

From: [Amy Wooten](#)
To: [Rob Butcher](#)
Cc: [Cnty CommDev Land Use](#); [Bart Catching](#); [Jose Alvarez](#); [Cnty Community Planning](#)
Subject: RE: NE 121st Ave & NE 124th Ave Tax lot 158339-000 (P#158339000)
Date: Wednesday, June 3, 2026 8:36:03 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Rob,

Thanks for your inquiry. The parcel you've identified is zoned GC (General Commercial) and has a C (Commercial) comprehensive plan designation. A change from the current designation (C) to I (Industrial) requires a comprehensive plan map amendment and zone change.

Requests for a map amendment/zone change are processed through the county's [Annual Review](#) process which allows property owners to request changes to their property's comprehensive plan and zoning designations. These changes could allow property owners to use their property for activities not currently permitted under its existing designation.

You can learn more about the annual review/zone change process by visiting this [page](#).

Currently, the county is undertaking a 20-year periodic update of the Comprehensive Plan, and we are not accepting any applications for Annual Review. Additionally, it doesn't appear that there are any changes proposed for this property in conjunction with the Comprehensive Plan Update at this time.

Thanks, Amy



Amy Wooten

She/her/hers

Planner III

COMMUNITY PLANNING

564.397.4913



From: Rob Butcher <rbutcher2178@gmail.com>

Sent: Tuesday, June 2, 2026 7:29 AM

To: Cnty Community Planning <CommunityPlanning@clark.wa.gov>

Cc: Cnty CommDev Land Use <landuse@clark.wa.gov>; Bart Catching <Bart.Catching@clark.wa.gov>; Amy Wooten <Amy.Wooten@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Cnty Community Planning <CommunityPlanning@clark.wa.gov>

Subject: Re: NE 121st Ave & NE 124th Ave Tax lot 158339-000 (P#158339000)

Thank you, I look forward to hearing back from long range planning.

Sent from my iPhone

On Jun 1, 2026, at 1:07 PM, Cnty Community Planning
<CommunityPlanning@clark.wa.gov> wrote:

Good day, Rob,

Thank you for your inquiry. I am forwarding your questions to Long-Range Planning Staff to review and advise.

Best,
<[image011.png](#)>

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

<[image003.png](#)>

<[image012.png](#)>

<[image005.png](#)>

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From: Cnty CommDev Land Use <landuse@clark.wa.gov>

Sent: Monday, June 1, 2026 1:02 PM

To: Rob Butcher <rbutcher2178@gmail.com>

Cc: Cnty Community Planning <CommunityPlanning@clark.wa.gov>

Subject: RE: NE 121st Ave & NE 124th Ave Tax lot 158339-000 (P#158339000)

For rezoning information, you would need to reach out to long-range planning. I've included them in this email for your convenience.

Take care,

[<image001.jpg>](#)

Joe Kinsman

Planner II

COMMUNITY DEVELOPMENT

564.397.4955

From: Rob Butcher <rbutcher2178@gmail.com>

Sent: Monday, June 1, 2026 12:21 PM

To: Cnty CommDev Land Use <landuse@clark.wa.gov>

Subject: Re: NE 121st Ave & NE 124th Ave Tax lot 158339-000 (P#158339000)

Could it be rezoned to light industrial? The adjacent lot at 6705 NE 117TH AVE, VANCOUVER, WA 98662 is zoned light industrial and is under the BPA right of way.

On Mon, Jun 1, 2026 at 11:42 AM Cnty CommDev Land Use

<landuse@clark.wa.gov> wrote:

Good morning,

I see where the vehicle-related uses are allowed uses, but there is no Conex or pod storage portion within the allowed use table 40.230.010-1. Please review this table. If you feel there is an option that closely resembles your proposal, you could apply for a similar use permit.

<https://www.codepublishing.com/WA/ClarkCounty/>

Take care,

[<image001.jpg>](#)

Joe Kinsman

Planner II

COMMUNITY DEVELOPMENT

landuse@clark.wa.gov

From: Rob Butcher <rbutcher2178@gmail.com>

Sent: Monday, June 1, 2026 11:29 AM

To: Cnty CommDev Land Use <landuse@clark.wa.gov>

Subject: Re: NE 121st Ave & NE 124th Ave Tax lot 158339-000 (P#158339000)

Hi,

At least conex boxes (40', 20'), although also considering pods, RV/boat, heavy equipment, and box trucks.

Rob

On Mon, Jun 1, 2026 at 11:20 AM Cnty CommDev Land Use

<landuse@clark.wa.gov> wrote:

Good morning,

I need more information to answer this accurately. Are you referring to storing large Conex boxes on site? Or pods? Or are you talking about a mini storage facility?

Take care,

[<image001.jpg>](#)

Joe Kinsman

Planner II

COMMUNITY DEVELOPMENT

landuse@clark.wa.gov

From: Laurie Barnes <Laurie.Barnes@clark.wa.gov>

Sent: Monday, June 1, 2026 9:29 AM

To: rbutcher2178@gmail.com

Cc: Cnty CommDev Land Use <landuse@clark.wa.gov>

Subject: FW: NE 121st Ave & NE 124th Ave Tax lot 158339-000 (P#158339000)

Hello Rob!

Your first step is to have a preapplication conference with Land Use (looped in) to establish the use for this lot. It had a previous PreApp in 2022 for a proposed nursery. That project was not developed.

After the PreApp, the project most likely will require a preliminary site plan review (PSR), final site plan review (FSR) and engineering (ENG) review. After the FSR and ENG are approved, please reach back to me and I will get you the latest process and forms to permit the structures on your parcel.

Thank you,

[<image002.png>](#)

Laurie A. Barnes she/her/hers
Permit Technician, CPT
COMMUNITY DEVELOPMENT

564.397.5860

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[<image003.png>](#)

[<image004.png>](#)

[<image005.png>](#)

From: Cnty Permit Services Appointments <PermitSyicsPCApptsCal@clark.wa.gov>

Sent: Monday, June 1, 2026 9:15 AM

To: Debi Miller <Debi.Miller@clark.wa.gov>; Elizabeth Willett

<Elizabeth.Willett@clark.wa.gov>; Joe Jamieson <Joe.Jamieson@clark.wa.gov>;

Koren Rider <Koren.Rider@clark.wa.gov>; Laurie Barnes

<Laurie.Barnes@clark.wa.gov>; Luz Adriana Rodriguez

<LuzAdriana.Rodriguez@clark.wa.gov>

Subject: FW: NE 121st Ave & NE 124th Ave Tax lot 158339-000 (P#158339000)

Hello Commercial Team! Would someone be able to answer their question? If a Q&A is needed, please let me know and I'll get it on the schedule

Thank you,

[<image006.png>](#)

Sean McKerney

Office Assistant II

COMMUNITY DEVELOPMENT – PERMIT CENTER

[<image007.png>](#)

[<image008.png>](#)

[<image009.png>](#)

[<image010.png>](#)

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From: Rob Butcher rbutcher2178@gmail.com

Sent: Monday, June 1, 2026 9:08 AM

To: Cnty Permit Services Appointments <PermitSyvsPCApptsCal@clark.wa.gov>

Subject: NE 121st Ave & NE 124th Ave Tax lot 158339-000

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.

Hi,

I'm interested in purchasing this lot for the purpose of establishing a storage container (shipping container) business analogous to falcon storage across the street (and also encumbered by the BPA easement). The shipping containers are not permanent structures.

Would this use be permitted?

Regards,

Rob Butcher 703 851 3242