

**From:** [Rebecca Messinger](#)  
**To:** [Cnty 2025 Comp Plan](#)  
**Subject:** FW: Site-Specific Zone Change and Comprehensive Plan Designation Change  
**Date:** Monday, September 16, 2024 2:26:38 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Lt. Clark County re Site-Specific GMA Request \(145815000 & 145766000\) 9.16.2024.pdf](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Please see the below email and attached letter, for the record. Thank you!



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

564-397-4305



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**From:** Darlene Ferretti <Darlene.Ferretti@jordanramis.com>  
**Sent:** Monday, September 16, 2024 2:11 PM  
**To:** Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>;  
Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>; Bart Catching  
<Bart.Catching@clark.wa.gov>  
**Cc:** James D. Howsley <jamie.howsley@jordanramis.com>; Ezra L. Hammer <elh@jordanramis.com>  
**Subject:** Site-Specific Zone Change and Comprehensive Plan Designation Change

**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 the attached letter of today's date from Jamie Howsley. Please confirm receipt.

Thank you,  
Darlene

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

**JORDAN**  **RAMIS**

1211 SW Fifth Ave, Suite 2700  
Portland OR 97204

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



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September 16, 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, Jose.Alvarez@clark.wa.gov, Bart.Catching@clark.wa.gov, and Rebecca.Messinger@clark.wa.gov

Re: ***Site-Specific Zone Change and Comprehensive Plan Designation Change***

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

Our office represents the owner of the parcels with real property identification numbers 145815000 and 145766000 (the "Property"), which is located at NE 94<sup>th</sup> Street east of NE Hazel Dell Avenue in unincorporated Clark County. 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 Property. A letter from the property owner is included authorizing Jordan Ramis PC to represent their request for these changes.

Parcel 145815000 has a comprehensive plan designation of Urban Medium Density Residential (UM) and a zoning designation of Office Residential-18 (OR-18). Parcel 145766000 has split zoning, with a Commercial (C) comprehensive plan designation and Community Commercial (CC) zoning on the western portion of the lot and a UM comprehensive plan designation with OR-18 zoning on the eastern portion. In reviewing the County's zoning map, it appears that the OR-18 zoning is a zone in the area around the Property and, other than with parcel 145815000, it does not properly correspond with existing property boundaries. Parcel 145766000 is already developed in a manner consistent with the CC zoning and the Property owners are desirous of expanding this use onto the adjacent and underdeveloped parcel 145815000. These sorts of commercial uses are appropriate for the Property given the fact that the parcels front along SE 94<sup>th</sup> Street and that there are commercial uses on both sides of said street between NE Hazel Dell Avenue and the I-5 corridor.

For these reasons, we are requesting that the County change the Comprehensive Plan designation to Commercial (C) with no overlay and a zoning designation to Community Commercial (CC), also with no zoning overlay for the Property.

This site-specific request is submitted for consideration as part of the current Comprehensive Plan Periodic Update 2025 (the “2025 Plan”) in compliance with Clark County Unified Development Code (CCC) 40.560.010 and we respectfully request the County make the aforementioned changes to the Property.

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Property

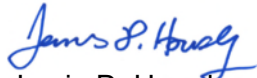
Exhibit B – Letter of Authorization from the Property Owner

As the 2025 Plan continues, we intend to submit additional information in support of this request, addressing the criteria of the Growth Management Act (GMA), CCC, and Clark County’s 20-Year Comprehensive Plan.

Thank you for your consideration of this request.

Very truly yours,

JORDAN RAMIS PC



Jamie D. Howsley  
Admitted in Oregon and Washington

cc: Client  
Ezra Hammer, Jordan Ramis PC

**Exhibit A - Maps Identifying the Property**

**Parcels 145815000 and 145766000**

[See Attached]



Property Fact Sheet for Account 145766000

September 10, 2024

General Information

Table with 2 columns: Field Name and Value. Fields include Property Account (145766000), Site Address, Legal Desc (#8 LOT 5 SEC 3 T2N R1EWM .90A), Owner (PSI ATLANTIC VANCOUVER WA #2 LLC), Mail Address (530 OAK COURT DRIVE SUITE 155 MEMPHIS TN, 38117 US), Tax Status (Regular), Property Status (Active), Area (approx.) (39,204 sq. ft. / 0.9 acres), and Section-Township-Range (NE 1/4,S03,T2N,R1E).

Assessment (2023 Values for 2024 Taxes)

Table with 2 columns: Field Name and Value. Fields include Land Value (\$476,300.00), Building Value (\$0.00), Total Property Value (\$476,300.00), and Total Taxable Value (\$476,300.00).

Most Recent Sale

Table with 2 columns: Field Name and Value. Fields include Sale Date (01/09/2018), Document Type (D-SWD), Sale Number (778531), and Sale Amount (\$1,400,000.00).

Administrative

Table with 2 columns: Field Name and Value. Field: Jurisdiction (Clark County).

Land Use Planning

Table with 2 columns: Field Name and Value. Fields include Comprehensive Plan Designation (UM C), Comprehensive Plan Overlay(s) (none), Urban Growth Area (Vancouver), Zoning Designation - Codes (Community Commercial (CC) Office Residential-18 (OR-18)), and Zoning Overlay(s) (none).

Miscellaneous

Table with 2 columns: Field Name and Value. Fields include Census Tract (410.09), Drainage District (n/a), Neighborhood (West Hazel Dell), and Park District (9).

Public Safety



Environmental Public Health

Table with 2 columns: Field Name and Value. Fields include Public Health Food Inspector District (District 6), Public Health Food Plan Review Area (District A), and Public Health WRAP Inspector District (District 1).

Wetlands and Soil Types

Table with 2 columns: Field Name and Value. Fields include Critical Aquifer Recharge Area (Category 2 Recharge Areas), FEMA Map / FIRM Panel (53011C0358D), Flood Hazard Area (Outside Flood Area), Shoreline Designation (none), Soil Types / Class (Non-Hydric / HoB Hydric / OdB), Water Resource Inventory Area (Name: SALMON-WASHOUGAL Sub-Basin: Salmon), Watershed (Salmon Creek), Sub Watershed (Cougar Creek Salmon Creek (r.m. 03.83)), Wetland Class (No Mapping Indicators), and Wetland Inventory (No Mapping Indicators).



# Property Fact Sheet for Account 145815000

September 10, 2024

### General Information

Property Account	145815000
Site Address	
Legal Desc	#54 SEC 3 T2N R1EWM 1.00A
Owner	PSI ATLANTIC VANCOUVER WA #2 LLC
Mail Address	530 OAK COURT DRIVE SUITE 155 MEMPHIS TN , 38117 US
Tax Status	Regular
Property Status	Active
Area (approx.)	43,560 sq. ft. / 1 acres
Section-Township-Range	NE 1/4,S03,T2N,R1E

### Assessment (2023 Values for 2024 Taxes)

Land Value	\$482,800.00
Building Value	\$0.00
Total Property Value	\$482,800.00
Total Taxable Value	\$482,800.00

### Most Recent Sale

Sale Date	01/09/2018
Document Type	D-SWD
Sale Number	778531
Sale Amount	\$1,400,000.00

### Administrative

Jurisdiction	Clark County
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### Land Use Planning

Comprehensive Plan Designation	UM
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Vancouver
Zoning Designation - <a href="#">Codes</a>	Office Residential-18 (OR-18)
Zoning Overlay(s)	none

### Miscellaneous

Census Tract	410.09
Drainage District	n/a
Neighborhood	West Hazel Dell
Park District	9

### Public Safety

Burning Allowed	No
EMS Response Area	AMR



### Environmental Public Health

Public Health Food Inspector District	District 6
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 1

### Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0358D
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HoB Hydric / OdB Hydric / ThA
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Salmon Creek
Sub Watershed	Cougar Creek Salmon Creek (r.m. 03.83)
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

**Exhibit B**

**Letter of Authorization from Property Owner**

[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 duly authorized designee of the owner of record for the real property with Property Identification Numbers 145815000 and 145766000 (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 urban growth boundary designation, comprehensive plan designation, and zoning for the Property.

Signature:	<div style="display: flex; align-items: center; justify-content: center;"> <div style="border-left: 1px solid black; border-top: 1px solid black; border-bottom: 1px solid black; padding: 2px 5px;">Signed by:</div> <div style="margin-left: 5px;">   <small>33BE87E031A74AD</small> </div> </div>
Title:	Vice President
Date:	9/16/2024