra L. Hammer <elh@jordanramis.com>; James D. Howsley <jamie.howsley@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  
Portland | Bend | Vancouver WA



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March 4, 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 several of the owners of 16 parcels with the following property identification numbers: 212813000, 212774000, 212797000, 212798000, 212814000, 212778000, 212812000, 212777000, 212780000, 212792000, 212822000, 212807000, 212787000, 212801000, 212793000, and 212791000 (collectively, the “Properties”). The Properties are surrounded by the City of Ridgefield and adjacent to the I-5 freeway. This letter is written to respectfully request that Clark County (the “County”) include all of the Properties in the City of Ridgefield Urban Growth Area, and approve zone and comprehensive plan designation changes for the Properties. Letters from several of the property owners are included authorizing Jordan Ramis PC to represent their request for these changes. We have shared the following proposal with the City of Ridgefield, and they have expressed their support for the requests articulated below.

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

Parcel	Zone / Overlay	Comp Plan / Overlay	Parcel	Zone / Overlay	Comp Plan / Overlay
212813000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212777000	AG / Urban Reserve	AG-20 / UR-20, Industrial

Parcel	Zone / Overlay	Comp Plan / Overlay	Parcel	Zone / Overlay	Comp Plan / Overlay
212774000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212780000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212797000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212792000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212791000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212822000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212798000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212807000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212814000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212787000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212778000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212801000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212812000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212793000	AG / Urban Reserve	AG-20 / UR-20, Industrial

Based on the City or Ridgefield’s planning efforts to date, and the industrial overlay, we are requesting that the County include the Properties in the City of Ridgefield Urban Growth Area, change the comprehensive plan designation to Industrial (I) and the zoning to Light Industrial District (IL). Doing so will significantly enhance the City’s efforts to provide good paying jobs in Clark County.

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 several of the property owners

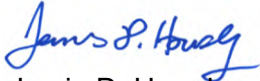
Clark County Board of County Council  
March 4, 2024  
Page 3

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 Wisler, Clark County  
Steve Stuart, City of Ridgefield  
Claire Lust, City of Ridgefield

**Exhibit A – Maps Identifying the Property**

**Parcel 212813000**



Property Fact Sheet for Account 212813000

February 15, 2024

**General Information**

Property Account	212813000
Site Address	4836 N 10TH ST, RIDGEFIELD, WA 98642
Legal Desc	#44 SEC 16 T4N R1EWM 20A
Owner	SMITH ROBERT W ETAL TRUSTEE
Mail Address	9310 NE MASON CREEK RD BATTLE GROUND WA , 98604 US
Tax Status	Regular
Property Status	Active
Area (approx.)	871,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

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

Land Value	\$563,766.00
Building Value	\$222,075.00
Total Property Value	\$785,841.00
Total Taxable Value	\$288,522.00

**Most Recent Sale**

Sale Date	09/11/2002
Document Type	D-QCD
Sale Number	0506173
Sale Amount	\$0.00

**Administrative**

Jurisdiction	Clark County
--------------	--------------

**Land Use Planning**

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

**Miscellaneous**

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
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 2

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

**Parcel 212774000**



Property Fact Sheet for Account 212774000

February 15, 2024

**General Information**

Property Account	212774000
Site Address	
Legal Desc	=5 & #12 SEC 16 T4N R1EWM 20A
Owner	SMITH ROBERT W ETAL TRUSTEE
Mail Address	9310 NE MASON CREEK RD BATTLE GROUND WA , 98604 US
Tax Status	Regular
Property Status	Active
Area (approx.)	871,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

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

Land Value	\$570,606.00
Building Value	\$0.00
Total Property Value	\$570,606.00
Total Taxable Value	\$66,712.00

**Most Recent Sale**

Sale Date	09/11/2002
Document Type	D-QCD
Sale Number	0506173
Sale Amount	\$0.00

**Administrative**

Jurisdiction	Clark County
--------------	--------------

**Land Use Planning**

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

**Miscellaneous**

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
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 2

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis



## Parcel 212797000



### Property Fact Sheet for Account 212797000

February 15, 2024

#### General Information

Property Account	212797000
Site Address	5630 N 10TH ST, RIDGEFIELD, WA 98642
Legal Desc	#28 SEC 16 T4N R1EWM 5A
Owner	PERSONS TANYA A & PERSONS ERICK S
Mail Address	5630 N 10TH ST RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	217,800 sq. ft. / 5 acres
Section-Township-Range	SE 1/4,S16,T4N,R1E

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

Land Value	\$311,144.00
Building Value	\$471,664.00
Total Property Value	\$782,808.00
Total Taxable Value	\$782,808.00

#### Most Recent Sale

Sale Date	11/06/2016
Document Type	D-QCD
Sale Number	794257
Sale Amount	\$0.00

#### Administrative

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

#### Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a

#### Public Safety



#### Environmental Public Health

Public Health Food Inspector District	District 3
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 2

#### Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub-Watershed	Allen Canyon Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

## Parcel 212798000



### Property Fact Sheet for Account 212798000

February 15, 2024

#### General Information

Property Account	212798000
Site Address	1323 N 57TH CT, RIDGEFIELD, WA 98642
Legal Desc	#29 SEC 16 T4NR1EWM 2.50A
Owner	ISLAS FREDY VELEZ & ISLAS MARBELLA VELEZ
Mail Address	1323 N 57TH CT RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	108,900 sq. ft. / 2.5 acres
Section-Township-Range	SE 1/4,S16,T4N,R1E

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

Land Value	\$212,582.00
Building Value	\$192,756.00
Total Property Value	\$405,338.00
Total Taxable Value	\$405,338.00

#### Most Recent Sale

Sale Date	09/07/2022
Document Type	D-SWD
Sale Number	871086
Sale Amount	\$430,000.00

#### Administrative

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

#### Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
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 2

#### Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydr / GeB Non-Hydr / GeF Hydr / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek
Wetland Class	PFO/SSC

## Parcel 212814000



### Property Fact Sheet for Account 212814000

February 15, 2024

#### General Information

Property Account	212814000
Site Address	
Legal Desc	#45 SEC 16 T4N R1EWM 20A
Owner	SMITH ROBERT W ETAL TRUSTEE
Mail Address	9310 NE MASON CREEK RD BATTLE GROUND WA , 98604 US
Tax Status	Regular
Property Status	Active
Area (approx.)	671,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

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

Land Value	\$585,660.00
Building Value	\$0.00
Total Property Value	\$585,660.00
Total Taxable Value	\$7,506.00

#### Most Recent Sale

Sale Date	09/11/2002
Document Type	D-QCD
Sale Number	0506173
Sale Amount	\$0.00

#### Administrative

Jurisdiction	Clark County
--------------	--------------

#### Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

#### Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
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 2

#### Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis

## Parcel 212778000



## Property Fact Sheet for Account 212778000

February 15, 2024

### General Information

Property Account	212778000
Site Address	1650 N ROYLE RD, RIDGEFIELD, WA 98642
Legal Desc	#9 SEC 16 T4NR1EWM 22A
Owner	RIDGEFIELD GARDENS LLC
Mail Address	3207 NE ROYAL OAKS DR VANCOUVER WA , 98662
Tax Status	Regular
Property Status	Active
Area (approx.)	958,320 sq. ft. / 22 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

### Assessment (2023 values for 2024 Taxes)

Land Value	\$586,132.00
Building Value	\$306,838.00
Total Property Value	\$892,970.00
Total Taxable Value	5344,800.00

### Most Recent Sale

Sale Date	01/03/2023
Document Type	D-SWD
Sale Number	876852
Sale Amount	\$0.00

### Administrative

Jurisdiction	Clark County
--------------	--------------

### Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

### Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
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 2

### Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek

**Parcel 212812000**



## Property Fact Sheet for Account 212812000

February 15, 2024

### General Information

Property Account	212812000
Site Address	1350 N ROYLE RD, RIDGEFIELD, WA 98642
Legal Desc.	#43 SEC 16 T4N R1EWM 20A
Owner	SMITH ROBERT W ETAL TRUSTEE
Mail Address	9310 NE MASON CREEK RD BATTLE GROUND WA , 98604 US
Tax Status	Regular
Property Status	Active
Area (approx.)	871,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

### Assessment (2023 Values for 2024 Taxes)

Land Value	\$595,116.00
Building Value	\$283,662.00
Total Property Value	\$878,778.00
Total Taxable Value	\$350,581.00

### Most Recent Sale

Sale Date	09/11/2002
Document Type	D-QCD
Sale Number	0506173
Sale Amount	\$0.00

### Administrative

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

### Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
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 2

### Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

**Parcel 212777000**



## Property Fact Sheet for Account 212777000

February 15, 2024

### General Information

Property Account	212777000
Site Address	
Legal Desc	=8 SEC 16 T4NR1EWM 8A
Owner	HENDRICKSON KAY J
Mail Address	2700 NW 289TH ST RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	348,480 sq. ft. / 8 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

### Assessment (2023 Values for 2024 Taxes)

Land Value	\$392,448.00
Building Value	\$0.00
Total Property Value	\$392,448.00
Total Taxable Value	\$2,701.00

### Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

### Administrative

Jurisdiction	Clark County
--------------	--------------

### Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

### Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
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 2

### Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	S3011C0204D S3015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis

**Parcel 212780000**



## Property Fact Sheet for Account 212780000

February 15, 2024

### General Information

Property Account	212780000
Site Address	
Legal Desc	#11 SEC 16 T4N R1EWM 5A
Owner	HENDRICKSON KAY J
Mail Address	2700 NW 289TH ST RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	217,800 sq. ft. / 5 acres
Section-Township-Range	SW 1/4, S16, T4N, R1E

### Assessment (2023 Values for 2024 Taxes)

Land Value	\$355,520.00
Building Value	\$0.00
Total Property Value	\$355,520.00
Total Taxable Value	\$1,759.00

### Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

### Administrative

Jurisdiction	Clark County
--------------	--------------

### Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

### Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
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 2

### Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis

**Parcel 212792000**



## Property Fact Sheet for Account 212792000

February 15, 2024

### General Information

Property Account	212792000
Site Address	2601 NW 289TH ST, RIDGEFIELD, WA 98642
Legal Desc.	#23 SEC 16 T4NR1EWM 5A
Owner	HENDRICKSON KAY J
Mail Address	2700 NW 289TH ST RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	217,800 sq. ft. / 5 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

### Assessment (2023 Values for 2024 Taxes)

Land Value	\$412,336.00
Building Value	\$163,740.00
Total Property Value	\$576,076.00
Total Taxable Value	\$275,200.00

### Most Recent Sale

Sale Date	06/03/2009
Document Type	D-PREP
Sale Number	640000
Sale Amount	\$0.00

### Administrative

Jurisdiction	Clark County
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### Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

### Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
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 2

### Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

**Parcel 212822000**





Property Fact Sheet for Account 212822000

February 15, 2024

**General Information**

Property Account	212822000
Site Address	2411 NW 289TH ST, RIDGEFIELD, WA 98642
Legal Desc	#53 SEC 16 T4N R1EWM 20.50A
Owner	EASTMAN GARY & EASTMAN TAMARA
Mail Address	PO BOX 1478 RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	892,980 sq. ft. / 20.5 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

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

Land Value	\$547,080.00
Building Value	\$1,008,434.00
Total Property Value	\$1,555,514.00
Total Taxable Value	\$1,045,522.00

**Most Recent Sale**

Sale Date	
Document Type	
Sale Number	
Sale Amount	

**Administrative**

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

**Miscellaneous**

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
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 2

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek

**Parcel 212807000**



Property Fact Sheet for Account 212807000

February 15, 2024

**General Information**

Property Account	212807000
Site Address	2221 NW 289TH ST, RIDGEFIELD, WA 98642
Legal Desc	#38 SEC 16 T4N R1EWM 1.52A
Owner	Z20 LLC
Mail Address	19304 NW 61ST AVE RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	66,211 sq. ft. / 1.52 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

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

Land Value	\$196,555.00
Building Value	\$0.00
Total Property Value	\$196,555.00
Total Taxable Value	\$196,555.00

**Most Recent Sale**

Sale Date	02/03/2022
Document Type	D-SWD
Sale Number	859856
Sale Amount	\$600,000.00

**Administrative**

Jurisdiction	Clark County
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**Land Use Planning**

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

**Miscellaneous**

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
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 2

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

**Parcel 212787000**



Property Fact Sheet for Account 212787000

February 15, 2024

**General Information**

Property Account	212787000
Site Address	2411 NW 289TH ST, RIDGEFIELD, WA 98642
Legal Desc	#18 SEC 16 T4N R1EWM 18.68A
Owner	Z20 LLC
Mail Address	19304 NW 61ST AVE RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	813,701 sq. ft. / 18.68 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E SE 1/4,S16,T4N,R1E

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

Land Value	\$519,932.00
Building Value	\$0.00
Total Property Value	\$519,932.00
Total Taxable Value	\$6,793.00

**Most Recent Sale**

Sale Date	02/03/2022
Document Type	D-SWD
Sale Number	859856
Sale Amount	\$600,000.00

**Administrative**

Jurisdiction	Clark County
<b>Land Use Planning</b>	
Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

**Miscellaneous**

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
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 2

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

**Parcel 212801000**



## Property Fact Sheet for Account 212801000

February 15, 2024

### General Information

Property Account	212801000
Site Address	1217 N 57TH CT, RIDGEFIELD, WA 98642
Legal Desc	#32 SEC 16 T4N R1EWM 2.14A
Owner	BROWN JENNIFER J & NAISH CATHERINE D
Mail Address	1217 NE 57TH CT RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	93,218 sq. ft. / 2.14 acres
Section-Township-Range	SE 1/4,S16,T4N,R1E

### Assessment (2023 Values for 2024 Taxes)

Land Value	\$214,051.00
Building Value	\$171,948.00
Total Property Value	\$386,009.00
Total Taxable Value	\$386,009.00

### Most Recent Sale

Sale Date	01/07/2011
Document Type	D-SWD
Sale Number	660445
Sale Amount	\$172,500.00

### Administrative

Jurisdiction	Clark County
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### Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

### Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
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 2

### Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydr / GeB Non-Hydr / GeF
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek
Wetland Class	No Mapping Indicators

**Parcel 212793000**



## Property Fact Sheet for Account 212793000

February 15, 2024

### General Information

Property Account	212793000
Site Address	1123 N 57TH CT, RIDGEFIELD, WA 98642
Legal Desc	#24 SEC 16 T4NR1EWM 3.53A
Owner	KNAPP DAVID & KNAPP JOYCE
Mail Address	1123 N 57TH CT RIDGEFIELD WA , 98642 US
Tax Status	Senior / Disabled Exemption
Property Status	Active
Area (approx.)	153,767 sq. ft. / 3.53 acres
Section-Township-Range	SE 1/4,S16,T4N,R1E

### Assessment (2023 Values for 2024 Taxes)

Land Value	\$245,241.00
Building Value	\$34,529.00
Total Property Value	\$279,770.00
Total Taxable Value	\$124,649.00

### Most Recent Sale

Sale Date	09/28/1999
Document Type	D-QCD
Sale Number	0454423
Sale Amount	\$0.00

### Administrative

Jurisdiction	Clark County
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### Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

### Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Block 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 2

### Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

**Parcel 212791000**



## Property Fact Sheet for Account 212791000

February 15, 2024

### General Information

Property Account	212791000
Site Address	
Legal Desc.	#22 SEC 16 T4N R1EWM 25.26A
Owner	TIMBERS GROUP LLC
Mail Address	2010 SE 97TH AVE VANCOUVER WA , 98664 US
Tax Status	Regular
Property Status	Active
Area (approx.)	1,100,326 sq. ft. / 25.26 acres
Section-Township-Range	NW 1/4,S16,T4N,R1E

### Assessment (2023 Values for 2024 Taxes)

Land Value	\$601,842.00
Building Value	\$0.00
Total Property Value	\$601,842.00
Total Taxable Value	\$7,103.00

### Most Recent Sale

Sale Date	11/10/2015
Document Type	D-SWD
Sale Number	737072
Sale Amount	\$440,000.00

### Administrative

Jurisdiction	Clark County
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### Land Use Planning

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial

### Miscellaneous

Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
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 2

### Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek

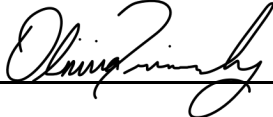
## Exhibit B

**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 Numbers 212807000 and 212787000 (the "Properties"). 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 Ridgefield Urban Growth Area and change the zoning and comprehensive plan designation for the Properties.

Signature: 

Title: Principal

Authorized on Behalf of Z20 LLC

Date: 02/23/24



**LETTER OF AUTHORIZATION**

We, the undersigned, are the owners of record for the real property with Property Identification Number 212791000 (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 Ridgefield Urban Growth Area and change the zoning and comprehensive plan designation for the Properties.

Signature:  \_\_\_\_\_

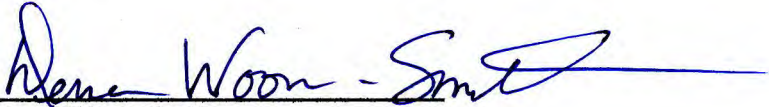
Title: MEMBER

Authorized on Behalf of Timbers Group LLC

Date: 02/26/2024

**LETTER OF AUTHORIZATION**

We, the undersigned, are the owners of record for the real property with Property Identification Numbers 212813000, 212774000, 212814000, and 212812000 (the "Properties"). 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 Ridgefield Urban Growth Area and change the zoning and comprehensive plan designation for the Properties.

Signature:   
Dena Woon-Smith

Date: 2/27/24

Signature:   
Mark Smith

Date: 2/27/24

Signature:   
Robert Smith

Date: 2/27/24

## Darlene Ferretti

---

**From:** Sonja Wiser <Sonja.Wiser@clark.wa.gov>  
**Sent:** Tuesday, March 5, 2024 5:59 AM  
**To:** Darlene Ferretti; Oliver Orjiako; Rebecca Messinger  
**Cc:** steve.stuart@ridgefieldwa.us; Claire.lust@ridgefieldwa.us; James D. Howsley; Ezra L. Hammer  
**Subject:** RE: Site Specific UGA Request  
**Attachments:** Lt. Clark County re Site-Specific UGA Request.pdf

**CAUTION:** EXTERNAL EMAIL – verify sender before opening links or attachments

Confirmed receipt

---

**From:** Darlene Ferretti <Darlene.Ferretti@jordanramis.com>  
**Sent:** Monday, March 4, 2024 3:42 PM  
**To:** Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>  
**Cc:** Sonja Wiser <Sonja.Wiser@clark.wa.gov>; steve.stuart@ridgefieldwa.us; Claire.lust@ridgefieldwa.us; James D. Howsley <jamie.howsley@jordanramis.com>; Ezra L. Hammer <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  
Portland | Bend | Vancouver WA



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March 12, 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 Zone Changes and Comprehensive Plan Designation Changes***

Dear Chair Bowerman, Councilors Belkot, Marshall, Medvigy, and Yung:

Our office represents the owners of a parcel with property identification numbers 272655000, 272658000, and 272654000 (the “Properties”), which are all located within the community of Amboy. This letter is written to respectfully request that Clark County (the “County”) approve: 1) a zone change, and 2) a general plan designation change for the Properties. Letters from the property owners are included authorizing Jordan Ramis PC to represent their request for these changes.

The Properties currently have the Comprehensive Plan designation of FR-1, and corresponding Zoning designations of FR-80. The purpose of FR-80 is to maintain and enhance resource-based industries, encourage the conservation of productive forest lands, and discourage incompatible uses.

Importantly, the Properties are not currently utilized for forestry activities. Additionally, the Properties are residential and have been for decades. The Amboy community is also experiencing generalized rural urbanization and the property owners wish to use their land in a manner consistent with existing land use. Additionally, due to changes in market conditions and the condition of on-site soils, it is no longer a viable, long-term strategy to utilize the Properties for forestry purposes. Finally, a change will allow these parcels to conform to zoning appropriate for their size.

Clark County Board of County Council  
March 12, 2024  
Page 2

We are requesting that the County change the Comprehensive Plan designation for the Properties to Rural-10 with no overlay and a Zoning designation of R-10, also with no zoning overlay. Doing so will help locate low density residential uses near in the Amboy community, which is consistent with the overall development pattern and the County’s need to support the creation of additional housing.

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 Property because they are ideally situated to help spur housing development.

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Properties

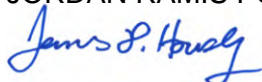
Exhibit B – Letter of Authorization from the property owners

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 272655000**



Property Fact Sheet for Account 272655000

February 12, 2024

**General Information**

Property Account	272655000
Site Address	43902 NE COLUMBIA TIE RD, AMBOY, WA 98601
Legal Desc	#9 SEC 4 T5N R3EWM 19.36A
Owner	SMITH SAM & SMITH CAROL
Mail Address	39513 NE 21ST AVE WOODLAND WA , 98674 US
Tax Status	Regular
Property Status	Active
Area (approx.)	843,322 sq. ft. / 19.36 acres
Section-Township-Range	SE 1/4,S04,T5N,R3E

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

Land Value	\$215,633.00
Building Value	\$0.00
Total Property Value	\$215,633.00
Total Taxable Value	\$45,588.00

**Most Recent Sale**

Sale Date	01/01/1900
Document Type	D
Sale Number	726251
Sale Amount	\$0.00

**Administrative**

Jurisdiction	Clark County
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**Land Use Planning**

Comprehensive Plan Designation	FR-1
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Forest-80 (FR-80)
Zoning Overlay(s)	none

**Miscellaneous**

Census Tract	401.01
Drainage District	n/a
Neighborhood	Chelatchie Prairie
Park District	n/a

**Public Safety**

Burning Allowed	Yes
EMS Response Area	North Country EMS



**Environmental Public Health**

Public Health Food Inspector District	District 1
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 3

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	
FEMA Map / FIRM Panel	53011C0125E 53015C0930G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / CnG Non-Hydric / CrG Non-Hydric / CsF
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Cedar Creek
Sub Watershed	Cedar Creek: (Middle)
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

**Parcel 272658000**



Property Fact Sheet for Account 272658000

February 12, 2024

**General Information**

Property Account	272658000
Site Address	43903 NE COLUMBIA TIE RD, AMBOY, WA 98601
Legal Desc	#12 SEC 4 T5N R3EWM 20.91A M/L
Owner	MASSA RALPH E
Mail Address	43903 NE COLUMBIA TIE RD AMBOY WA , 98601 US
Tax Status	Senior / Disabled Exemption
Property Status	Active
Area (approx.)	910,840 sq. ft. / 20.91 acres
Section-Township-Range	SE 1/4,S04,T5N,R3E

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

Land Value	\$236,083.00
Building Value	\$21,953.00
Total Property Value	\$258,036.00
Total Taxable Value	\$2,866.00

**Most Recent Sale**

Sale Date	09/15/1999
Document Type	D-QCD
Sale Number	0459755
Sale Amount	\$0.00

**Administrative**

Jurisdiction	Clark County
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**Land Use Planning**

Comprehensive Plan Designation	FR-1
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Forest-80 (FR-80)
Zoning Overlay(s)	none

**Miscellaneous**

Census Tract	401.01
Drainage District	n/a
Neighborhood	Chelatchie Prairie
Park District	n/a

**Public Safety**

Burning Allowed	Yes
EMS Response Area	North Country EMS
Fire District	FD 10



**Environmental Public Health**

Public Health Food Inspector District	District 1
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 3

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	
FEMA Map / FIRM Panel	53011C0125E 53015C0930G 53015C0935G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / CnE Non-Hydric / CnG Non-Hydric / CrG Non-Hydric / CsF
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Cedar Creek
Sub Watershed	Cedar Creek (Middle)
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators



**Parcel 272654000**



Property Fact Sheet for Account 272654000

February 12, 2024

**General Information**

Property Account	272654000
Site Address	43911 NE COLUMBIA TIE RD, AMBOY, WA 98601
Legal Desc	#8 SEC 4 T5N R3EWM 41A
Owner	EVANS JOHN & EVANS BELINDA
Mail Address	43911 NE COLUMBIA TIE RD AMBOY WA , 98601 US
Tax Status	Regular
Property Status	Active
Area (approx.)	1,785,960 sq. ft. / 41 acres
Section-Township-Range	SE 1/4,S04,T5N,R3E

**Assessment** [2023 Values for 2024 Taxes]

Land Value	\$272,267.00
Building Value	\$54,310.00
Total Property Value	\$326,577.00
Total Taxable Value	\$75,128.00

**Most Recent Sale**

Sale Date	04/02/1996
Document Type	CONT
Sale Number	0395823
Sale Amount	\$80,000.00

**Administrative**

Jurisdiction	Clark County
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**Land Use Planning**

Comprehensive Plan Designation	FR-1
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Forest-80 (FR-80)
Zoning Overlay(s)	none

**Miscellaneous**

Census Tract	401.01
Drainage District	n/a
Neighborhood	Chehalchie Prairie
Park District	n/a

**Public Safety**

Burning Allowed	Yes
EMS Response Area	North Country EMS
Fire District	FD 10
Increased Wildfire Danger Area	Yes



**Environmental Public Health**

Public Health Food Inspector District	District 1
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 3

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	
FEMA Map / FIRM Panel	53011C0125E 53015C0930G 53015C0935G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / CnB Non-Hydric / CnE Non-Hydric / CnG Non-Hydric / CrG Non-Hydric / CsF Non-Hydric / Rk
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Cedar Creek
Sub Watershed	Cedar Creek (Middle)
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

**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 272655000 (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 change the zoning and general plan designation for the Property.

Signature: Carol Smith  
Carol Smith

Date: 2/18/24

Signature: Sam Smith  
Sam Smith

Date: Feb. 2, 2024

LETTER OF AUTHORIZATION

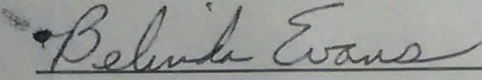
I, the undersigned, am the owner of record for the real property with Property Identification Number 272658000 (the "Property"). I hereby authorize Jordan Ramis PC, and its counsel, to file any and all required applications, documents, and correspondence with the relevant Washington State, Clark County, and local authorities to request that Clark County change the zoning and general plan designation for the Property.

Signature: Ralph Massa  
Ralph Massa

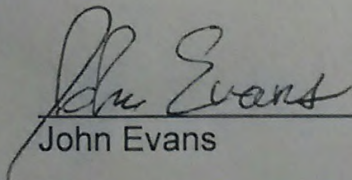
Date: Feb 17, 2024

LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Number 272654000 (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 change the zoning and general plan designation for the Property.

Signature:   
Belinda Evans

Date: 2/17/2024

Signature:   
John Evans

Date: 2-17-2024

## Darlene Ferretti

---

**From:** Sonja Wiser <Sonja.Wiser@clark.wa.gov>  
**Sent:** Monday, March 18, 2024 10:20 AM  
**To:** Darlene Ferretti; Oliver Orjiako; Rebecca Messinger; Bart Catching  
**Cc:** James D. Howsley; Ezra L. Hammer  
**Subject:** RE: Site Specific UGA Request  
**Attachments:** Lt. Clark County re Site-Specific UGA Request.pdf

**CAUTION:** EXTERNAL EMAIL – verify sender before opening links or attachments

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 [Darlene.Ferretti@jordanramis.com](mailto:Darlene.Ferretti@jordanramis.com)  
**Sent:** Tuesday, March 12, 2024 9:28 AM  
**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 morning,

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 12, 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 Zone Changes**

Dear Chair Bowerman, Councilors Belkot, Marshall, Medvigy, and Yung:

Our office represents the owners of parcels with property identification numbers 265067000 and 265120000 (the "Properties"), which are located at 13600 NE 359th Street in unincorporated Clark County. This letter is written to respectfully request that Clark County (the "County") approve zone changes for the Properties. A letter from the property owners are included authorizing Jordan Ramis PC to represent their request for these changes.

The Properties have a comprehensive plan designation of Rural R-10 and a corresponding zoning of Rural-10 (R-10). This designation is intended to provide lands for residential living in the rural area. Natural resource activities such as farming and forestry are allowed and encouraged as small-scale activities in conjunction with residential uses. Nearby properties to both the north and south of the Properties are zoned Rural-5 (R-5). The property owners are desirous of having family members build houses and join them in living on the property. As such, we request that the County change the zoning from Rural-10 (R-10) to Rural-5 (R-5).

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 facilitate modest residential development in a manner consistent with the surrounding community.

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Properties

Exhibit B – Letter of Authorization from the property owners



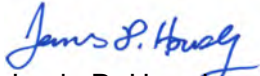
Clark County Board of County Council  
March 12, 2024  
Page 2

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 Wiser

**Exhibit A – Maps Identifying the Property**

**Parcel 265067000**



Property Fact Sheet for Account 265067000

March 11, 2024

**General Information**

Property Account	265067000
Site Address	13600 NE 359TH ST, LA CENTER, WA 98629
Legal Desc	#46 SEC 26 T5N R2EWM 20A
Owner	MILLER, MICHAEL R & MILLER, DIANE M
Mail Address	13600 NE 359TH ST LACENTER, WA , 98629 US
Tax Status	Regular
Property Status	Active
Area (approx.)	871,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4, S26, T5N, R2E

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

Land Value	\$375,172.00
Building Value	\$683,226.00
Total Property Value	\$1,058,398.00
Total Taxable Value	\$1,058,398.00

**Most Recent Sale**

Sale Date	06/11/2004
Document Type	D-QCD
Sale Number	0543902
Sale Amount	\$0.00

**Administrative**

Jurisdiction	Clark County
--------------	--------------

**Land Use Planning**

Comprehensive Plan Designation	R-10
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Rural-10 (R-10)
Zoning Overlay(s)	none

**Miscellaneous**

Census Tract	402.02
Drainage District	n/a
Neighborhood	n/a
Park District	n/a



**Environmental Public Health**

Public Health Food Inspector District	District 1
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 3

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0095E 53015C0920G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Hydric / CvA Non-Hydric / HcB Hydric / MnA Non-Hydric / OIB Non-Hydric / OID
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis

**Parcel 265120000**



Property Fact Sheet for Account 265120000

March 11, 2024

**General Information**

Property Account	265120000
Site Address	
Legal Desc	#99 SEC 26 T5N R2EWM 20A
Owner	MILLER MICHAEL R & MILLER DIANE M
Mail Address	13600 NE 359TH ST LACENTER, WA , 98629 US
Tax Status	Regular
Property Status	Active
Area (approx.)	871,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4,S26,T5N,R2E

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

Land Value	\$314,195.00
Building Value	\$0.00
Total Property Value	\$314,195.00
Total Taxable Value	\$1,802.00

**Most Recent Sale**

Sale Date	10/12/2004
Document Type	DEED
Sale Number	0552277
Sale Amount	\$10,000.00

**Administrative**

Jurisdiction	Clark County
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**Land Use Planning**

Comprehensive Plan Designation	R-10
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Rural-10 (R-10)
Zoning Overlay(s)	none

**Miscellaneous**

Census Tract	402.02
Drainage District	n/a
Neighborhood	n/a
Park District	n/a



**Environmental Public Health**

Public Health Food Inspector District	District 1
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 3

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0095E 53015C0920G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / CnB Hydric / MnA Non-Hydric / OhF Non-Hydric / OIB Non-Hydric / OJD Non-Hydric / OIF

**Exhibit B**  
**Letters of Authorization from Property Owners**

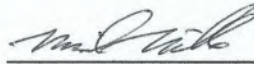
[See attached]

**LETTER OF AUTHORIZATION**

We, the undersigned, are the owners of record for the real property with Properties Identification Number 265067000 and 265120000 (the "Properties"). 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 change the zoning designation for the Properties.

Signature:   
Diane Miller

Date: 3-11-2024

Signature:   
Michael Miller

Date: 3-11-2024

## Darlene Ferretti

---

**From:** Sonja Wiser <Sonja.Wiser@clark.wa.gov>  
**Sent:** Tuesday, March 12, 2024 10:18 AM  
**To:** Darlene Ferretti; Oliver Orjiako; Rebecca Messinger  
**Cc:** James D. Howsley; Ezra L. Hammer; Bart Catching  
**Subject:** RE: Site Specific UGA Request  
**Attachments:** Lt. Clark County re Site-Specific UGA Request.pdf

**CAUTION:** EXTERNAL EMAIL – verify sender before opening links or attachments

This has been received and will be sent to staff and added to the Comp Plan Index of Record

---

**From:** Darlene Ferretti <Darlene.Ferretti@jordanramis.com>  
**Sent:** Tuesday, March 12, 2024 9:10 AM  
**To:** Oliver Orjiako <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>; James D. Howsley <jamie.howsley@jordanramis.com>; Ezra L. Hammer <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 morning,

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  
Portland | Bend | Vancouver WA



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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  
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

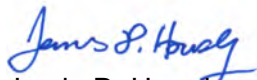
Exhibit B – Letters of Authorization from the property owners

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



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	\$370,506.00
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
--------------	--------------

**Land Use Planning**

Comprehensive Plan Designation	R-5
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Rural-S (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 / H1B
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	#15 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-S (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**

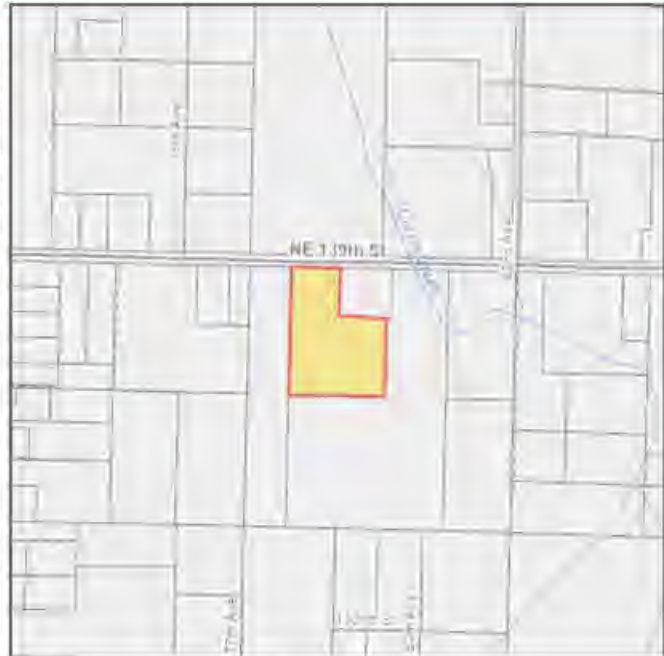
Jurisdiction	Clark County
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**Land Use Planning**

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
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
--------------	--------------

**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	0576612
Sale Amount	\$300,000.00

#### 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	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-Hydr / HIA Hydr / MIA Hydr / 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
Public Safety	



#### 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
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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-S (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
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:



Title

MANAGER

Authorized on Behalf of OOH Properties LLC

Date

3/14/24

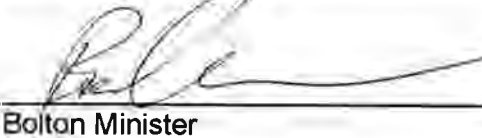
Signature:

  
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

## Darlene Ferretti

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**From:** Sonja Wiser <Sonja.Wiser@clark.wa.gov>  
**Sent:** Monday, March 18, 2024 9:52 AM  
**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  
**Attachments:** Lt. Clark County re Site-Specific UGA Request.pdf

**CAUTION:** EXTERNAL EMAIL – verify sender before opening links or attachments

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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