

From: [Katie Rasmussen](#)
To: [Jeffrey Delapena](#)
Subject: Inclusion of Property in Upcoming EIS and DEIS: 6208 NE 139th St Vancouver, WA 98686
Date: Tuesday, November 5, 2024 10:31:10 AM
Attachments: [Screenshot 2024-11-05 at 10.25.42 AM.png](#)
[Property Fact Sheet for 196178000 \(1\).pdf](#)

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*Jeffrey, there was a typo in the subject line of the last email. Please include this one.
Thank you!

Good morning,

I am the Trustee of a property located in the Urban Reserve, at 6208 NE 139th St in Vancouver. This was my mom's property, up until her passing in April 2022. Her legacy was to have the property sold so her five children and nephew could buy homes of their own. We will miss our mark unless the property is included in the Urban Growth Boundary.

The property is a 15-acre rectangular parcel. The current UGB is across the street and ¼ mile to the west. The property is non sloping with no wetland or habitat restrictions. We are located within 1 mile of several residential developments as well as an Elementary School. Based on my conversations with Land Use Planners, the property would be perfect for an R1-5 smaller lot development.

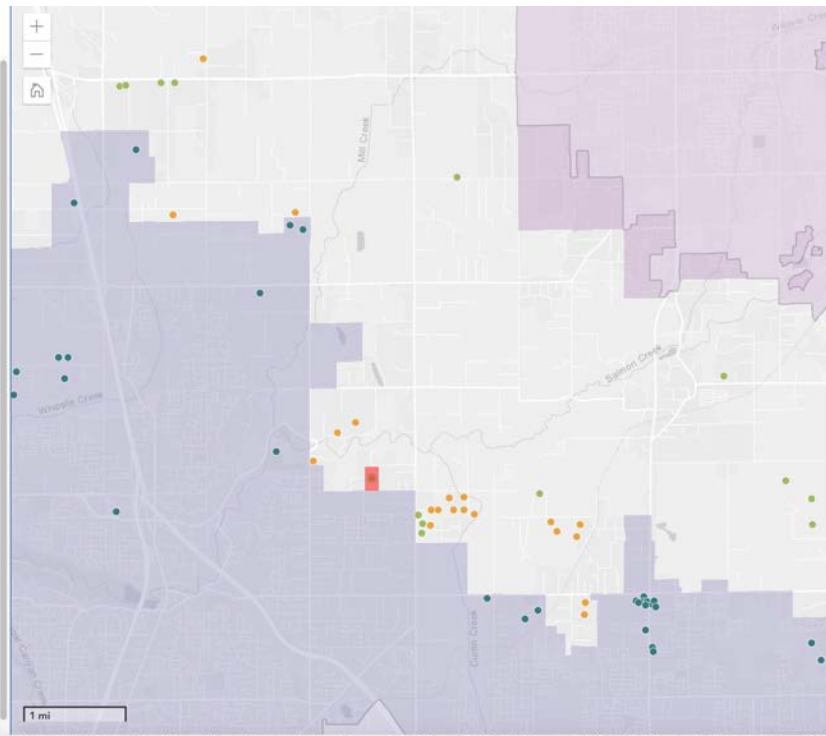
I understand the County's primary objective currently is not bringing any more land into the UGB. How many properties within the current UGB boundary are willing to sell their land in the next 10 years? How will developing our land help you to meet your quota?

Thank you for your time and consideration.

Info

Parcel #196178000 - 6208 NE 139TH ST,
VANCOUVER, 98686

Date	2023-02-01 00:00:00
IRNumber	012
Subject	SSR - Katie Rasmussen: Request for Inclusion of 16 Acres into the Urban Growth Boundary, 6208 NE 139th St., Vancouver
To	Community Planning
From	Katie Rasmussen
Submitted By	Owner
Correspondence Type	Email
Description of Request	Include in Vancouver UGA
Parcel Number	196178000
Owner	RASMUSSEN LINDA K TRUSTEE
Site Address	6208 NE 139TH ST, VANCOUVER, 98686
Assessor Lot Size (Acres)	15.000000
Jurisdiction	Clark County
Urban Growth Area (UGA)	County
Request Type	Inclusion in UGA
Comprehensive Plan Zoning	R-5
Current Zoning	R-5
Proposed Zoning	N/A
Additional Parcels in Request	
Public Record of	View



Best,

Katie Rasmussen

Trustee

6208 NE 139th St

Vancouver, WA 98686

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Katie Rasmussen

Cell/Text: 503-577-8278



Property Fact Sheet for Account 196178000

October 22, 2024

General Information

Property Account	196178000
Site Address	6208 NE 139TH ST, VANCOUVER, WA 98686
Legal Desc	#30 SEC 19 T3NR2EWM 15A
Owner	RASMUSSEN LINDA K TRUSTEE
Mail Address	LINDA KATHLEEN RASMUSSEN TRUST 1316 SE 18TH AVE PORTLAND OR , 97214
Tax Status	Regular
Property Status	Active
Area (approx.)	653,400 sq. ft. / 15 acres
Section-Township-Range	SE 1/4,S19,T3N,R2E

Assessment (2024 Values for 2025 Taxes)

Land Value	\$616,938.00
Building Value	\$364,906.00
Total Property Value	\$981,844.00
Total Taxable Value	\$437,458.00

Most Recent Sale

Sale Date	04/26/2012
Document Type	D-QCD
Sale Number	696105
Sale Amount	\$0.00

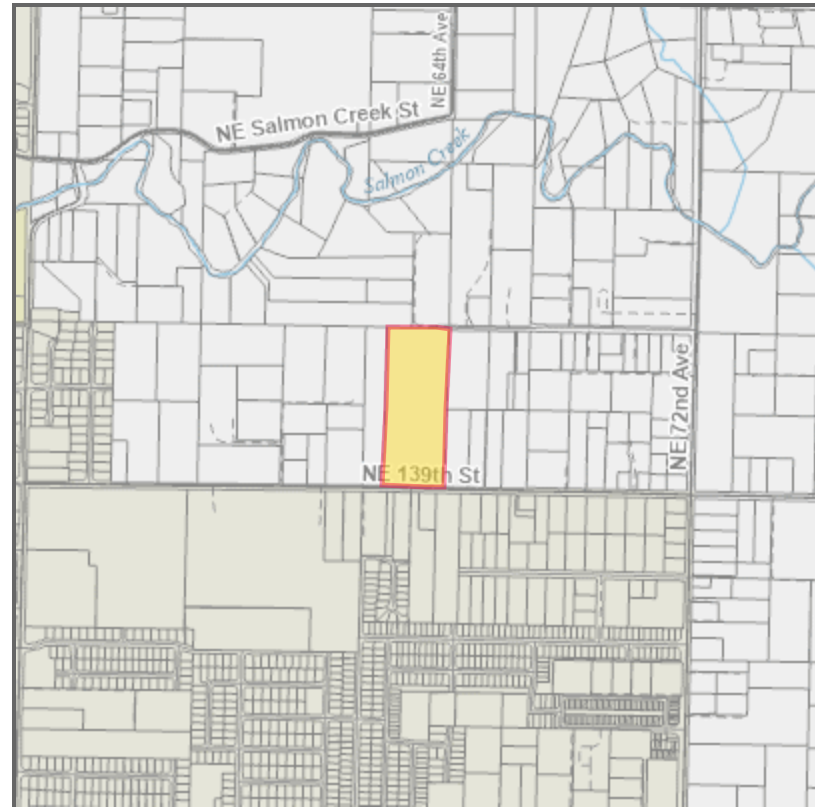
Administrative

Jurisdiction	Clark County
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Land Use Planning

Comprehensive Plan Designation	R-5
Comprehensive Plan Overlay(s)	Urban Reserve
Urban Growth Area	County
Zoning Designation - Codes	Rural-5 (R-5)
Zoning Overlay(s)	Urban Reserve - 10 (UR-10)

Miscellaneous



Environmental Public Health

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

Wetlands and Soil Types

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

Census Tract	408.11	Sub Watershed	Salmon Creek (r.m. 08.96)
Drainage District	n/a	Wetland Class	
Neighborhood	Four Creeks	Wetland Inventory	No Mapping Indicators
Park District	n/a		
Public Safety		Geological Hazards	
Burning Allowed	Yes	Geological Hazard	
EMS Response Area	AMR	Liquefaction	Very Low to Low
Fire District	FD 5	NEHRP Class	C D
Increased Wildfire Danger Area	No	Slope Stability	
Police Jurisdiction	CCSO Central		
Schools		Development Moratorium	
School District Name	Battle Ground	none	
Elementary School Attendance Area	Pleasant Valley	Cultural Resources	
Middle School Attendance Area	Pleasant Valley	Archaeological Probability	Moderate-High High
High School Attendance Area	Prairie	Archaeological Site Buffer	Yes
Transportation		Historic Site	No Mapping Indicators
C-TRAN Public Transportation Benefit Area	No	Habitat and Species Resources	
Traffic Impact Fee (TIF) District	Rural	Habitat and Species Impacts	No Mapping Indicators
Transportation Analysis Zone	1950		
Utilities			
CPU Lighting Utility District	n/a		
Last Street Sweeping	n/a		
Sewer District	Rural/Resource		
Waste Collection Provider	Waste Connections		
Water District	Clark Public Utilities		

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