

From: [Jeffrey Delapena](#)
To: ["James D. Howsley"](#)
Cc: [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)
Subject: RE: 219th Property Owner Request
Date: Monday, April 27, 2026 11:31:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Jamie,

Thank you for submitting Mr. Sanders' comments relating to the Council Hearing to select the Preferred Alternative for the 2025 Comprehensive Plan.

I am forwarding to additional members of Staff ahead of today's Hearing. This will also be added to the Index of Record.

Best regards,



Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558



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From: James D. Howsley <jamie.howsley@jordanramis.com>
Sent: Monday, April 27, 2026 11:14 AM
To: Michelle Belkot <Michelle.Belkot@clark.wa.gov>
Cc: Glen Yung <Glen.Yung@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>; Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>; James D. Howsley <jamie.howsley@jordanramis.com>
Subject: 219th Property Owner Request

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Dear Councilors,

Below please find a request from Mr. Dale Sanders one of several property owners in the 219th area that are seeking including in the Vancouver UGA. This area was a close vote at the planning commission. One consideration was a lack of property owner support. But many owners had and have continued to support this area. WSDOT has some property located there that they are planning on a staging area for the I-5 Bridge Replacement and also needs sewer. We appreciate your consideration.

Best,

Jamie

Dear County Council,

I own the property at 21605 and 21613 NE 10th Ave, Ridgefield, WA (property ID numbers 179113000 and 179104000 – a total of 7.5 acres) and I am writing to request that these properties be included in the urban growth boundary with the Comprehensive Plan Amendment that the County is pursuing at this time. My property is in the area that is being considered for UGA expansion under line 2.I “Vancouver UGA Expansion Area” to the north of the current northern edge of the existing Vancouver UGA.

I understand that Clark County Planning Commission voted 4-3 to not include this area in the UGA with the new Comprehensive Plan. Only one vote tipped the scale in this recommendation to not include this area, meaning that there are many good reasons to include this area in the UGA. The Planning Commission vote is only an advisory vote, and the County Council makes the final decision for UGA expansion. I request that you include the area to the north of the Vancouver UGA boundary when you make your final decision in the next few weeks.

Clark County is required to provide capacity for commercial and residential growth. There is very little land included in the Comp Plan Amendment that increases the employment capacity. Most of the land that is recommended for approval to increase employment capacity is for high density employment (office or retail employment). The area that I am requesting be included in the UGA is mostly zoned business park and some general commercial. This UGA expansion property is also immediately next to the I-5 interchange at NE 219th St. Having immediate access to I-5 is helpful for the development and operation of industrial/warehouse/distribution facilities. Including this area in the UGA will provide land for needed for facilities to support local industrial employment.

Another reason to bring this area into the UGA is so that the business that I run on my property can be connected to the nearby sewer line. For over 30 years I operated a trucking business at 22122 NE 4th Ave, Ridgefield. In

2008 I was forced to relocate from that property due to the construction of the freeway interchange from Battle Ground. My trucking business was relocated to this property on NE 10th Ave outside the UGA, and it was approved as a legal nonconforming use on this property (see Type II Development & Environmental Review, Staff Report, and Decision PSR2008-00021 and MZR2008-00037). For over 20 years I have battled a septic system on the property as I ran my business. WSDOT owns land to the SW of my property and they are connected to sewer service by a low pressure sewer line. I want to connect to that line, but I have been told that before I can do that, my property needs to be brought into the UGA. So, bringing this area into the UGA will allow at least 7.5 acres that is already used as commercial (with a legal non-conforming use) to become a conforming commercial use and allow this property to connect to a nearby sewer line.

For the reasons stated above, I request that you approve the area north of the Vancouver UGA, which is line 2.I in the County Staff Preferred Alternative Selection Table. This line also includes an area east of Salmon Creek, which does not need to be included in the UGA because it does not have the immediate freeway access that this area has. You can separate these two areas to include only the area north of the Vancouver UGA, and not the area east of Salmon Creek. Please consider my request in your final vote in upcoming weeks for the Clark County Comprehensive Plan Amendment.

Sincerely,

Dale Sanders

From: Dale <struckin4u@aol.com>
Sent: Tuesday, April 14, 2026 6:06 AM
To: Gary Vance <gary@vandedevelopment.com>; James D. Howsley <jamie.howsley@jordanramis.com>
Subject: Re: Sewer