

From: [Rebecca Messinger](#)
To: [Cnty 2025 Comp Plan](#)
Subject: FW: Site-Specific Zone Change and Comprehensive Plan Designation Change
Date: Monday, September 16, 2024 2:49:42 PM
Attachments: [image001.png](#)
[image002.png](#)
[Lt. Clark County re Site-Specific GMA Request \(211287000\).pdf](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see the attached letter from James Howsley. Thank you!



Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

564-397-4305



From: Darlene Ferretti <Darlene.Ferretti@jordanramis.com>
Sent: Monday, September 16, 2024 2:42 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 | (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 Growth Management Area Change, Zone Change, and Comprehensive Plan Designation Change***

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

Our office represents the owners of the parcel with real property identification number 211287000 (the "Property"), which is located at 3000 NW 299th Street in unincorporated Clark County. This letter is written to respectfully request that Clark County (the "County") approve: 1) the inclusion of the Property in the City of La Center growth management area, 2) a zone change, and 3) a general plan designation change for the Property. A Letter of Authorization from the property owners is included authorizing Jordan Ramis PC to represent their request for these changes.

The Property currently has 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, the Property is not currently utilized for agricultural activities. Rather, the area surrounding the Property is quickly becoming fully urbanized. To the North, the Cowlitz Tribe is actively developing land and opening new businesses. To the South, the City of Ridgefield is actively expanding and permitting new residential and commercial developments. Additionally, the Property is adjacent to the I-5 corridor. Finally, 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 City of La Center growth management area and change the Comprehensive Plan designation to Industrial (I) with no overlay and a zoning designation to Light Industrial (IL), also with no zoning overlay.

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 Owners

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

Parcel 211287000



Property Fact Sheet for Account 211287000

September 10, 2024

General Information

| | |
|------------------------|---|
| Property Account | 211287000 |
| Site Address | 3000 NW 299TH ST, RIDGEFIELD, WA 98642 |
| Legal Desc | #85 SEC 9 T4N R1EWM 20.08A |
| Owner | CHILDS LARRY JAKE & CHILDS MCKAYLEE ETAL |
| Mail Address | 3000 NW 299TH ST RIDGEFIELD WA , 98642 |
| Tax Status | Regular |
| Property Status | Active |
| Area (approx.) | 874,685 sq. ft. / 20.08 acres |
| Section-Township-Range | SW 1/4,S09,T4N,R1E |

Assessment (2023 Values for 2024 Taxes)

| | |
|----------------------|----------------|
| Land Value | \$592,155.00 |
| Building Value | \$803,168.00 |
| Total Property Value | \$1,395,323.00 |
| Total Taxable Value | \$869,963.00 |

Most Recent Sale

| | |
|---------------|----------------|
| Sale Date | 11/07/2023 |
| Document Type | D-SWD |
| Sale Number | 887381 |
| Sale Amount | \$2,100,000.00 |

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), Industrial |

Miscellaneous

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

Public Safety

| | |
|-------------------|-----|
| Burning Allowed | Yes |
| EMS Response Area | AMR |



Environmental Public Health

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

Wetlands and Soil Types

| | |
|--------------------------------|--|
| Critical Aquifer Recharge Area | Category 2 Recharge Areas |
| FEMA Map / FIRM Panel | 53011C0204D 53015C1005G |
| Flood Hazard Area | Outside Flood Area |
| Shoreline Designation | none |
| Soil Types / Class | Hydric / CvA Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / PuA Non-Hydric / SIB Non-Hydric / SID |
| Water Resource Inventory Area | Name: LEWIS Sub-Basin: East Fork Lewis |
| Watershed | East Fork Lewis River |
| Sub Watershed | McCormick Creek |
| Wetland Class | No Mapping Indicators |
| Wetland Inventory | Presence |

Exhibit B
Letter of Authorization from Property Owners

[See Attached]



PACWEST, 27th Floor
1211 SW Fifth Avenue
Portland, OR 97204
T (503) 598-7070
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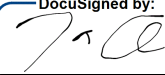
LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Number 211287000 (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 urban growth boundary designation, comprehensive plan designation, and zoning for the Property.

Signed by:

Signature: _____
0712E1E1B003400...
McKaylee Childs

Date: 9/16/2024

DocuSigned by:

Signature: _____
2CE580230B90437...
Jake Childs

Date: 9/16/2024
