From:	Sonja Wiser
То:	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

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 <u>elh@jordanramis.com</u>

Sent: Monday, May 13, 2024 12:17 PM

To: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>

Cc: Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Christine Cook <Christine.Cook@clark.wa.gov>; James

D. Howsley <jamie.howsley@jordanramis.com>; Darlene Ferretti

<Darlene.Ferretti@jordanramis.com>; Sonja Wiser <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 <u>County's 2025 Comp Plan Update: Site-Specific Requests webpage</u>, 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



1211 SW Fifth Avenue. Suite 2700 Portland Oregon 97204 jordanramis.com | (888) 598-7070 Portland | Bend | Vancouver WA



DISCLAIMER: This e-mail is for the sole use of the intended recipient(s). It contains information that is confidential and/or legally privileged. If you believe that it has been sent to you in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution or use of this information by someone other than the intended recipient is prohibited.



Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

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

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 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

ans S. House

Jamie D. Howsley Admitted in Oregon and Washington

Attachment

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

Clark County March 14, 2024 Page 3

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

Exhibit A – List of Parcels

Clark County March 14, 2024 Page 4

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
	198617000 199639000

Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

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

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 Page 2

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

Jams S. House

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 Kniepp, 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

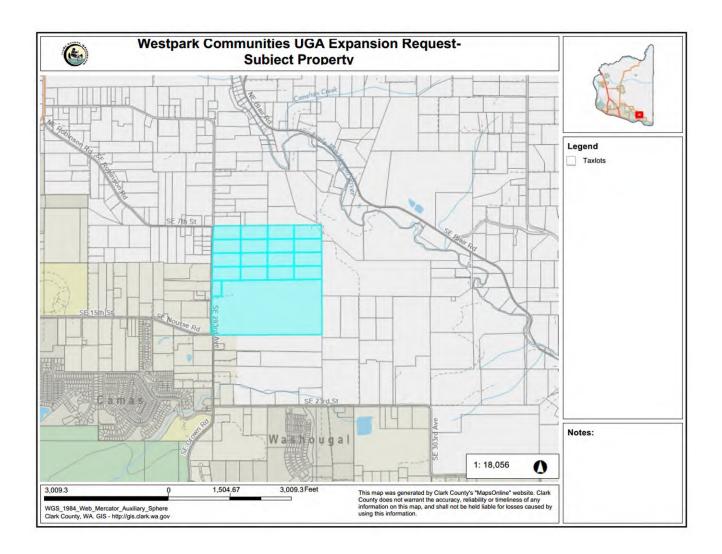


Exhibit B List of Property Owners

JORDAN ≈ RAMIS

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)
- 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

Portland | Bend | Vancouver, WA | jordanramis.com

Exhibit C Letters of Authorization from Property Owners

JORDAN & RAMIS

PACWEST 27th Floor S211 SV0 Fifth Avenue Pottford, Off 5/254 T (503) 598-7070 F (503) 508-7373

LETTER OF AUTHORIZATION

I. <u>Inchast 15</u> (Journ, and 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. 178513000, 178657000, 178658000, 178659000, 178660000, 178661000, 178662000, 178663000, 178664000, 178665000, and 178666000 (the "Property") Thereby 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: Name ahers 0 1001 Title. C P

Date: 1-10-2022

54354.83912 INBA-8353-51761

Portland | Bend | Vancouver, WA | jordanramis.com

TACWEST, 275 Floor stat59 fills Avenue Portland OR 57201 T1503 598-2070 F 5932 598-2073

LETTER OF AUTHORIZATION

We, Sandra and Robert Navin ('Newn'), are the owners of record for the real property located at Assessors Tax Parcel Nos. 178609000, 178671000, 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 Weshougal or Gamas Urban Growth Areas (UGA) to include the Property.

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

Sandra Date Robert Nevin Date: 1-10 - 23

Portland | Bend | Vancouver, WA | Jordannamis.com

DACWEST 27th Flow 1211 SW Fifth Avenue Portland DR 0/204 T (503) 538-70/0 F (501) 598-71/3

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.

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

ms Cyndi Myere Date:

Aaron

Date: 1-10 2

Portland | Bend - Vancouver WA | jordanramis.com

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

LETTER OF AUTHORIZATION

I, Collette Mintum, am an owner of record for the real property located at 1403 SE 283rd Avenue, Camss, WA 98807 (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.

Inhern Collette Minturn Date:

51354-60912 4069-6512-0124 2

Portland | Bend | Vancouver, WA | jordanramis.com

NacWEST 27th Floor 12th SW Fifth Aware Portand, CR 97204 T (502 598-737) F (502) 598-737)

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 hareby authorize Jordan Rams 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 Rams PC does not represent Boyer in any capacity and that there is no attorney-client relationship between Jordan Ramis PC and Boyer.

Date: 1/10/2023

Justin Boyer

Date: 1/10/23

36304-02942 4575-4495-5650 1

Portland | Hond | Vancouvier WA | Jordaniamis.com

Darlene Ferretti

From:	Oliver Orjiako <oliver.orjiako@clark.wa.gov></oliver.orjiako@clark.wa.gov>
Sent:	Tuesday, January 17, 2023 1:04 PM
То:	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

jordanramis.com | (888) 598-7070 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, 27th Floor, 1211 SW Fifth Avenue, Portland, OR 97204.

DISCLAIMER: This e-mail is for the sole use of the intended recipient(s). It contains information that is confidential and/or legally privileged. If you believe that it has been sent to you in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution or use of this information by someone other than the intended recipient is prohibited.

Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

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

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

ms 8. House

Jamie D. Howsley Admitted in Oregon and Washington

cc: Client Ezra Hammer, Jordan Ramis PC

0	Property Fact Sheet I	for Account 170400000	13, 2023 ياسار
General Information		1	6 1
Property Scient	17040000	1	2
Site Appress 2	ESSO NE HEGHLAND MEADOWS DR. VANCOUVER, WA 98662		
Légal Desc	#12 SBC 11 T2NKJEWH-SOA	The second se	The second second
Denter	70WORL HOCK PROQUETS MIC		Terrent
Nall Booms	0001 XCB 03		
	BATTLE GROUND WA , 96604		SILL IT-
Tax Status	Regular		- Serlin and
Property Status	Active		27
Area aconce. 7	1.742,400 sc. ft.) 40 acres.		100
Section Roundhip- Range	WE 1/4,511,729,63E		1201
Assessment 1202 Water To 201	Them	100	
Lant yaw	\$246,400.00		See.
Building Value	40.00		_
TREE Property Value	\$246,400.00		100
Total Tavable Volue	\$246,400.00		
Mart Barret Cata			
Most Recent Sale			
Báik Date	/08/11/2009	Forderson and Parket States	
Document Type	p-eus	Environmental Public Health	
Sale Number	642186	Public Hitalth Food Inspector District	District 1
Sale Ameunt	\$2,500,000.00	Public Health Food Plan Review Area	District B
Administrative		Mublic Health WRAP Inspector District	District 4
Jurisdiction	Clark County	Wetlands and Soil Types	
Land Use Planning		Critical Aquiter Recharge Area	
Comprehensive Plan Designation	FIEL	FEMA Hap / FIRM Panes	53011004170
Comprehensive Flan Overlav(s)	Ninied	Place Natare Area	Outside Plack Area
Unban Growth Area	Countr	Shorokine Designation	nane
Zaning Detionation - Cours	Forest-SO (FS-BD)	Soll Types / Class	Non-Hydric / Ome
Zheing Overlay(c)	Kurtare Mining Overlay Deprict	Water Resource Invientory Area	Non-Hydric / Omk Alema: SALMON-WASHOUGAL
Miscellaneous		Second Se	Sud-Masin: LoCames
Consue Tract	404.03	Watershed	Lacamas Creis
Drainage District	m/a	Sub Watershed	Matriev Creek
Neightarbood	Firedatal	Wetland Class	No Mapping Indicators
Para District	-/>	Webland inventory	No Mapping Indicators
Public Safety	12	Geological Hazards	
Burring Allowed	16	Geologica) Gazant	Sopes > 15%
EME Rasponse Arda	Esmás Wastourps fine	Louidaction	Bechook
Fire District	Bast County Fire	ATHER Class	
Increased Wildfine Danger Area	75	Siope Stability	Severe Brosloft Hazard Area
Police Junisplation	CESO Ceresi	all the second second second	
Schools		Forest Practice Moratorium	
School Distort Name	Camas	none	
Firmentary School Affendame 4n		Cultural Resources	
Mipble School Attendance Area	Loety	Archaeological Probability	Line
High School Attendance Area	Camas		\$aw-Pladorado Pisidorado
Transportation		Anthropological Site Distant	No.
C-TRAN Public Transportation Ben	15	Archaeological Site Buffer	Na Happing Indicaters
Агеа	ilia ilia	Historic Site	we watched more that
Traffic Impact Fee (TIF) District	Rural	The part of the second s	
Transportation Analysis Zone	495	Habitat and Species Impacts	Nil Plappinė Indicatais
Utilities			
CPU Lighting Utility District	d'u		
Last Street Sweeping	a/a		
Sewer District	Rutal/Resource		
Warte Chillechild Provider	n(a		

Exhibit A Map Identifying the Property

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: Title:

Shane Tapani Member

Date: July 12, 2023

Darlene Ferretti

From:	Sonja Wiser <sonja.wiser@clark.wa.gov></sonja.wiser@clark.wa.gov>
Sent:	Thursday, July 13, 2023 9:20 AM
То:	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 <<u>Darlene.Ferretti@jordanramis.com</u>>
Sent: Thursday, July 13, 2023 8:59 AM
To: Oliver Orjiako <<u>Oliver.Orjiako@clark.wa.gov</u>>; Rebecca Messinger <<u>Rebecca.Messinger@clark.wa.gov</u>>

Cc: James D. Howsley <<u>jamie.howsley@jordanramis.com</u>>; Ezra L. Hammer <<u>elh@jordanramis.com</u>> **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





DISCLAIMER: This e-mail is for the sole use of the intended recipient(s). It contains information that is confidential and/or legally privileged. If you believe that it has been sent to you in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution or use of this information by someone other than the intended recipient is prohibited.

Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

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

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 309th St to the north, I-5 to the east, Brindle Ridge Farms to the south, and NW 31st 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

Jams S. Housey

Jamie D. Howsley Admitted in Oregon and Washington

cc: Client Ezra Hammer, Jordan Ramis PC

Prop	erty Fact Sheet f	for Account 211244000	October 31, 2023
General Information		110	
Property Xesount	911244mia		
Site Rocivese 2003 IVW 30071	A ST, ALDORATELIZ, WA 198541		8
Legs Dosc #43.50	C 9 T4N B1EWM 3 95A		
Curter HILLEAN TERRY S.B.	HELEAN BLIZABETH N		10
Mail Address	18301 NE 92ND AVE DUND WA . 96604 05		118
The Spitus	Requise		Min
Projectiv Status	Activa		
	0 st 10 1 2 20 mms	Ē	
Section-Towitship- Ration	SW 1/4.509,744,816	- MA	-111:
Assessment			1111-
Lano Value	1215,281.00	1	111
Bolicing Value	5.118 803.00		1000
Todal Property Value	5599.088.00		
Total Takahir Value	6.379,677.00		
interior and a second second	£410,011.00		
Most Recent Sale			
Sale Date	50/14/2005	terre and the second	
Document Type	248 D	Environmental Public Health	
Sale Number	0578296	Rublic Health Food Inspector District	Øistrict 3
Raid Amount	\$415,000.00	Bublic Vealth Fodd Flan Review Rrss	District A
A destruction and the		Public Health WRAP Inspector District	District 1
Administrative	-	Wetlands and Soil Types	
Jurisdiction	Clark County	Critical Adulter Recharge Area	Category 2 Rischarge Areas
Land Use Planning		FEMA Map / FIRM Panel	E2011CHURGE
Comprehensive Plan Designation	D4	COMP. New 7 States Particip	\$3011003040
Comprehensive Plan Overlay(s)	5000	Fined Hazard Artis	Outside Floor Area
Mrban Growth Area	County	Shoreline Designation	1004
	lericulture 20 (AG-20)	Soil Type5 / Elasa	Hydric / Tild
Zoning Dverlay(s)	14250		Non-Hysins / Get Hysins / Odd
Miscellanoous			Non-Hygne / Sill
Cansus Tract	453.01	Water Resource Inventory Area	Name: LEWIS
Drainage District	n/a		Sub-Basin: Best Fork Lowe Aame: LEWIS
Mischborneid	Riggetinic sunction		Sub-Basin, Lawer Lawls
Fark District	n)a	Watersheld	Allich Ebryod Credi
Public Safety			East Park Lawis River
Burning Allowse	Ves	Sub Watershed	Alien Danyon Creak McCarmick Creak
BMS Response Area	AMR	Manager and Provide Street	
File District Da	ris-Counts Fire Rescue	Wetland Class Wetland Investory	No Mapping Indicators Presence
Intreased Wildfire Danger Aria	fia	increased suscession	Press/ca
Police Janatikation	CCS0 West	Geological Hazards	
Schools		Kiediopical Rissard	
School District Name	Ridgefiels	Lipsehation	Very Low to Low
Eleministary School Attendance Area	Unido Sibge	NAME CARS	5
Hiodie School Attendance Area	View Bidge	Siogle Stability	
High School Attendance Area	Ricgifficio	Description of the second second	
Transportation		Development Moratorium	
C-TRAN Public Transportation Benefit Area	N=	none	
Traffic Impact File (TIF) District	Baral	Cultural Resources	
Transportation Analysis Zone	58.1	Attractionics Probability	High
Utilities		Arctaeological Site Buffer	Tec.
EPu Lighting Utility District	0).5	HICTURE Site	1977
Last Street Sweeping	in/a		
Sever Didiria	Ituda)/Hesourca	Habitat and Species Resources	
Waste Editection Providen	Waste Connections	Handat and Species Impacts	16
		Ripanion Hobitot Areo:	Folt Hobitat Stream
Water Dester	Cidre Patric (/textes	-	Setsona Stream

Exhibit A Maps Identifying the Properties

	Property Fact Sheet f	for Account 211241000	October 31, 202
General Information			1
Property Account	211241000		
Sige Audress	2805 NW 399TH ST UNIT 22. RIDGEFTELD, WA \$9642		M
Legal Desc	439 SEC 9 TAN ALEWM 2,004		View -
1	TERRY & B. MCLEAN ELIZABETH K.		La Sector
Rail Addrets	18301 NE 92NO AVE		110
	EATTLE GRODND WA . 98604 LS		11
Tax Status	Repular		111
Property Status	Active	1	MIE.
Ered (approx.)	99,734 sq. ft 2.36 acres	1111	13
Bection-Township-			100
Range	SW 1/4.509,74N.#18		H
Assessment (and many marked)	86.		
Land Value	\$120,137.00		All all
Building Value	30.00		
Fatal Property Value	\$120,137.00		ALC: N
Total Taxable Value	\$722.00		
Most Recent Sale			
Sale Date	10/14/2005		1444
		Environmental Public Health	
Decoment Type	CEED	Public waith Food Inspector District	patho
	0378290		District
Sale Amount	\$405,003.00	Public Health Food Flan Review Area	
Administrative		Public e taich WRAP Inspector District	Ostrid
Jurisdiction	Elark County	Wetlands and Soil Types	
Land Use Flanning		Entroil Aquiter Recharge Area	Category 2 Richarge Are
Comprehensive Plan Designation	#6	FEMA Mad / FERM Fants	\$301100304
Comprehensive Plan Overlay(s)	1980	Fixed Hazant Area	Dumuce Flood An
Urtian Growth Area	County	Storoline Designation	10
Zoning Designation - Codes	Aprilulaure-20 (46-20)	Soil Types / Cites	Non-Hypers / G
Zoining Overlay(s)	5001		Hypric) D
Miscellaneous	1000		Non-Hydric 5
Consus Tract	10.501	Water Resource Investory Area	Sub-Basin: Eart Fork Lew
			Name LEW
Disinage District	4/8		Sub-Szsin: Lower Lew
Neighborhood	Ridgetikici Juschen	vikatershing	Allen Canvon Dre Esst Fore Lowis Riv
Fark Sistrict	<i>1/4</i>	Sab Watershoo	Allen Canyon Cre
Public Safety			MdEarmid) Ere
Burning Allowed	765	Wetand Eless	PEM
EMS Responsit Area	AMR	Westand Inventory	Preson
Prive Discold	Clone-Cox Its Fire Rescue	Geological Hazards	
Increased Wildhire Stanger Rrea	Ted.	the second se	
Police Jurisdiction	CESI West	Kisological Hazaro	
Schools		Liquetactor	Very Low to L
Sidhool District Warnie	Ricochec	NEHRP Class	
Blementary School Attendance Area	a linit Kopt	Slope Stability	
Niptie School Attendance Area	View Ridge	Development Moratorium	
High School Attenzance Area	Fizipetieic	none	
Transportation		2.5	
C-TRAA Public Transportation Bene	nt Area file	Cultural Resources	
Traffic Limited Fee [TIF] District	Rural	Archanger - Fachat to	H
Transportation Analysis Zane	581	Extensioning Site Butter	
Utilities		Historia Side	No mapping incides
	44	Mabitat and Species Decouvers	
CPU Lighting Utility District	n/a		
Last Street Securing	n/a	Hapitat and Species Impacts	Y
Sover District	Runtil/Resource	Lateral Association and the second seco	Figh Habitat Strea Séasonal Strea
Waste Daviddion Provider	nja		Statement Street
Water Distoit	Clark Public Utilities		

P	roperty Fact Sheet	for Account 211265000	October 31, 2023
General Information		VIV-	13-1-1-
Property Account	211265000		
Siter Apprend			-
Legal Desc #45 5	SEC 9 THIN RLEWM 10.09A		- Contraction of the
Contract Buyer PCLEAN TERM	7 5 & MCLEAN ELIZABETH (C/8)		La Canter
Mail Rociness	LEEDI NE 92ND AVE	100	
			W1
Tax Status	Fegular		
Property Status	Active		Me
Area (approx.) 439, Section-Township-	570 sa. tr. 10.09 acres		1
Range	SW 1/4,509,74N.R18		
Assessment Case Name Charge Dates			
Land Value	\$400,837,00		
Building Value	\$0,00		
Total Property Value	\$400,837,60		
Tistal Takatile Vision	549_158.40		
Host Recent Sale			
Sale Data	¢1 (05) 1993		in the second
Document Type	-EON7	Environmental Public Health	
Sale Number	0346094	Public Health Food Indooctar District	District I
Sale Amount	\$55,000,00	Public Health Food Flan Revice Area	District 4
Dare Americans	\$120,000,000	Public Health WRAP Inspectier District	District 3
Administrative			-
Jurisdiction	Clark Csuney	Wetlands and Soil Types	
Land Use Planning		Chosal Apulter Recharge Area	Category 2 Rectarge Areas
Comprehensive Plan Designation	AG	FBMA mas FIRM Pane	53011002020
Longrehensive Flan Overlay(1)	home		\$3011002040
Urban Growth Area	Courte	Flood Hizzond Areo	Outside Flood Area
Zoning Designation - Loone	Aproxiture-30 (AG-30)	Shonsline Designation	nand
Zanina Overlavisi	none	Soli Types / Class	Hydric / CVA Hydric / Ods
Miscellaneaus			Non-Hyanic / Sile
Census Tract	40101	Water Resource Inventory Area	Namis: LEWUS
Drainage 2istrict	n/a		Sub-Rasin: East Fork Lewit Namie LEWIS
			Sub-Basin: Lower Lower
Neighborhood	Ridgefield Junction	Watershed	Allen Canyon Eres
Parie District	p/a		Best Fork Lewis Rive
Public Safety		Siz Waterster	Alien Canyon Erook
Burning Allowed	765	the second se	McCarrick Ernel
EMS Response Ares	1 MA	Wettand Case	EEMIR
Fire District	Elara-Eawidz Fire Rescue	Westand Inventory	Provento
Increased Wathine Danger Area	765	Geological Hazards	
Police surgarization	CCS0 Wez	Geological Placato	
Schools		oquetaction.	very Low to Low
Echool District Name	Ridgefield		
Elementary School Attendance Area	Umide Bidge	Slope Statility	
Middle School Attendance Area	View Ridge	A des against	
High School Attencence: Area	Ridgeneid	Development Moratorium	
Transportation		ngane	
C-TRAN Public Transportation Benefit Resa	Tela	Cultural Resources	
Traffic Impact Fee (TJF) District	Ruita)		Modiarate-High
Transportabion Analysis Zone	583	and the second s	Hogerste-High
Utilities		Archaeological Site Sutter	The
CPU Lichting Utility Dictrict	7/4	HISZORIC STE	No Napping Indication
Last Strodt Sworting	n/a	State No. 25 State State	and the second sec
	Rural/Rissource	Habitat and Species Resources	
Sewer District		Habitat and Species Impacts	Pes
		Riganah Habicat Ansa:	Fich Habituit Stream
Waste Collection Provider Water District	n/a Clark Rualic Utildies		Prot Hadrook St

6	Property Fact Sheet f	for Account 211208005	Octainer 31, 202
General Information			-
Property Account	211208005		
Site Address			A DECEMBER OF THE OWNER OWNER OF THE OWNER
Logal Gesc	1LOT 2 592-887 10,96A	The second secon	a Camine R
Owner	TYELLC		-
	DHN HOLTMANN 20003 NE 45TH AVE REDGEFTELD WA , 91642 US		x
Tex Status	Requier		
Property Status	Active		M
Area [approx_]	477,418 sc. ft. / 10.96 acres		12
Section-Township-Range	318,047.002.01 WE	1	
Assessment (202) total for all			
Land Visiwe	\$403.740.00		
Building Value	\$0.00	long to the second seco	
Total Procestly Value	\$401,740,00	18 1 17	The same
Total Taxable lusiue	\$403.740.00		
Most Recent Sale			
Sale Øato	05/17/2009		
Decoment Type	D-QC0	1	
Sale Number	537459	Environmental Public Health	
Sale Amount	\$0.00	Public Health Food Inspector District	District
Administrative		Public Health Food Flan Review Area	Detroit
Jurisdiction	Clark County	Public Health WRAP Inspector District	District
Land Use Planning	Care count	Watlands and Sail Tunns	
L'and the Franking	A(5	Wetlands and Soil Types	
		Entical Aquiter Récharge Area	Category 2 Recharge Area
Comprehensive Flan Overlay(s)	none	EEMA Map. / FIRM Panel	5301100204
Urban Growth Ared	Ebunty	Flood Hazard Area	Outside Flood Are
Zahirig Designation - Codec	Agriculture-28 (146-29)	Shareline Decignation	hoh
Zöning Overlav(S)	none	Soli Types / Class	Non-wyane / Ge Hydnic / Qd
Miscellaneous			Nan-Hydric / Si
Census Tradi	mail.01	Water Resource Inventory Area	Name, LEWI
Dramape District	n/a		Sue-Basin: East Fork Lew Mamo: LEWI
Neighborhood	Ridgetield summion		Bud-Basin: LDWW
Perx District	7/2	Watershed	Allen Conisch Ores
Public Safety			East Pers-Lesies Rive
Burning Allowed	185	Sub Watershed	Allen Carrien Orea
EPIS Response Area	A.M.F.		MoCarmick Grea
Fire Distort	Clerk-Coulto Fire Rescue	Westand Elass	Tea Mapping Indicator
Increased Wildhre Danget Area	Na	Writiand Interntory	Resets
Rollbe Sunspiction	CCS0 West	Geological Hazards	
Schools		Sectoria nazaro	Areas of Potential Instantin
School District Vame	Ridgefield		Ven/Low to Lo
Elementary School Attenconce #		2 Y 18 Y 19	
Midole School Attendance Area	Vew Ridge		
High School Attendance Area	Riccitricia		
Transportation		Development Moratorium	
E-TRAN Public Transportation Be	nefit Ariza Na	none	
Traffic Impost Fee (TIF) District		and the second se	
Transportation Analysis Zone	sta	Archaesiogual Protectility	Moderate-Rig
Utilities			HIG
		Archaetiopital Site Butthr	6
CPU agitting painty District	5/3	Historic Side	red Mapping Indicator
Last Street Sweeping	n/a	Habitat and Secular Develop	
Skower Clistifics	Suital/Resource	Habitat and Species Resources	
Waste Collection Provider	7/3	Hab/hat and Species Impacts	71
Water District	Class Ruplic Utilities	Adjacent to Habitat Area:	Eak watcher

	Property Fact Sheet 1	for Account 211208000	Dentiper 31, 202
General Information			
Property Account	211200000		
Site Adoress	10307 NW 3157 #VE: REDREPSELD. WA 99642		
Linja Door	LOT 1 SAD-RET 8.734		La Genter
Owner	TRO HOLDENBS LLC		
Máil Adoress	2301 SE HODDEN WAY #100		W-
rel des an	VANCOUVER WA : 98661		We
an Baur	Regular	1	W. The second se
Property Status	425)1¢		
Area (approx.)	293,159 to: H. > 6.73 acres		
Sector Toynsho Range	5W 1/4.509.74W,#1E	1-1-1	N I
Assessment and advertised	arty.	1 I I I I I I I I I I I I I I I I I I I	
Land Value	\$375.979.00		
Suilding Value	4746_517.90		
Total Property Value	\$2,672,499,00		
Tbebi Taxable Volue	\$1,127,496.00		
Mart Decent Colo		- tar	
Most Recent Sale	Policies (results		
	01/06/2023 D-SWD	Environmental Public Health	
Document Type	875453	Rublic Health Food Inspector District	Eistrict
Sale Number		Public Wealth Food Flan Review Area	District
Edic Altourt	11,750,000,50	Public Health WRAP Inspector District	Detroit
Administrative		Participation (They projection contact	activity of the second
Jurisdiction	Clark County	Wetlands and Soil Types	
Land Use Planning		Childeal Aquitten Rectholigie Area	Category 2 Recharge Area
Comprehensive #lan Designation	Als	PEMA Mag + FIRM Fand	5301100204
Comprehensive Plan Overlay(s)	toted	Flood Hadard Area	Gutsidit, Finisë Are
Urban Growth Area	County	Shorevine Designation	nor
Zaning Designation - Stides	Agriculture-21 (AG-25)	Soli Typics // Class	Non-Hydric / Gel
Zoninc Overlav(1)	note		Hydric / Do Ner-Hydric / Pu
Miscellaneous			Non-Hydric / Si
Census Tract	403.01	Water Mesource Investors area	Sub-Basin: East Fork Lew
Drainage District			Name: LEWI
Neughborhood	Ridgefield Junction		Sub-Basin, Lower Low
Park District	7.42	Watersheld	Allen Canyon Cres East Fork Lewis Rive
Public Safety		Suit Watershed	Allen Canyon Cres
Suming Allowed	785		ReCormick Cree
EMS Response Area	Aste.	Wettend Elass	the Mapping Industry
Fire District	Carl+Coviliti Fire Rescue	Webland Invention	Present
Increased Arithme Dangal Afee	Tio-	Geological Hazards	
Police Juristichert	CESIO West	Geological Hazards	Shipes > 15
Schools			
School District Name	Ridgetteic	NEWER Class	VERY LOW TO 15
Elementary School Attracance Are			
Millole School Attendance Area	Siew Ridge	Sidel: Statelity	
High School Attendance Area.	Regetied	Development Moratorium	
Transportation		none	
C-TRAN, Public Transportation Minut	ft âma No	Cultural Resources	
Tratfic Impact Fee (TIF) District	Runel	Anchaeological Probability	Toperate His
Transportation Analysis Zone	284	and the second	Hig
Utilities		Archaeological Site Butter	
CPU Lighting Letity Sisterict	4/2	Historic Bibe	the Mapping Indicator
Lat Street Sweeting	12	and a second second second	
Sever Satret	Ruslikkouné	Nabitat and Species Resources	
Waste Callection Providen	1/3	Habitat and Species Impairts	
Gate Dent	Come Bublic Utilities	Habitat Area:	Oak Wourdien
		ADVACENT TO HED DAY AVER	Edit Wondlah
		Riciarian Hatritat Anes:	Sessing Street



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:

Title: Date:

2023

96263-80752 4895-8718-4308 1

Portland | Bend | Vancouver, WA | jordanramis.com

JORDAN RAMIS

PACWEST, 27th Floor s211 SW Fifth Avenue Portland, OR 97204 T (503) 598-7070 F (503) 598-7373

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:

Date:

auhto DWKer

Portland | Bend | Vancouver, WA | jordanramis.com

56253-80752 4865-9718-4988 1

JORDAN ≈ RAMIS

PACWEST, 27th Floor 1211 SW Fifth Avenue Portland, OR 97204 T (503) 596–7070 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

Date:

11

Authorized Signer:

Terry McLean

Date:

56253-80752 4895-9718-4308.1

Portland | Bend | Vancouver, WA | Jordanramis.com

Darlene Ferretti

Subject:

Site-Specific UGA Requests - La Center UGA

From: Oliver Orjiako <<u>Oliver.Orjiako@clark.wa.gov</u>>
Sent: Thursday, November 16, 2023 9:24 AM
To: Ezra L. Hammer <<u>elh@jordanramis.com</u>>; Rebecca Messinger <<u>Rebecca.Messinger@clark.wa.gov</u>>
Cc: James D. Howsley <<u>jamie.howsley@jordanramis.com</u>>; Sonja Wiser <<u>Sonja.Wiser@clark.wa.gov</u>>; Jose Alvarez
<<u>Jose.Alvarez@clark.wa.gov</u>>; Bart Catching <<u>Bart.Catching@clark.wa.gov</u>>
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 <<u>elh@jordanramis.com</u>>
Sent: Thursday, November 16, 2023 8:52 AM
To: Oliver Orjiako <<u>Oliver.Orjiako@clark.wa.gov</u>>; Rebecca Messinger <<u>Rebecca.Messinger@clark.wa.gov</u>>
Cc: James D. Howsley <<u>jamie.howsley@jordanramis.com</u>>
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



1211 SW Fifth Avenue. Suite 2700 Portland Oregon 97204

jordanramis.com | (888) 598-7070 Portland | Bend | Vancouver WA



DISCLAIMER: This e-mail is for the sole use of the intended recipient(s). It contains information that is confidential and/or legally privileged. If you believe that it has been sent to you in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution or use of this information by someone other than the intended recipient is prohibited.



Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

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

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 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 at19305 NE 17th 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 179th 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 179th 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

Jams S. House

Jamie D. Howsley Admitted in Oregon and Washington

cc: Client Ezra Hammer, Jordan Ramis PC

Clark County Board of County Council January 17, 2024 Page 3

Exhibit A

Maps Identifying the Property Parcel 181194000

General Information	
Property Account	151194000
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 1/4.511,T3N.R1E
Assessment 2023 Values for 202	(taos)
Land Value	\$524,615.00
Suilding Value	\$249,513.00
Total Property Value	\$774.128.00
Total Taxable Value	\$774,128.00
Most Recent Sale	
Sale Date	03/04/2022
Document Type	D-SWD
Sale Number	6028199
Sale Amount	\$1,150,000.00
Administrative	
Jurisdiction	Clark County
Land Use Planning	
Comprehensive Plan Designation	R-5
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Rural-S (R-5)
Zoning Overlay(s)	Urban Reserve - 10 (UR- 10)
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	Na
Police Jurisdiction	OCSO West
Schools	
School District Name	Ridgefield



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

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
Geological Hazards	
Geological Hazard	
Liquefaction	Very Low to Low
NEHRP Class	c
Slope Stability	
the set of the set	

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

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:

Tuttle

Date:

Signature:

Rian Tuttle

Date:

24

Darlene Ferretti

From:	Oliver Orjiako <oliver.orjiako@clark.wa.gov></oliver.orjiako@clark.wa.gov>
Sent:	Wednesday, January 17, 2024 11:40 AM
То:	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 | (888) 598-7070 Portland | Bend | Vancouver WA



DISCLAIMER: This e-mail is for the sole use of the intended recipient(s). It contains information that is confidential and/or legally privileged. If you believe that it has been sent to you in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution or use of this information by someone other than the intended recipient is prohibited.

Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

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

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 182nd Avenue northeast of NE 88th 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 88th Street and NE 182nd 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

Jams J. Housey

Jamie D. Howsley Admitted in Oregon and Washington

cc: Client Ezra Hammer, Jordan Ramis PC

Exhibit A

Maps Identifying the Properties Parcel 168636000

Property Account	168636000
Site Address	8817 NE 182ND AVE, VANCOUVER, WA 98682
Legal Desc	#26 SEC 6 T2N R3EWM 20.50A
Owner I	HURLEY INVESTMENT HOLDINGS I LLC
Mail Address	275 W 3RD ST #300 VANQOUVER WA , 98660
Tax Status	Regular
Property Status	Active
Area (approx.)	892,960 sq. ft. / 20.5 acres
Section-Township- Range	NE 1/4,506.T2N.R3E
Assessment (2023 Values for 20	24 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	
Salé Date	03/29/2023
Document Type	D-QCD
Sale Number	878476
Sale Amount	\$0.00
Administrative	
Jurisdiction	Clark County
Land Use Planning	
Comprehensive Plan Designation	AG 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	Proebste
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



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

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 / 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 168635000

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 1/4.506.T2N.R3E
Assessment (2023 Values for 2	202/4 Kawes)
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
Land Use Planning	
Comprehensive Plan Designat	tian 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	Proebste
Park District	n/a
Public Safety	
Burning Allowed	Yes
EMS Response Area	AMR
Fire District	FD 3
Increased Wildfire Danger Are	ea No
Police Jurisdiction	OCSO Central
Schools	
School District Name	Evergreen
Elementary School Attendanc	e 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

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

Property Account	168634000
Site Address	9201 NE 182ND AVE, VANCOUVER WA 98682
Legal Desc	#24 SEC 6 T2N R3EWM 20.504
Owner	HURLEY JESSE R & HURLEY LINDA L
Mail Address	9201 NE 182ND AVE VANCOUVER WA - 98682
Tax Status	Regular
Property Status	Active
Area (appros.)	892,980 sq. ft. / 20.5 acres
Section-Township- Range	NE 1/4,506,72N,R3E
Assessment (2023 Values Dy 202)	Texts)
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-QCC
Sale Number	5737803
Sale Amount	\$98,750,00
Administrative	
Jurisdiction	Clark County
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	Proebste
Park District	n/a
Public Safety	
Burning Allowed	Yes
EMS Response Area	AMP
Fine District	FD 5
Increased Wildfire Danger Area	Ne
Police Jurisdiction	CCSO Centra
Schools	
School District Name	Evergreen



Environmental	Public Health
Present And	T MARTIN TRANSPORT

Public Health Food Inspector District	District 9
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 1

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 / OvA Non-Hydric / DoB Hydric / HtA
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	
Geological Hazard	
Liquefaction	Very Low
NEHRP Class	c
Slope Stability	

Parcel 168633000

Property Account	168633000
Site Address	
Legal Desc	#23 SEC 6 T2N R3EWM 20.50A
Owner H	URLEY 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 1/4,506,T2N,R3E
Assessment 2023 Values for 202	28 Tareps)
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	876475
Sale Amount	\$0.00
A double testing	
Administrative Jurisdiction	Clark County
Jurisdiction	Clark County
Jurisdiction Land Use Planning	
Jurisdiction Land Use Planning Comprehensive Plan Designatio	n AG
Jurisdiction Land Use Planning	n AG none
Jurisdiction Land Use Planning Comprehensive Plan Designatio Comprehensive Plan Overlay(s) Urban Growth Area	n AG none County
Jurisdiction Land Use Planning Comprehensive Plan Designatio Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u>	n AG none County Agriculture-20 (AG-20)
Jurisdiction Land Use Planning Comprehensive Plan Designatio Comprehensive Plan Overlay(s) Urban Growth Area	n AG none County Agriculture-20 (AG-20)
Jurisdiction Land Use Planning Comprehensive Plan Designatio Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Zoning Overlay(s)	n AG none County Agriculture-20 (AG-20) none
Jurisdiction Land Use Planning Comprehensive Plan Designatio Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Zoning Overlay(s) Miscellaneous Census Tract	n AG none County Agriculture-20 (AG-20) none 406.03
Jurisdiction Land Use Planning Comprehensive Plan Designatio Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Zoning Overlay(s) Miscellaneous	n AG none County Agriculture-20 (AG-20) none 406.03 n/a
Jurisdiction Land Use Planning Comprehensive Plan Designatio Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Zoning Overlay(s) Miscellaneous Census Tract Drainage District	n AG none County Agriculture-20 (AG-20) none 406.03 n/a Greater Brush Prairie
Jurisdiction Land Use Planning Comprehensive Plan Designatio Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Zoning Overlay(s) Miscellaneous Census Tract Drainage District Neighborhood	n AG none County Agriculture-20 (AG-20) none 406.03 n/a Greater Brush Prairie
Jurisdiction Land Use Planning Comprehensive Plan Designatio Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Zoning Overlay(s) Miscellaneous Census Tract Drainage District Neighborhood Park District	n AG none County Agriculture-20 (AG-20) none 406.02 n/a Greater Brush Prairie n/a
Jurisdiction Land Use Planning Comprehensive Plan Designatio Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Zoning Overlay(s) Miscellaneous Census Tract Drainage District Neighborhood Park District Public Safety	n AG none County Agriculture-20 (AG-20) none 406.03 n/a Greater Brush Prairie n/a Yes
Jurisdiction Land Use Planning Comprehensive Plan Designatio Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Zoning Overlay(s) Miscellaneous Census Tract Drainage District Neighborhood Park District Public Safety Burning Allowed	n AG none County Agriculture-20 (AG-20) ndne 406.03 n/a Greater Brush Prairie n/a Yes AMR
Jurisdiction Land Use Planning Comprehensive Plan Designatio Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Zoning Overlay(s) Miscellaneous Cansus Tract Drainage District Neighborhood Park District Public Safety Burning Allovied EMS Response Area	n AG none County Agriculture-20 (AG-20) none 406.03 n/a Greater Brush Praine n/a Yes AMR FD 5
Jurisdiction Land Use Planning Comprehensive Plan Designatio Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Zoning Overlay(s) Miscellaneous Cansus Tract Drainage District Neighborhood Park District Public Safety Burning Allowed EMS Response Area Fire District	n AG none County Agriculture-20 (AG-20) none 406.03 n/a Greater Brush Praine n/a Yes AMR FD 5
Jurisdiction Land Use Planning Comprehensive Plan Designatio Comprehensive Plan Overlay(s) Urban Growth Area Zoning Designation - <u>Codes</u> Zoning Overlay(s) Miscellaneous Cansus Tract Drainage District Neighborhood Park District Public Safety Burning Allovred EMS Response Area Fire District Increased Wildfire Danger Area	n AG none County Agriculture-20 (AG-20) none 406.03 n/a Greater Brush Praine n/a Yes AMR FD 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

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011004030
Flood Hazard Area	Floodway Fringe
Shoreline Designation	Rural Conservancy Resource Land
Soll Types / Class	Hydric / OvA Non+Hydric / DoB
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: LaCamas
Watershed	Lacamas Cresk
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	

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

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:

Signature: C

Date:

Rebecca Hurley

Date:

Signature:

Signature: Ryan Hurley

Date:

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

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:

Title:

Date:

Darlene Ferretti

From:	Sonja Wiser <sonja.wiser@clark.wa.gov></sonja.wiser@clark.wa.gov>
Sent:	Tuesday, January 16, 2024 1:14 PM
То:	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></julie.stenberg@jordanramis.com>
Sent:	Tuesday, January 9, 2024 9:29 AM
То:	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



Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

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

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 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

Jams D. Housey

Jamie D. Howsley Admitted in Oregon and Washington

cc: Client Ezra Hammer, Jordan Ramis PC

Clark County Board of County Council February 15, 2024 Page 3

Exhibit A – Maps Identifying the Property

Parcel 986066527

Property Fact Sheet for Account 986066527

February 14, 2024

General Informatio	n
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 1/4,508,T2N,R4E
Assessment (@ Value	s 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 D	Designation FR-1
Comprehensive Plan C)veday(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	Proebste
Park District	n/a



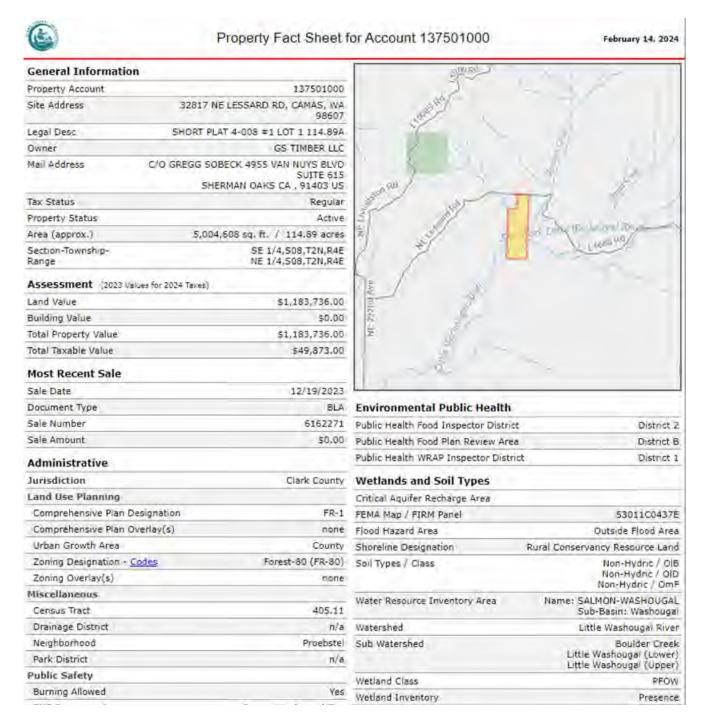
Environmental Public Health

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

Critical Aquifer Recharge Area	
FEMA Map / FIRM Panel	53011C0437E
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soll Types / Class	Non-Hydric / OlD
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

Clark County Board of County Council February 15, 2024 Page 4

Parcel 137501000





Clark County Board of County Council February 15, 2024 Page 5

> Exhibit B Letters of Authorization from Property Owners

> > [See Attached]

PACWEST, 27th Floor 1211 SW Fillh Avenue Portland, OR 97204 T (503) 598-7070 F 15031 598-7373

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:

Title:

On Behalf of GS TIMBER LLC

Date:

15/24 2

Soberk

54657-61792 4875-5276-8133.1

Darlene Ferretti

From:	Oliver Orjiako <oliver.orjiako@clark.wa.gov></oliver.orjiako@clark.wa.gov>
Sent:	Thursday, February 15, 2024 5:09 PM
То:	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 | (888) 598-7070 Portland | Bend | Vancouver WA



DISCLAIMER: This e-mail is for the sole use of the intended recipient(s). It contains information that is confidential and/or legally privileged. If you believe that it has been sent to you in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution or use of this information by someone other than the intended recipient is prohibited.



Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

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

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 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

ms S. House

Jamie D. Howsley Admitted in Oregon and Washington

cc: Client Ezra Hammer, Jordan Ramis PC

Clark County Board of County Council February 15, 2024 Page 3

General Information

Exhibit A – Maps Identifying the Property

Parcel 216491000

Property Fact Sheet for Account 216491000

February 14, 2024

activity attraction	
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 1/4,532,T4N,R1E
Assessment (2023 Values for 2024 T	axes)
Land Value	\$244,941.00
Building Value	\$0,00
Total Property Value	\$244,941,00
Total Taxable Value	5244,941,00
Most Recent Sale	
Sale Date	09/13/2018
Document Type	D-QCD
Sale Number	794247
Sale Amount	\$0.00
Administrative	
Jurisdiction	Clark County
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	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

Critical Aquifer Recharge Area	Category 2 Recharge Areas	
FEMA Map / FIRM Panel	53011C02120 53015C10150	
Flood Hazard Area	Outside Flood Are	
Shoreline Designation	none	
Soil Types / Class	Non-Hydric / Get	
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	

Clark County Board of County Council February 15, 2024 Page 4

0	1 41001 -	Sola incomence and analysis	
6	Property Fact Sheet f	or Account 216473000	February 14, 2024
General Information			¥1
Property Account	216473000	31	
Site Address	23511 NW HILLHURST RD, RIDGEFIELD, WA 98642	d-f-(
Legal Desc	#31 SEC 32 T4N R1EWM 10.47 A	and a set	20. 11
Owner	MAUL JAMES J & MAUL JOHN C		
Mail Address	PO BOX 488 RIDGEFIELD WA , 95642	Con por the	ALAS
Tax Status	Regular	- Marine	NWC any Ind
Property Status	Active		
Area (approx.)	456,073 sq. ft. / 10.47 acres		
Section-Township- Range	NE 1/4,532,74N,R1E		
Assessment [2023 Values for 2024 Tai	xes]	1 Alexandre	
Land Value	\$617,268.00	Enter the state of	121
Building Value	\$368,330.00	小市気管理学会	
Total Property Value	\$985,598.00	(A) (A)	gefield
Total Taxable Value	\$985,598.00	and the second s	
Most Recent Sale		N di T	-
Sale Date	09/13/2018		- 11
Document Type	D-QCD		
Sale Number	794247	Environmental Public Health	
Sale Amount	\$0.00	Public Health Food Inspector District	District 3
Administrative		Public Health Food Plan Review Area Public Health WRAP Inspector District	District A District 2
Jurisdiction	Clark County		District
Land Use Planning		Wetlands and Soil Types	
Comprehensive Plan Designation	AG	Critical Aquifer Recharge Area	Category 2 Recharge Areas
Comprehensive Plan Overlay(s)	none	FEMA Map / FIRM Panel	53011C0212D 53015C1015G
Urban Growth Area	County	Flood Hazard Area	Outside Flood Area
Zoning Designation - Codes	Agriculture-20 (AG-20)	Shoreline Designation	none
Zoning Overlay(s)	none	Soil Types / Class	Non-Hydric / GeB
Miscellaneous		Sou Mars (Cass.	Non-Hydric / GeD
Census Tract	403.03		
Drainage District	n/a		Sub-Basin: East Fork Lewis Name: SALMON-WASHOUGAL
Neighborhood	Ridgefield Junction		Sub-Basin: Salmen
Park District	n/a	Watershed	Flume Creek
Public Safety			Gee Creek
Burning Allowed	No	Sub Watershed	Flume Creek Gee Creek (Upper)
EMS Response Area	AMR.	Wetland Class	No Mapping Indicators
Fire District	Clark-Cowlitz Fire Rescue	Wetland Inventory	No Mapping Indicators

Parcel 216473000



Clark County Board of County Council February 15, 2024 Page 5

Exhibit B Letters of Authorization from Property Owners

[See Attached]

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

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:

James Maul

FRB 15,2024

Date:

Signature:

Darlene Ferretti

From:	Oliver Orjiako <oliver.orjiako@clark.wa.gov></oliver.orjiako@clark.wa.gov>
Sent:	Thursday, February 15, 2024 5:10 PM
То:	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

1211 SW Fifth Ave, Suite 2700 Portland OR 97204

jordanramis.com | (888) 598-7070 Portland | Bend | Vancouver WA



DISCLAIMER: This e-mail is for the sole use of the intended recipient(s). It contains information that is confidential and/or legally privileged. If you believe that it has been sent to you in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution or use of this information by someone other than the intended recipient is prohibited.



Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

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

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 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 219th 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 219th 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 219th 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

Jams S. House

Jamie D. Howsley Admitted in Oregon and Washington

cc: Client Ezra Hammer, Jordan Ramis PC

Clark County Board of County Council February 16, 2024 Page 3

Exhibit A – Maps Identifying the Property

Parcel 179154000

Property Fact Sheet for Account 179154000

February 12, 2024

General Information			
Property Account	179154000		
Site Address		Dec 2	
Legal Desc	=62 SEC 2 T3N R1EWM 3.764		
Owner	HOLSINGER DONALD G ETAL		
Mail Address	21510 NW 215T PL RIDGEFIELD WA, 98642 US		
Tax Status	Regular		
Property Status	Active	TO A L THE	
Area (approx.)	163,786 sq. ft. / 3.76 acres		
Section-Township-Range	NW 1/4,502,T3N,R1E		
Assessment (2023 Values for 2024 Tax	es}	- X	
Land Value	\$284,250.00		
Building Value	\$0.00		
Total Property Value	5284,260.00		
Total Taxable Value	\$284,260.00		
Most Recent Sale			1
Sale Date	06/20/2006		
Document Type	DEED		
Sale Number	0596426		
Sale Amount	\$20,500.00	Environmental Public Health	
Administrative		Public Health Food Inspector District	District 3
Jurisdiction	Clark County	Public Health Food Plan Review Area	District A
Land Use Planning		Public Health WRAP Inspector District	District 2
Comprehensive Plan Designation	R-5	Wetlands and Soil Types	
Comprehensive Plan Overlay(s)	Urban Reserve	Critical Aquifer Recharge Area	Category 2 Recharge Areas
Urban Growth Area	County	FEMA Map / FIRM Panel	53011C0218D
Zoning Designation - Codes	Rural-5 (R-5)		53015C1020G
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial	Flood Hazard Area Shoreline Designation	Outside Flood Area
Miscellaneous	COR051012	Soil Types / Class	Non-Hydric / GeB
Census Tract	404.03	and where a sume	Hydric / OdB
Drainage District	n/a	Water Resource Inventory Area	Name: LEWIS
Neighborhood	Four Creeks	Sub-Basin: East Fork Lewi Name: SALMON-WASHOUGA	
Park District	n/a		Sub-Basin: Salmon
	- 133	Watershed	Gee Creek
Public Safety		10000355.955	Salmon Creak
Public Safety Burning Allowed	Yes	Sub Watershed	
	Yes AMR	Sub Watershed	Salmon Creek Gee Creek (Upper) Mill Creek
Burning Allowed		Sub Watershed Wetland Class	Gee Creek (Upper)

51438-70544 4890-5749-3925.1

Clark County Board of County Council February 16, 2024 Page 4



Parcel 179112000

Property Fact Sheet for Account 179112000

February 12, 2024

General Information			
Property Account	179112000	-	11
Site Address 13	01 NE 219TH ST, RIDGEFIELD, WA 98642		
Legal Desc	#20 OF SEC 2 T3NR1EWM 4.28A		
Owner HOLSINGER	DONALD G & ROSSI JACQUELINE		
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	- E	
Section-Township- Range	NW 1/4,502,T3N,R1E	111	
Assessment (2023 Values for 2024 T	axes)		
Land Value	5351,409.00		
Building Value	\$0.00		
Total Property Value	5351,409.00		
Total Taxable Value	\$351,409.00		
Most Recent Sale			
Sale Date	06/20/2006		
Document Type	DEED	Environmental Public Health	
Sale Number	0597552	Public Health Food Inspector District	District 3
Sale Amount	\$93,000.00	Public Health Food Plan Review Area	District A
Administrative		Public Health WRAP Inspector Distric	t District 2
Jurisdiction	Clark County	Wetlands and Soil Types	
Land Use Planning		Critical Aquifer Recharge Area	Category 2 Recharge Areas
Comprehensive Plan Designation	R-5	FEMA Map / FIRM Panel	53011C0218D
Comprehensive Plan Overlay(s)	Urban Reserve	an success a set	53015C1020G
Urban Growth Area	County	Flood Hazard Area	Outside Flood Area
Zoning Designation - Codes	Rural-5 (R-5)	Shoreline Designation	none
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial	Soll Types / Class	Non-Hydric / GeB Hydric / OdB
Miscellaneous		Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis
Census Tract	404.03		Name: SALMON-WASHOUGAL
Drainage District	n/a	ter and	Sub-Basin: Salmon
Neighborhood	Four Creeks	Watershed	Gee Creek Salmon Creek
Park District	n/a	Sub Watershed	Gee Creek (Upper)
Public Safety			Mill Creek
Burning Allowed	Yes	Wetland Class	No Mapping Indicators
EMS Response Area	AMR	Wetland Inventory	Presence



Clark County Board of County Council February 16, 2024 Page 5

Exhibit B Letters of Authorization from Property Owners

[See attached]

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

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:

Portland | Bend | Vancouver, WA | jordanramis.com

Darlene Ferretti

From:	Rebecca Messinger <rebecca.messinger@clark.wa.gov></rebecca.messinger@clark.wa.gov>
Sent:	Friday, February 16, 2024 3:28 PM
То:	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



1211 SW Fifth Ave, Suite 2700 Portland OR 97204

jordanramis.com | (888) 598-7070 Portland | Bend | Vancouver WA



DISCLAIMER: This e-mail is for the sole use of the intended recipient(s). It contains information that is confidential and/or legally privileged. If you believe that it has been sent to you in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution or use of this information by someone other than the intended recipient is prohibited.



Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

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

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 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 50th Avenue and NE 179th 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

Clark County Board of County Council February 20, 2024 Page 2

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

ms S. House

Jamie D. Howsley Admitted in Oregon and Washington

cc: Client Ezra Hammer, Jordan Ramis PC

Clark County Board of County Council February 20, 2024 Page 4

Exhibit A – Maps Identifying the Property



Parcel 181452000

Property Fact Sheet for Account 181452000

February 15, 2024

General Information		1 I Black From	
Property Account	181452000	In the second	
Site Address			
Legal Desc	=16 SEC 12 T3N R1EWM 12.89 A		
Owner	PLEASANT ACRES LLC	NE 1990	
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		A No
Section-Township-Range	NE 1/4,S12,T3N,R1E		
Assessment (2023 Values for 2024	Taxes)		
Land Value	\$515,978.00	THE	
Building Value	\$2.00		Second State
Total Property Value	\$515,980.00		the second se
Total Taxable Value	\$515,980.00	7.1.1.1.2.2	
Most Recent Sale			
Sale Date	06/18/2015		
Document Type	D-B&S	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Sale Number	728709	MILLIN'S LI L'ISPA	
Sale Amount	\$0.00	Environmental Public Health	
Administrative		Public Health Food Inspector District	District 3
Jurisdiction	Clark County	Public Health Food Plan Review Area	District A
Land Use Planning		Public Health WRAP Inspector District	District 2
Comprehensive Plan Designation	AG	Wetlands and Soil Types	
Comprehensive Plan Overlay(s)	none	Critical Aquifer Recharge Area	Category 2 Recharge Areas
Urban Growth Area	County	FEMA Map / FIRM Panel	53011C0219D
Zoning Designation - Codes	Agriculture-20 (AG-20)	Contract Contract	53011C0238D 53015C1020G
Zoning Overlay(s)	none	Flood Hazard Area	Outside Flood Area
Miscellaneous		Shoreline Designation	none
Census Tract	404.03	Soil Types / Class	Non-Hydric / GeB
Drainage District	n/a	The states of the states	Non-Hydric / GeF
Neighborhood	Four Creeks		Non-Hydric / HcC Non-Hydric / HoB
Park District	n/a		Non-Hydric / Hot
Public Safety			Hydric / OdB

Clark County Board of County Council February 20, 2024 Page 5



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 RIEWM 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 1/4,512,T3N,R1E	
Assessment (2023 Values for 20	(24 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	\$0.0	
Administrative		
Jurisdiction	Clark County	
Land Use Planning		
Comprehensive Plan Designation	on UL	
Comprehensive Plan Overlay(s)) none	
Urban Growth Area	Vancouver	
Zoning Designation - Codes	Single Family Residential (R1- 20)	
Zoning Overlay(s)	noné	
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 / OdB
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon

Clark County Board of County Council February 20, 2024 Page 6



Parcel 181689000

Property Fact Sheet for Account 181689000

February 15, 2024

General Information		
Property Account	151689000	
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 1/4,513,T3N,R1E	
Assessment (2023 Values for 2	2024 Taxes]	
Land Value	\$284,582.00	
Building Value	\$169,947.00	
Total Property Value	\$454,629.00	
Total Taxable Value	\$454,629.00	
Most Recent Sale	and the second sec	
Sale Date	12/26/2019	
Document Type	D-B&S	
Sale Number	815107	
Sale Amount	\$0.0	
Administrative		
Jurisdiction	Clark County	
Land Use Planning		
Comprehensive Plan Designat	tion UL	
Comprehensive Plan Overlay(s) none	
Urban Growth Area	Vancouver	
Zoning Designation - Codes	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		



Clark County Board of County Council February 20, 2024 Page 7

Exhibit B Letters of Authorization from Property Owners

[See attached]

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

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:

Son Bu

Title:

CO-OWNER

Authorized on Behalf of Pleasant Acres LLC

2/17/24

Page 3

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:

Sta Ba

Title:

CU - UN NOR

Authorized on Behalf of Long Lake Commercial LLC

2/17/24

Page 2

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:

Son Bala

Title:

0 Junel

Authorized on Behalf of Cedar Tree Acres LLC

2/17/24

Darlene Ferretti

From:Rebecca Messinger < Rebecca.Messinger@clark.wa.gov>Sent:Tuesday, February 20, 2024 1:09 PMTo:Julie A. Stenberg; Oliver OrjiakoCc:James D. Howsley; Ezra L. Hammer; Darlene FerrettiSubject: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



1211 SW Fifth Ave, Suite 2700 Portland OR 97204

jordanramis.com | (888) 598-7070 Portland | Bend | Vancouver WA



DISCLAIMER: This e-mail is for the sole use of the intended recipient(s). It contains information that is confidential and/or legally privileged. If you believe that it has been sent to you in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution or use of this information by someone other than the intended recipient is prohibited.



Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

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

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 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

ans S. House

Jamie D. Howsley Admitted in Oregon and Washington

cc: Client Ezra Hammer, Jordan Ramis PC Sonja Wiser, Clark County

Clark County Board of County Council March 1, 2024 Page 3

Exhibit A – Maps Identifying the Property

Parcel 200116000

G	Property Fact Sheet f	for Account 200116000	February 12, 2024
General Information			
Property Account	200116000	NE /19th	St
Site Address	11718 NE 117TH AVE, VANCOUVER, WA 98652		
Legal Desc	=50 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		503
Section-Township- Range	NW 1/4,534,73N,R2E		
Assessment (2023 Values for 20	24 Taxes)		
Land Value	\$260,392.00		
Building Value	\$183,675.00	1 S	
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	Environmental Public Health	
Sale Amount	\$300,000.00	Public Health Food Inspector District	District 9
Administrative		Public Health Food Plan Review Area	District A
Jurisdiction	Clark County	Public Health WRAP Inspector District	District 1
Land Use Planning	2.0.0.0	Wetlands and Soil Types	
Comprehensive Plan Designatio	an c	Critical Aquifer Recharge Area	Category 1 Recharge Areas
Comprehensive Plan Overlay(s	0	FEMA Map / FIRM Panel	53011C0383D
Urban Growth Area	Vancouver	Flood Hazard Area	Outside Flood Area
Zoning Designation - Codes	Community Commercial	Shoreline Designation	none
	(CC)	Soil Types / Class	Non-Hydric / HIA
Zoning Overlay(s)	none	Water Resource Inventory Area	Name: SALMON-WASHOUGAL
Miscellaneous		General Street	Sub-Basin: Salmon
Census Tract	407.09	Watershed	Salmon Creek
Drainage District	n/a	Sub Watershed	Curtin Creek
Neighborhood	Sunnyside	Wetland Class	No Mapping Indicators
Park District	5	Wetland Inventory	No Mapping Indicators

Clark County Board of County Council March 1, 2024 Page 4



Parcel 200069000

Property Fact Sheet for Account 200069000

February 12, 2024

General Information			
Property Account	200069000	NE 1190	SI
Site Address	11614 NE 117TH AVE, VANCOUVER, WA 98662		
Legal Desc	#3 #13 SEC 34 T3N R2EWM 1.02A		
Owner	5 GENERATION LLC		
Mail Address	PO BOX 755 BRUSH PRAIRIE WA , 98606		
Tax Status	Regular	-	
Property Status	Active		- 11 1
Area (approx.)	44,431 sq. ft. / 1.02 acres.		503
Section-Township- Range	NW 1/4,534,T3N,R2E		
Assessment (2023 Values for 2	2024 Taxes)		Lunce
Land Value	\$303,225.00	1 C	
Building Value	\$140,965.00	-	
Total Property Value	\$444,191.00	France	Rill
Total Taxable Value	\$444,191.00	* High School	
Most Recent Sale			1
Sale Date	12/28/2016		-1 +1
Document Type	D-PREP		
Sale Number	764851	Environmental Public Health	
Sale Amount	\$0.00	Public Health Food Inspector District	District 9
Administrative		Public Health Food Plan Review Area Public Health WRAP Inspector District	District A District 1
Jurisdiction	Clark County		
Land Use Planning		Wetlands and Soil Types	
Comprehensive Plan Designat	ion C	Critical Aquifer Recharge Area	Category 1 Recharge Areas
Comprehensive Plan Overlay(s) none	FEMA Map / FIRM Panel	53011C0383D
Urban Growth Area	Vancouver	Flood Hazard Area	Outside Flood Area
Zoning Designation - Codes	Community Commercial	Shoreline Designation	none
	(CC)	Soil Types / Class	Non-Hydric / HIA
Zoning Overlay(s)	none	Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Miscellaneous		Watershed	Sup-basin: Salmon Salmon Creek
Census Tract	407.09		
Drainage District	n/a	Sub Watershed	Curtin Creek
Neighborhood	Sunnyside	Wetland Class	No Mapping Indicators
Park District	6	Wetland Inventory	No Mapping Indicators

Clark County Board of County Council March 1, 2024 Page 5



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		F
Mail Address	11814 NE 117TH AVE VANCOUVER WA , 98662 US		
Tax Status	TOTAL EXEMPTION	NE.119th	51
Property Status	Active		
Area (approx.)	54,450 sq. ft. / 1.25 acres		
Section-Township-Range	NW 1/4,534,T3N,R2E		503
Assessment (2023 Values for 20	24 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			(Pala manage
Sale Number		. Langerer	
Sale Amount		Environmental Public Health	
Administrative		Public Health Food Inspector District	District 9
Jurisdiction	Clark County	Public Health Food Plan Review Area	District A
Land Use Planning	Static Section	Public Health WRAP Inspector District	District 1
Comprehensive Plan Designatio	u uL	Wetlands and Soil Types	
Comprehensive Plan Overlay(s)		Critical Aquifer Recharge Area	Category 1 Recharge Areas
Urban Growth Area	Vancouver	FEMA Map / FIRM Panel	53011C0383D
Zoning Designation - Codes	Single Family Residential (R1-	Flood Hazard Area	Outside Flood Area
	10)	Shoreline Designation	none
Zoning Overlay(s)	none	Soil Types / Class	Non-Hydric / HIA
Miscellaneous		Water Resource Inventory Area	Name: SALMON-WASHOUGAL
Census Tract	407.09	The second se	Sub-Basin: Salmon
Drainage District	n/a		Salmon Creek
Neighborhood	Sunnyside	Sub Watershed	Curtin Creek
Park District	6	transition of the second	No Mapping Indicators
Public Safety		Wetland Inventory	No Mapping Indicators

Clark County Board of County Council March 1, 2024 Page 6



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 1/4,534,T3N,R2E
Assessment (2023 Values for 202	4 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
Land Use Planning	
Comprehensive Plan Designation	UL UL
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Vancouver
Zoning Designation - Codes	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 Aguifer 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	Saimon Creek
Sub Watershed	Curtin Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

Clark County Board of County Council March 1, 2024 Page 7



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 202	4 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
Land Use Planning	
Comprehensive Plan Designation	1 UL
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Vancouver
Zoning Designation - Codes	Single Family Residential (R1- 10)
Zoning Overlay(s)	none
Miscellaneous	
Census Tract	407.09
Drainage District	n/a
Neighborhood	Sunnvside
Heighberneed	a ann y stas



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

Category 1 Recharge Areas
53011C0383D
Outside Flood Area
none
Non-Hydric / HIA
Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Salmon Creek
Curtin Creek
No Mapping Indicators
No Mapping Indicators

Clark County Board of County Council March 1, 2024 Page 8

General Information			
Property Account	200178000		
Site Address	11814 NE 117TH AVE, VANCOUVER, WA 98652		
Legal Desc #122	SEC 34-3-2EWM 3.784 (SEE 200178-001 TAXABLE PTN)		3
Owner	BAPTIST CHURCH BRUSH PRAIRIE		
Mail Address	11814 NE 117TH AVE VANCOUVER WA , 98662 US	NE TRUE	
Tax Status	TOTAL EXEMPTION		
Property Status	Active		
Area (approx.)	73,181 sq. ft. / 1.68 acres		50.1
Section-Township- Range	NW 1/4,534,T3N,R2E		- Later
Assessment (2023 Values for	r 2024 Taxes)		
Land Value	\$212,476.00	1	if School
Building Value	\$400,631.00	100222	
Total Property Value	\$613,107.00	PERSON .	
Total Taxable Value	\$0.00	REAL STREET	II II
Most Recent Sale		English	
Sale Date			SPRIT HIT
Document Type		Environmental Public Health	
Sale Number		Public Health Food Inspector District	District 9
Sale Amount		Public Health Food Plan Review Area	District A
Administrative		Public Health WRAP Inspector District	District 1
Jurisdiction	Clark County	Wetlands and Soil Types	
Land Use Planning		Critical Aquifer Recharge Area Category 1 Rec	
Comprehensive Plan Design	ation UL	FEMA Map / FIRM Panel	53011C0383D
Comprehensive Plan Overla	r(s) none	Flood Hazard Area	Outside Flood Area
Urban Growth Area	Vancouver	Shoreline Designation	none
Zoning Designation - Codes	Single Family Residential (R1- 10)	Soil Types / Class	Non-Hydric / HIA
Zoning Overlay(s)	none	— Water Resource Inventory Area Name: SALMON-WASH	
Miscellaneous			Salmon Creek
Census Tract	407.09	Sub Watershed	Curtin Creek
Drainage District	n/a	Wetland Class	No Mapping Indicators
Neighborhood	Sunnyside	Wetland Inventory	No Mapping Indicators
Park District	6		

Parcel 200178000



Clark County Board of County Council March 1, 2024 Page 9

Exhibit B Letters of Authorization from Property Owners

[See attached]

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

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: partner Title:

Authorized on Behalf of Union Corner Properties LLC

3-1-24

Page 2

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:

Title:

Manager/Grantor

Authorized on Behalf of 5 Generation LLC

Date: 3-1-2024

54841-77932 4856-8795-9717.1

Page 3

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:

Title:

Mike Leake Officer/Elder Chair

Authorized on Brush Prairie Baptist Church

3/1/2021

Darlene Ferretti

From:	Rebecca Messinger <rebecca.messinger@clark.wa.gov></rebecca.messinger@clark.wa.gov>
Sent:	Monday, March 4, 2024 8:32 AM
То:	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 | (888) 598-7070 Portland | Bend | Vancouver WA



DISCLAIMER: This e-mail is for the sole use of the intended recipient(s). It contains information that is confidential and/or legally privileged. If you believe that it has been sent to you in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution or use of this information by someone other than the intended recipient is prohibited.



Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

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

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

Clark County Board of County Council March 4, 2024 Page 2

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

Jams S. Housey

Jamie D. Howsley Admitted in Oregon and Washington

cc: Client Ezra Hammer, Jordan Ramis PC Sonja Wiser, Clark County Steve Stuart, City of Ridgefield Claire Lust, City of Ridgefield

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

Exhibit A – Maps Identifying the Property

Parcel 212813000

Ser.	l'alcel 2		
	Property Fact Sheet I	for Account 212813000	February 15, 2024
General Information			
Property Account	212813000	E THE	
Site Address	4836 N 10TH ST, RIDGEFIELD, WA 98642	AVV 28 Miles	
Legal Desc	#44 SEC 16 T4N R1EWM 20A		
Owner	SMITH ROBERT W ETAL TRUSTEE		9 W - I
Mail Address	9310 NE MASON CREEK RD BATTLE GROUND WA , 98604 US	Jul 5-4	
Tax Status	Regular		M
Property Status	Active	- Salt is	<u> </u>
Area (approx.)	871,200 sq. ft. / 20 acres		
Section-Township- Range	SW 1/4,516,T4N,R1E	And a start	
Assessment (2023 Values for 20	24 Taxes)		
Land Value	\$563,766.00	- The second	
Building Value	\$222,075.00		
Total Property Value	\$785,841.00		141
Total Taxable Value	\$288,522.00	Hill Hard - Caller	
Most Recent Sale			501
Sale Date	09/11/2002	12 MLERICE	601
Document Type	D-QCD		
Sale Number	0506173	Environmental Public Health	1308.53
Sale Amount	\$0.00	Public Health Food Inspector District	District 3
Administrative		Public Health Food Plan Review Area Public Health WRAP Inspector District	District A District 2
Jurisdiction	Clark County		
Land Use Planning		Wetlands and Soil Types	
Comprehensive Plan Designation	an AG	Critical Aquifer Recharge Area	Category 2 Recharge Areas
Comprehensive Plan Overlay(s) Urban Reserve	FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Urban Growth Area	County	Flood Hazard Area	Outside Flood Area
Zoning Designation - Codes	Agriculture-20 (AG-20)		none
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial	Shoreline Designation), Soil Types / Class Non-Hydri	
Miscellaneous			Non-Hydric / GeD Non-Hydric / GeE
Census Tract	403.01	Harry shart sale strate in the Late state	Hydric / OdB
Drainage District	n/a	Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Neighborhood	Ridgefield Junction	Watershed	Allen Canvon Creek
Park District	n/a	Sub Watershed	Allen Canyon Creek

Clark County Board of County Council March 4, 2024 Page 5



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 1/4,516,T4N,R1E
Assessment (2023 Values for 202	4 Tages)
Land Value	\$579,606.00
Building Value	\$0.00
Total Property Value	\$570,606.00
Total Taxable Value	\$55,712,00
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 - Codes	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	Dutside 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

Clark County Board of County Council March 4, 2024 Page 6



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 F	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 2	2024 Taxes}
Land Value	\$311,144.00
Building Value	\$471,654.00
Total Property Value	\$7\$2,808,00
Total Taxable Value	\$782,808.00
Most Recent Sale	
Sale Date	11/05/2018
Document Type	D-QCD
Sale Number	794257
Sale Amount	50,00
Administrative	
Jurisdiction	Clark County
Land Use Planning	
Comprehensive Plan Designat	ion AG
Comprehensive Plan Overlay(s) Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	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	Dutside 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	

Clark County Board of County Council March 4, 2024 Page 7



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		11
Owner ISLAS	FREDY VELEZ & ISLAS MARBELLA VELEZ		14
Mail Address	1323 N 57TH CT RIDGEFIELD WA , 98542		
Tax Status	Regular		111
Property Status	Active		
Area (approx.)	108,900 sq. ft. / 2.5 acres		1211
Section-Township- Range	SE 1/4,516,T4N,R1E		
Assessment (2023 Values for 2024 1	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		- 1 1 1
Document Type	D-SWD	Environmental Public Health	
Sale Number	871086	Public Health Food Inspector District	District 3
Sale Amount	\$430,000.00	Public Health Food Plan Review Area	District A
Administrative		Public Health WRAP Inspector District	District 2
Jurisdiction	Clark County	Wetlands and Soil Types	
Land Use Planning		Critical Aquifer Recharge Area	Category 2 Recharge Areas
Comprehensive Plan Designation	AG	FEMA Map / FIRM Panel	53011C0204D
Comprehensive Plan Overlay(s)	Urban Reserve		53015C1005G
Urban Growth Area	County	Flood Hazard Area	Outside Flood Area
Zoning Designation - Codes	Agriculture-20 (AG-20)	Shoreline Designation	none
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industrial	Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeF Hydric / OdB
Miscellaneous	Miscellaneous		Name: LEWIS
Census Tract	403.01	Water Resource Inventory Area	Sub-Basin: Lower Lewis
Drainage District	n/a	Watershed	Allen Canyon Creek
Neighborhood	Ridgefield Junction	Sub Watershed	Allen Canyon Creek
Park District	n/a	Wetland Class	PFO/SSC

Clark County Board of County Council March 4, 2024 Page 8



Parcel 212814000

Property Fact Sheet for Account 212814000

February 15, 2024

General Information	
Property Account	212814000
Site Address	
Légal 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.)	871,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4,516,T4N,R1E
Assessment (2023 Values for 2024	Taxes)
Land Value	\$585,660.00
Building Value	\$0.00
Total Property Value	\$\$85,660.00
Total Taxable Value	\$7,506.00
Most Recent Sale	
Sale Date	09/11/2002
Document Type	D-QCD
Sale Number	0506173
Sale Amount	50.00
Administrative	
Jurisdiction	Clark County
Land Use Planning	
Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	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
chvironnentai	FUDIC	nearci

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 / GeF	
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis	

Parcel 212778000

Clark County Board of County Council March 4, 2024 Page 9

	2	- A.
	r	A 112
٩	R	5.1)
	÷	

Property Fact Sheet for Account 212778000

February 15, 2024

General Information		
Property Account	212776000	
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 , 96662	
Tax Status	Regular	
Property Status	Active	
Area (approx.)	958,320 sq. ft. / 22 acres	
Section-Township- Range	SW 1/4,S16,T4N,R18	
Assessment (2023 Values for 202	24 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	50.00	
Administrative		
Jurisdiction	Clark County	
Land Use Planning		
Comprehensive Plan Designation	n AG	
Comprehensive Plan Overlay(s)	Urban Reserve	
Urban Growth Area	County	
Zoning Designation - Codes	Agriculture-20 (AG-20)	
Zoning Overlay(s)	Urban Réserve - 20 (UR-20) Industria	
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	Distnet 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 / GeB Non-Hydric / GeB Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek

Parcel 212812000

Clark County Board of County Council March 4, 2024 Page 10

	-	-	~	
1.00		•	ρ.	
		-	- 5	i
				l

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 2	024 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-QCI	
Sale Number	0506173	
Sale Amount	\$0.00	
Administrative		
Jurisdiction	Clark County	
Land Use Planning		
Comprehensive Plan Designati	on AG	
Comprehensive Plan Overlay(s	s) Urban Reserve	
Urban Growth Area	County	
Zoning Designation - Codes	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 5301 5301	
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeB Non-Hydric / GeB Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

Clark County Board of County Council March 4, 2024 Page 11



Property Fact Sheet for Account 212777000

February 15, 2024

212777000	
=8 SEC 15 T4NR1EWM 84	
HENDRICKSON KAY	
2700 NW 269TH ST RIDGEFIELD WA , 98642 US	
Regular	
Active	
348,480 sq. ft. / 8 acres	
SW 1/4,516,T4N,R1E	
15)	
\$392,448,00	
\$0.00	
\$392,448.00	
\$2,701.00	
Clark County	
AG	
Urban Reserve	
County	
Agriculture-20 (AG-20)	
Urban Reserve - 20 (UR-20), Industria	
403.01	
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	

Clark County Board of County Council March 4, 2024 Page 12



Property Fact Sheet for Account 212780000

February 15, 2024

General Information			
Property Account	212780000		I AN
Site Address		2	1
Legal Desc	#11 SEC 15 T4NR1EWM 5A	WK 5151 AV	N N
Owner	HENDRICKSON KAY J	K R	
Mail Address	2700 NW 289TH ST RIDGEFIELD WA , 98642 US	Ĩ	
Tax Status	Regular	NW 20905 St 1	Tops of
Property Status	Active		
Area (approx.)	217,800 sq. ft. / 5 acres	TRUCK R	
Section-Township-Range	SW 1/4,516,T4N,R1E		
Assessment (2023 Values for 2024	Taxes}		
Land Value	\$355,520,00	1 1-2	
Building Value	\$0.00	loyle	
Total Property Value	\$355,520.00		
Total Taxable Value	\$1,759.00		
Most Recent Sale			
Sale Date		1	
Document Type		The state of the s	
Sale Number		Later Fall	10
Sale Amount		Environmental Public Health	
Administrative		Public Health Food Inspector District	District 3
Jurisdiction	Clark County		
Land Use Planning		Public Health WRAP Inspector District	District 2
Comprehensive Plan Designation	AG	3 Wetlands and Soil Types	
Comprehensive Plan Overlay(s)	Urban Reserve		
Urban Growth Area	County	FEMA Map / FIRM Panel	53011C0204D
Zoning Designation - Codes	Agriculture-20 (AG-20)		
Zoning Overlay(s)	Urban Reserve - 20 (UR-20),	Flood Hazard Area	Outside Flood Area
	Industrial	Shoreline Designation	none
Miscellaneous		Soil Types / Class	Non-Hydric / GeB
Census Tract	403.01	1 Non-Hydric Non-Hydric	
Drainage District	n/a	and the second second	Hydric / OdB
Neighborhood	Ridgefield Junction	Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Park District	n/a		Sob Costin Confer Denis

Clark County Board of County Council March 4, 2024 Page 13



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 1	
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 1/4,516,T4N,R1E	
Assessment (2023 Values for 2	024 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-PREF	
Sale Number	640000	
Sale Amount	\$0.00	
Administrative		
Jurisdiction	Clark County	
Land Use Planning		
Comprehensive Plan Designati	on AG	
Comprehensive Plan Overlay(s) Urban Reserve	
Urban Growth Area	County	
Zoning Designation - Codes	Agriculture-20 (AG-20)	
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industria	
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	

Clark County Board of County Council March 4, 2024 Page 14

	2	14.
- 23	· · ·	×.
	100	. 1
		2.0

Property Fact Sheet for Account 212822000

February 15, 2024

General Information	
Property Account	212622000
Site Address 24	411 NW 289TH ST, RIDGEFIELD, WA 98642
Legal Desc	#53 SEC 16 T4N R1EWM 20.50A
Owner E	ASTMAN GARY & EASTMAN TAMARA
Mail Address	PO BOX 1476 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,S15,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	\$1,045,622.00
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 - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20). Industria
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

Vetlands 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	Nan-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

Clark County Board of County Council March 4, 2024 Page 15

	-	2	ι.,	
	r	٤.	2	ł.
4	Π.	ε,	đ	ň
	10	=		y

Property Fact Sheet for Account 212807000

February 15, 2024

General Information	
Property Account	212507000
Site Address 2	221 NW 289TH ST, RIDGEFIELD, WA 98642
Legal Desc	#38 SEC 16 T4N R1EWM 1.524
Owner	Z20 LLC
Mail Address	19304 NW 61ST AVE RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	55,211 sq. ft. / 1.52 acres
Section-Township- Range	SW 1/4,516,T4N,R1E
Assessment (2023 Values for 202	4 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	\$500,000.00
Administrative	
Jurisdiction	Clark County
Land Use Planning	
Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20), Industria
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

Clark County Board of County Council March 4, 2024 Page 16

	-41	ε.	
	-	N	κ.
1	æ	1.1	۴.
- 14		n	
	~		<u>۶</u> -

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 20	024 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
Land Use Planning	
Comprehensive Plan Designation	on AG
Comprehensive Plan Overlay(s) Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20) Industria
Miscellaneous	
Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/z



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

Clark County Board of County Council March 4, 2024 Page 17

	-	L
1	2	X
1	1.1	8
X	-	А.

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 BR	ROWN 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 fo	r 2024 Taxes)
Land Value	\$214,061,00
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
Land Use Planning	
Comprehensive Plan Design	ation AG
Comprehensive Plan Overla	y(s) Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20) Industria
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 / 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

Clark County Board of County Council March 4, 2024 Page 18

	-
	2
1	A Read of Lot
	1 C C C C C C C C C C C C C C C C C C C

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	\$124,549.00
Most Recent Sale	
Sale Date	09/28/1999
Document Type	D-QCD
Sale Number	0454423
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 - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20). Industria
Miscellaneous	
Census Tract	403.01
Drainage District	n/a
Neighborhood	Ridgefield Junction
Dark 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 / GeP Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

Clark County Board of County Council March 4, 2024 Page 19



Property Fact Sheet for Account 212791000

February 15, 2024

General Information	
Property Account	212791000
Site Address	
Legal Desc	=22 SEC 16 T4N R1EWM 25.264
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 1/4,516,T4N,R18
Assessment (2023 Values for 2024	Taojes}
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
Land Use Planning	
Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	Urban Reserve - 20 (UR-20) Industria
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

Clark County Board of County Council March 4, 2024 Page 20

Letters of Authorization from Property Owners

[See Attached]

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

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

Page 2

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:

Authorized on Behalf of Timbers Group LLC

Date:

02/26/2024

MEMBER

Page 3

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:

Signature:

Mark Smith

Date:

Signature:

Robert Smith

2

Darlene Ferretti

From:	Sonja Wiser <sonja.wiser@clark.wa.gov></sonja.wiser@clark.wa.gov>
Sent:	Tuesday, March 5, 2024 5:59 AM
То:	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 | (888) 598-7070 Portland | Bend | Vancouver WA



DISCLAIMER: This e-mail is for the sole use of the intended recipient(s). It contains information that is confidential and/or legally privileged. If you believe that it has been sent to you in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution or use of this information by someone other than the intended recipient is prohibited.



Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

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

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: <u>Oliver.Orjiako@clark.wa.gov</u> <u>Rebecca.Messinger@clark.wa.gov</u>

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

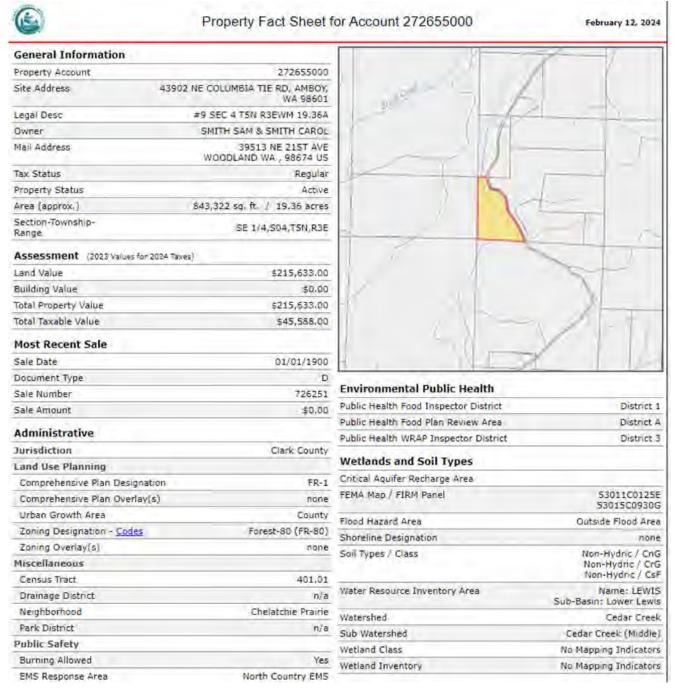
ms S. House

Jamie D. Howsley Admitted in Oregon and Washington

cc: Client Ezra Hammer, Jordan Ramis PC Sonja Wiser, Clark County

Clark County Board of County Council March 12, 2024 Page 3

Exhibit A – Maps Identifying the Property



Clark County Board of County Council March 12, 2024 Page 4



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 TSN 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 20	(24 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
Land Use Planning	
Comprehensive Plan Designation	PR 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	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	
The second secon		-

District 1
District A
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

Clark County Board of County Council March 12, 2024 Page 5



Parcel 272654000

Property Fact Sheet for Account 272654000

February 12, 2024

General Information	
Property Account	272654000
Site Address 4	3911 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 1/4,504,T5N,R3E
Assessment [2023 Values for 202	4 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
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)	nóne
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
Increased Wildfire Danger Area	Yes



Invironmenta	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

53011C0125E 53015C0930G 53015C0935G
Outside Flood Area
none
Non-Hydric / CnB Non-Hydric / CnE Non-Hydric / CnG Non-Hydric / CrG Non-Hydric / CsF Non-Hydric / Rk
Name: LEWIS Sub-Basin: Lower Lewis
Cedar Creek
Cedar Creek (Middle)
No Mapping Indicators
No Mapping Indicators



Clark County Board of County Council March 12, 2024 Page 6

Exhibit B Letters of Authorization from Property Owners

[See attached]

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

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

Date:

Signature:

Sam Smith Feb. 2, 2024

Page 2

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:

Rolph Massa

F30 17, 2024

Page 3

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

2/17/2024

Signature: John Evans John Evans Date: 2-17-2024

Darlene Ferretti

From:	Sonja Wiser <sonja.wiser@clark.wa.gov></sonja.wiser@clark.wa.gov>
Sent:	Monday, March 18, 2024 10:20 AM
То:	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 <u>Darlene.Ferretti@jordanramis.com</u>
Sent: Tuesday, March 12, 2024 9:28 AM
To: Oliver Orjiako <u>Oliver.Orjiako@clark.wa.gov</u>; Rebecca Messinger <u>Rebecca.Messinger@clark.wa.gov</u>
Cc: Sonja Wiser <u>Sonja.Wiser@clark.wa.gov</u>; James D. Howsley <u>jamie.howsley@jordanramis.com</u>; Ezra L. Hammer <u>elh@jordanramis.com</u>
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



1211 SW Fifth Ave, Suite 2700 Portland OR 97204

jordanramis.com | (888) 598-7070

Portland | Bend | Vancouver WA



DISCLAIMER: This e-mail is for the sole use of the intended recipient(s). It contains information that is confidential and/or legally privileged. If you believe that it has been sent to you in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution or use of this information by someone other than the intended recipient is prohibited.



Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

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

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 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

Jams S. Housey

Jamie D. Howsley Admitted in Oregon and Washington

Client CC: Ezra Hammer, Jordan Ramis PC Sonja Wiser

Clark County Board of County Council March 12, 2024 Page 3

Exhibit A – Maps Identifying the Property

Parcel 265067000

Property Fact Sheet for Account 265067000

March 11, 2024

General Information			
Property Account	265067000		C
Site Address	13600 NE 359TH ST, LA CENTER, WA 98629		A THE
Legal Desc	#46 SEC 26 T5N R2EWM 20A	- III	- Although
Owner	MILLER MICHAEL R & MILLER DIANE M		
Mail Address	13600 NE 359TH ST LACENTER WA , 98629 US		
Tax Status	Regular	-1	IN INOT
Property Status	Active		- And
Area (approx.)	871,200 sq. ft. / 20 acres		
Section-Township- Range	SW 1/4,526,T5N,R2E	NE JSOTA STL	NE TAT
Assessment (2023 Values fo	r 2024 Taxes)	- F	PLITT
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		E	
Sale Date	06/11/2004		
Document Type	D-QCD	and a state of the second	
Sale Number	0543902	Environmental Public Health	
Sale Amount	\$0.00	Public Health Food Inspector District	District 1
Administrative		Public Health Food Plan Review Area Distric	
Jurisdiction	Clark County	Public Health WRAP Inspector District	District 3
Land Use Planning		Wetlands and Soil Types	
Comprehensive Plan Design	ation R-10	Critical Aquifer Recharge Area	Category 2 Recharge Areas
Comprehensive Plan Overla		FEMA Map / FIRM Panel 53011C00	
Urban Growth Area	County	Card Distant of Anti-	53015C0920G
Zoning Designation - Codes	Rural-10 (R-10)	Flood Hazard Area	Outside Flood Area
Zoning Overlay(s)	none	Shoreline Designation	none Hydric / CvA
Miscellaneous		Soil Types / Class Hydric Non-Hydric 02 Non-Hydric Non-Hydric	
Census Tract	402.02		
Drainage District	n/a		
Neighborhood	n/a	Water Resource Inventory Area	Name: LEWIS
Park District	n/a		Sub-Basin: East Fork Lewis

Clark County Board of County Council March 12, 2024 Page 4

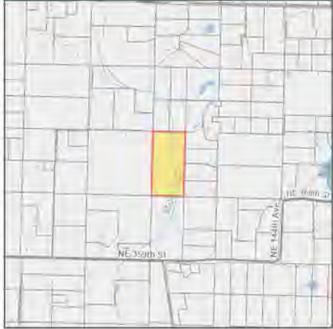


Parcel 265120000

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 1/4,526,T5N,R2E	
Assessment (2023 Values for 2	2024 Tanes)	
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	ount \$10,000	
Administrative		
Jurisdiction	Clark County	
Land Use Planning		
Comprehensive Plan Designat	ion R-10	
Comprehensive Plan Overlay	s) none	
Urban Growth Area	County	
Zoning Designation - Codes	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 / OlB Non-Hydric / OlD Non-Hydric / OlF



Clark County Board of County Council March 12, 2024 Page 5

Exhibit B Letters of Authorization from Property Owners

[See attached]



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

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

40059-12345.JDH 4858-5860-4716.1

Portland | Bend | Vancouver, WA | jordanramis.com

Darlene Ferretti

From:	Sonja Wiser <sonja.wiser@clark.wa.gov></sonja.wiser@clark.wa.gov>
Sent:	Tuesday, March 12, 2024 10:18 AM
То:	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
Sent: Tuesday, March 12, 2024 9:10 AM
To: Oliver Orjiako
Oliver.Orjiako@clark.wa.gov>; Rebecca Messinger <u>Rebecca.Messinger@clark.wa.gov</u>
Cc: Sonja Wiser
Sonja.Wiser@clark.wa.gov>; James D. Howsley
jamie.howsley@jordanramis.com>; Ezra L. Hammer
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 | (888) 598-7070 Portland | Bend | Vancouver WA



DISCLAIMER: This e-mail is for the sole use of the intended recipient(s). It contains information that is confidential and/or legally privileged. If you believe that it has been sent to you in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution or use of this information by someone other than the intended recipient is prohibited.



Jamie D. Howsley jamie.howsley@jordanramis.com WA Direct Dial: (360) 567-3913 OR Direct Dial: (503) 598-5503

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

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 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 119th 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

Jems D. House

Jamie D. Howsley Admitted in Oregon and Washington

cc: Client Ezra Hammer, Jordan Ramis PC Sonja Wiser, Clark County

Clark County Board of County Council March 14, 2024 Page 3

.....

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 1/4,533,T3N,R2E
Assessment (2023 Values for 2024	Taves
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-S
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Rurai-5 (R-5)
Zoning Overlay(s)	Urban Reserve - 10 (UR- 10)
Miscellaneous	
Census Tract	407.09
Drainage District	n/a
Neighborhood	Sunnyside
Park District	n/a



Environmental Public Health

Public Health Food Inspector District	District 9
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 1

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0379D
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIB
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Salmon Creek
Sub Watershed	Curtin Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

Clark County Board of County Council March 14, 2024 Page 4



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 T	3N R2EWM 5.00A
Owner BROSIUS RICHARD	& BROSIUS LOIS
	HWY 99 SUITE 7 R WA , 98686 US
Tax Status	Regular
Property Status	Active
Area (approx.) 217,800	sq. ft. / 5 acres
Section-Township- Range NW	1/4,529,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
Land Use Planning	
Comprehensive Plan Designation	R-5
Comoreheasive Plan Overlautel	
Comprehensive Plan Overlay(s)	none
Urban Growth Area	
STATISTIC FOR ALL STATISTICS	County
Urban Growth Area	County Rural-S (R-5)
Urban Growth Area Zoning Designation - Codes	County Rural-S (R-5)
Urban Growth Area Zoning Designation - <u>Codes</u> Zoning Overlay(s)	none County Rural-5 (R-5) none 408.12
Urban Growth Area Zoning Designation - <u>Codes</u> Zoning Overlay(s) Miscellaneous	County Rural-5 (R-5) none



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

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0376E 53011C0376D
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

Clark County Board of County Council March 14, 2024 Page 5

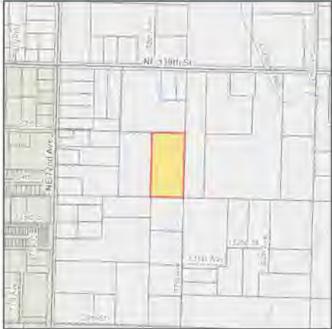


Parcel 198616000

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 1/4,529,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 \$585,14	
Most Recent Sale	
Sale Date	05/13/1998
Document Type	DEED
Sale Number	0429720
Sale Amount \$126,00	
Administrative	
Jurisdiction	Clark County
Land Use Planning	
Comprehensive Plan Desig	nation R-5
Comprehensive Plan Over	ay(s) none
Urban Growth Area	County
Zoning Designation - Code	s Rural-S (R-5)
Zoning Overlay(s)	none
Miscellaneous	
Census Tract	405.12
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

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

Clark County Board of County Council March 14, 2024 Page 6



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 1/4,529,T3N,R2E
Assessment (2023 Value	is 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	07/15/2000
Document Type	CONT
Sale Number	466471
Sale Amount	\$525,000.00
Administrative	
Jurisdiction	Clark County
Land Use Planning	
Comprehensive Plan Des	ignation R-5
Comprehensive Plan Ove	rlay(s) none
Urban Growth Area	County
Zoning Designation - Con	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

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

Clark County Board of County Council March 14, 2024 Page 7



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 BROS	SIUS 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	Takes)
Land Value	\$549,603.00
Building Value	\$0.00
Total Property Value	\$549,603.00
Total Taxable Value \$549	
Most Recent Sale	
Sale Date	07/15/2000
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 - Codes	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

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 / Hiz Non-Hydric / Hiz Hydric / Su	
Water Resource Inventory Area	Name: SALMON-WASHOUGAL	

Clark County Board of County Council March 14, 2024 Page 8



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	
Légal 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		
Assessment (2023 Value	es for 2024 Taxes)	
Land Value	\$369,305.00	
Building Value \$46,39		
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	
Land Use Planning		
Comprehensive Plan Des	agnation R-S	
Comprehensive Plan Ove	rlay(s) none	
Urban Growth Area	County	
Zoning Designation - Co	des 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

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0377D 53011C0379D
Flood Hazard Area	Floodway Fringe Floodway 500 Year Flood Area
Shoreline Designation	Rural Conservancy Residential
Soil Types / Class	Non-Hydric / HIA Hydric / MIA Hydric / Sa
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon

Clark County Board of County Council March 14, 2024 Page 9



Parcel 198580000

Property Fact Sheet for Account 198580000

February 21, 2024

General Information			1 The second
Property Account	198580000		
Site Address 13610 NE 821	ID AVE, VANCOUVER, WA 98662	A Statement	
Legal Desc. =45 St	EC 29 T3N R2EWM 5A	NL 1390; S	
Owner BROSIUS RICHARD	D & BROSIUS LOIS L		
	3 NE HWY 99 SUITE 7 UVER WA , 98686 US		
Tax Status	Regular		
Property Status	Active		
Area (approx.) 217,	800 sq. ft. / 5 acres		F
Section-Township- Range	NW 1/4,529,T3N,R2E		Ave
Assessment (2023 Values for 2024 Taxes)			NE BUH Ave
Land Value	\$455,584.00		N.
Building Value	\$757,136,00		
Total Property Value	\$1,212,720.00		
Total Taxable Value	\$1,212,720.00	4	
Most Recent Sale			
Sale Date		19-3-	
Document Type			
Sale Number		Environmental Public Health	
Sale Amount		Public Health Food Inspector District	District .
Administrative		Public Health Food Plan Review Area Public Health WRAP Inspector District	District A District 1
Jurisdiction Clark County			Erestist.
Land Use Planning		Wetlands and Soil Types	
Comprehensive Plan Designation R-5		Critical Aquifer Recharge Area	Category 2 Recharge Area
Comprehensive Plan Overlay(s) none		FEMA Map / FIRM Panel	53011C0377E 53011C0379E
Urban Growth Area	County	Flood Hazard Area	Outside Flood Area
Zoning Designation - Codes			Rural Conservancy Residentia
Zoning Overlay(s)	none	Soil Types / Class	Non-Hydric / Hl/
Miscellaneous		The second se	Name: SALMON-WASHOUGA
Census Tract	406.12		
Drainage District	n/a	Watershed Salmon Cre	
Neighborhood	leighborhood Greater Brush Praine Sub W		Curtin Cree
Park District	n/a	Wetland Class	PSS
Public Safety		Wetland Inventory	Presence

Clark County Board of County Council March 14, 2024 Page 10



Parcel 198615000

Property Fact Sheet for Account 198615000

February 21, 2024

General Information			
Property Account	198615000		
Site Address			1
Legal Desc.	#80 SEC 29 T3N R2EWM 4.77A		
Owner BRO	SIUS RICHARD & BROSIUS LOIS	2	
Mail Address	#19 13023 NE HWY 99 SUITE 7 VANCOUVER WA , 98686 US		
Tax Status	Regular	NE T39th	
Property Status	Active		
Area (approx.)	207,781 sq. ft. / 4.77 acres		Malan I MI
Section-Township-Range	NW 1/4,529,T3N,R2E		
Assessment (2023 Values for 2024 Tai	es)		
Land Value	\$135,067.00		
Building Value	\$0.00		Mc. Bithlave
Total Property Value	\$135,067.00		E S
Total Taxable Value	\$135,067.00		N. N.
Most Recent Sale			
Sale Date			
Document Type		1 1-1-1-1-	
Sale Number		1 -1 - 1 - +/	
Sale Amount		Environmental Public Health	a contraction of the second
Administrative		Public Health Food Inspector District	District 3
Jurisdiction	Clark County	Public Health Food Plan Review Area	District A
Land Use Planning		Public Health WRAP Inspector District	District 1
Comprehensive Plan Designation	R-5	Wetlands and Soil Types	
Comprehensive Plan Overlay(s)	none	Critical Aquifer Recharge Area	Category 2 Recharge Areas
Urban Growth Area	County	FEMA Map / FIRM Panel	53011C0377D
Zoning Designation + Codes	Rural-5 (R-5)	Flood Hazard Area	Floodway Fringe
Zoning Overlay(s)	поле		Floodway 500 Year Flood Area
Miscellaneous		Shoreline Designation	Rural Conservancy Residential
Census Tract	408.12	Soil Types / Class	Non-Hydric / HIA
Drainage District n/a		a Non-Hy	
Neighborhood	Greater Brush Prairie		Non-Hydric / HIC Hydric / Su
Park District	n/a	Water Resource Inventory Area	Name: SALMON-WASHOUGAL
		CONTRACTOR AND CONTRACTOR AND A DESCRIPTION OF A	and the second



Clark County Board of County Council March 14, 2024 Page 11

Exhibit B Letters of Authorization from Property Owners

[See attached]

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

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

CULLI.

Authorized on Behalf of OOH, Properties LLC

Date

Z

Signature:

Lola Minister

Date:

Signature:

Bolton Minister

Date:

Page 3

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 Brosius

Date:

202 2 11-

Signature:

Richard Brosius

Date:

3-11-202

Darlene Ferretti

From:	Sonja Wiser <sonja.wiser@clark.wa.gov></sonja.wiser@clark.wa.gov>
Sent:	Monday, March 18, 2024 9:52 AM
То:	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

From: Darlene Ferretti <u>Darlene.Ferretti@jordanramis.com</u>
Sent: Thursday, March 14, 2024 4:04 PM
To: Oliver Orjiako <u>Oliver.Orjiako@clark.wa.gov</u>; Rebecca Messinger <u>Rebecca.Messinger@clark.wa.gov</u>
Cc: Sonja Wiser <u>Sonja.Wiser@clark.wa.gov</u>; James D. Howsley jamie.howsley@jordanramis.com; Ezra L. Hammer <u>elh@jordanramis.com</u>
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



1211 SW Fifth Ave, Suite 2700 Portland OR 97204

jordanramis.com | (888) 598-7070

Portland | Bend | Vancouver WA



DISCLAIMER: This e-mail is for the sole use of the intended recipient(s). It contains information that is confidential and/or legally privileged. If you believe that it has been sent to you in error, please notify the sender by reply e-mail and delete the message. Any disclosure, copying, distribution or use of this information by someone other than the intended recipient is prohibited.