

From: [Jeffrey Delapena](#)
To: [James D. Howsley](#)
Cc: [Rian Tuttle \(rian@holtgroupinc.com\)](#); [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)
Subject: RE: Site-Specific Growth Management Area Change, Zone Change, and Comprehensive Plan Designation Change
Date: Friday, January 9, 2026 11:05:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Lt. Clark County re Site-Specific UGA Request 1.9.24 \(Rian Tuttle\) 4861-9880-4378 v.2.pdf](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Good day, Jamie,

Thank you for providing this feedback related to the Joint Hearing to select the Preferred Land Use Alternative for the 2025 Comprehensive Plan Update.

I am forwarding to additional members of Staff. Your comments will be brought to the attention of the Planning Commission and Council ahead of the continuation of the Hearing on Jan. 15th. This will also be added to the Index of Record.

Best,



Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558



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From: James D. Howsley <jamie.howsley@jordanramis.com>
Sent: Friday, January 9, 2026 10:05 AM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
Cc: James D. Howsley <jamie.howsley@jordanramis.com>; Rian Tuttle (rian@holtgroupinc.com) <rian@holtgroupinc.com>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>
Subject: Site-Specific Growth Management Area Change, Zone Change, and Comprehensive Plan

Designation Change

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Jeff,

In preparing for my testimony last night I was more carefully reviewing the Alternative Maps and it appears that the Alternative three map may have misplaced where this property is on Alternative 3. Attached is the request that made well before the March deadline and the property is currently in urban reserve. The property that appears on alternative 3 is parcel number 117765050. Would you please look into this.

Best,

Jamie

James D. Howsley | Attorney
OR Direct: (503) 598-5503
WA Direct: (360) 567-3913

JORDAN  **RAMIS**

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From: Julie A. Stenberg

Sent: Wednesday, January 17, 2024 9:56 AM

To: oliver.orjiako@clark.wa.gov; 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

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**

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January 17, 2024

VIA EMAIL ONLY

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

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

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

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

Our office represents the owners of a parcel with property identification number 181194000 (the "Property"), which is located at 19305 NE 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

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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

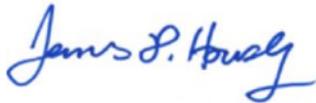
Exhibit B – Letter of Authorization from the Property Owners

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



Jamie D. Howsley
Admitted in Oregon and Washington

cc: Client
Ezra Hammer, Jordan Ramis PC

Exhibit A

**Maps Identifying the Property
 Parcel 181194000**

General Information	
Property Account	181194000
Site Address	19305 NE 17TH AVE, RIDGEFIELD, WA 98642
Legal Desc	#12 OF SEC 11 T3NR1EWM 9.55A
Owner	TUTTLE RIAN & TUTTLE ANGELA
Mail Address	19305 NE 17TH AVE RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	415,998 sq. ft. / 9.55 acres
Section-Township-Range	NW 1/4,S11,T3N,R1E
Assessment (2023 Values for 2024 Taxes)	
Land Value	\$524,615.00
Building Value	\$249,513.00
Total Property Value	\$774,128.00
Total Taxable Value	\$774,128.00
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-5 (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	No
Police Jurisdiction	CCSO 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
Wetlands and Soil Types	
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	

Exhibit B

LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Number 181194000 (the "Property"). We hereby authorize Jordan Ramis PC, and its counsel, to file any and all required applications, documents, and correspondence with the relevant Washington State, Clark County, and local authorities to request that Clark County include the Property in the Vancouver Urban Growth Area (UGA) and change the zoning and general plan designation for the Property.

Signature: Angela Tuttle
Angela Tuttle

Date: 1/16/24

Signature: Rian Tuttle
Rian Tuttle

Date: 1/16/24