From:	Jeffrey Delapena
To:	darlene.ferretti@jordanramis.com
Cc:	Oliver Orjiako; Jose Alvarez; "James D. Howsley"; Rebecca Messinger
Subject:	FW: Letter to Clark County re Characterized by Urban Growth
Date:	Thursday, October 1, 2026 4:42:00 PM
Attachments:	image001.png image002.png Letter to Clark County re Characterized by Urban Growth 10.1.2026 - Zimmerly.pdf image003.png image004.png image005.png image006.png

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Hello Darlene,

Thank you very much for submitting Jordan Ramis' comments related to the 2025 Comprehensive Plan update.

Confirming this has been received and will be added to the Comprehensive Plan Index of Record.

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: Darlene Ferretti <Darlene.Ferretti@jordanramis.com>
Sent: Thursday, October 1, 2026 4:39 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>
Cc: Sue Marshall <Sue.Marshall@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>; Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>; James D. Howsley <jamie.howsley@jordanramis.com>
Subject: Letter to Clark County re Characterized by Urban Growth

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 attached letter dated today from Mr. 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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JORDAN RAMIS

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PACWEST, 27th Floor
1211 SW Fifth Avenue
Portland, OR 97204
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F (503) 598-7373

October 1, 2026

VIA EMAIL ONLY

Clark County Community Planning
c/o Oliver Orjiako, Community Planning Director
1300 Franklin Street
Vancouver, WA 98660
Email: oliver.orjiako@clark.wa.gov
comp.plan@clark.wa.gov

Re: 2025 Comprehensive Plan Periodic Update Supplemental Submission in Support of Site-Specific Request: Sixteen Parcels Adjacent to I-5 and N Royle Road (see Exhibit A); Inclusion in City of Ridgefield UGA; AG (UR-20 / Industrial overlays) to Industrial (I) / AG-20 to Light Industrial (IL)

Dear Mr. Orjiako:

I. Introduction

This office represents several of the owners of sixteen parcels in unincorporated Clark County, identified as Assessor parcel numbers 212813000, 212774000, 212797000, 212791000, 212798000, 212814000, 212778000, 212812000, 212777000, 212780000, 212792000, 212822000, 212807000, 212787000, 212801000, and 212793000 (collectively, the "Properties"). On March 4, 2024, we submitted a site-specific request asking Clark County (the "County") to (1) include the Properties in the City of Ridgefield urban growth area ("UGA"); (2) change the Properties' Comprehensive Plan designation from Agriculture (AG), with an Urban Reserve (UR-20) and Industrial overlay, to Industrial (I); and (3) change the Properties' zoning from Agriculture-20 (AG-20) to Light Industrial (IL). That request is attached as Exhibit A.

We submit this letter and the enclosed exhibits to be included in the record as part of that request. They show that the Properties are "characterized by urban growth" under the Growth Management Act, chapter 36.70A RCW. The Properties are surrounded by the City of Ridgefield and front along I-5. They are within the Ridgefield Water District and adjacent to the Clark Regional Wastewater District boundary, the County has already designated them for future urban and industrial use, and they sit in an area that is developing at urban intensity. The following exhibits are enclosed:

- Exhibit A – Site-Specific Request Letter dated March 4, 2024
- Exhibit B – GIS Fact Sheet for the Properties
- Exhibit C – Windshield Surveys, City of Ridgefield (September 14, 2026)
- Exhibit D – Cowlitz Tribe and Affiliates Ownership Map

II. The Properties

The Properties are sixteen parcels in unincorporated Clark County that together form a single, contiguous block of land surrounded by the City of Ridgefield and adjacent to I-5. The block is generally bounded by N Royle Road to the west, N 10th Street and the existing Ridgefield UGA to the south, I-5 to the east, and NW 289th Street to the north. One parcel (APN 212791000) is located just north of NW 289th Street. Current and historical aerial images of each parcel, along with maps of the Ridgefield UGA boundary, are included in the GIS Fact Sheet attached as Exhibit B.

Each parcel is designated Agriculture (AG) on the Comprehensive Plan map, with Urban Reserve (UR-20) and Industrial overlays, and zoned Agriculture-20 (AG-20). The parcels are:

- APN 212813000 – 4836 N 10th Street, Ridgefield; 20 acres
- APN 212774000 – no situs address; 20 acres
- APN 212797000 – 5630 N 10th Street, Ridgefield; 5 acres
- APN 212791000 – no situs address; 25.26 acres
- APN 212798000 – 1323 N 57th Court, Ridgefield; 2.5 acres
- APN 212814000 – no situs address; 20 acres
- APN 212778000 – 1650 N Royle Road, Ridgefield; 22 acres
- APN 212812000 – 1350 N Royle Road, Ridgefield; 20 acres
- APN 212777000 – no situs address; 8 acres
- APN 212780000 – no situs address; 5 acres
- APN 212792000 – 2601 NW 289th Street, Ridgefield; 5 acres
- APN 212822000 – 2411 NW 289th Street, Ridgefield; 20.5 acres
- APN 212807000 – 2221 NW 289th Street, Ridgefield; 1.52 acres
- APN 212787000 – 2411 NW 289th Street, Ridgefield; 18.68 acres
- APN 212801000 – 1217 N 57th Court, Ridgefield; 2.14 acres
- APN 212793000 – 1123 N 57th Court, Ridgefield; 3.53 acres

Total: 199.13 acres

The Properties currently contain rural residences. The County has already placed Urban Reserve and Industrial overlays on the Properties, identifying them as land expected to be brought into the UGA and developed for industrial use.

III. The Properties are Characterized by Urban Growth

Under the Growth Management Act, land is "characterized by urban growth" if it has urban growth on it, or if it is "located in relationship to an area with urban growth on it as to be appropriate for urban growth." RCW 36.70A.030(49). The Properties meet this standard. They are surrounded by the City of Ridgefield and share a boundary with the existing Ridgefield UGA. The County has already designated them for future urban and industrial use. They are within or adjacent to existing urban service districts, adjacent to the interstate freeway, and the neighborhood is developing at urban intensity.

A. The Properties form a contiguous block that shares a boundary with the Ridgefield UGA.

As shown in the GIS Fact Sheet (Exhibit B), six of the sixteen parcels share a property line with the existing Ridgefield UGA boundary: APNs 212813000, 212774000, and 212797000 on the south, and APNs 212778000, 212812000, and 212777000 on the west. Each of the remaining parcels adjoins one or more parcels included in this request, so that the Properties form a single block that is contiguous with the UGA. The only parcel north of NW 289th Street (APN 212791000) is separated from the block by the road and is approximately 435 feet from the UGA at its southeast corner. Because the Properties are surrounded by the City of Ridgefield and bounded by I-5, including them would square off the UGA boundary rather than extend it into rural land.

B. Urban services are available near the Properties.

The Growth Management Act defines “urban governmental services” to include storm and sanitary sewer, domestic water, fire and police protection, and public transit. RCW 36.70A.030(48). Clark County GIS data shows that each of these services is already in place near the Properties (Exhibit B):

- Water: All of the Properties are located within the Ridgefield Water District boundary.

- Sanitary sewer: The Properties are currently on septic. The Clark Regional Wastewater District boundary is the same as the UGA boundary, which abuts the Properties.

- Stormwater: The County's storm sewer system extends along N Royle Road to the west, N 10th Street to the south, and NW 289th Street to the north, and most of the Properties abut one or more of these roads. The parcels without direct access are within approximately 480 to 840 feet of an existing storm line (except APN 212798000, approximately 0.21 miles away).

- Transit: C-TRAN bus stops on Pioneer Street are approximately 0.5 to 1 mile south of the Properties.

- Fire and schools: The Properties are within the Ridgefield School District and Clark-Cowlitz Fire Rescue.

Because these services are already in place or can be extended to the Properties, the GMA prioritizes the Properties for urban growth because the area "will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services." RCW 36.70A.110(3).

C. The surrounding area is developing at urban intensity.

On September 14th, 2026, we conducted windshield surveys of recent development in the City of Ridgefield (Exhibit C). The photographs show:

- Paradise Pointe neighborhood, Ridgefield: extensive residential construction along Paradise Avenue, N 12th Way, N 15th Way, N 16th Way, N 43rd Avenue, and N 18th Circle; existing homes and a neighborhood park (Storybrook Hollow Park); and a builder's sign on NW 289th Street advertising new homes.

- Costco and N 56th Place, Ridgefield: the new Costco store, parking lot, and gas station; new commercial buildings for lease; new businesses including In-N-Out and Dental Care of Union Ridge; and ongoing construction at the N 56th Place / Pioneer Canyon Drive roundabout.

This is the kind of development the GMA describes as urban growth: the "intensive use of land for the location of buildings, structures, and impermeable surfaces." RCW 36.70A.030(49). New homes, streets, parks, and commercial centers are being built along the I-5 corridor near the properties.

D. Nearby tribal lands are developed at urban intensity.

Located within close proximity to the Cowlitz ilani Casino Complex and I-5 along NW 31st Avenue, these parcels are just over a mile from Cowlitz lands held in trust by the United States of America. The parcels are bordered by NW 31st Avenue to the west and Interstate 5 to the east. The parcels are zoned for agriculture but are mostly instead being used for residential purposes. The parcels are fronted by large subdivisions to the west and south, a major thoroughfare in NW 31st Avenue to the west, and Interstate 5 to the east, all of which reduce the practical agricultural potential of the parcels. The parcels are all part of the urban reserve and feature the Industrial zoning overlay.

Under federal law (the Indian Reorganization Act), with only a few specific geographical site exceptions, "none of the laws, ordinances, codes, resolutions, rules or other regulations of any State or political subdivision thereof limiting, zoning or otherwise governing, regulating, or controlling the use or development of any real or personal property, including water rights, shall be applicable to any such property leased from or held or used under agreement with and belonging to any Indian or Indian tribe, band, or community that is held in trust by the United States or is subject to a restriction against alienation imposed by the United States." 25 C.F.R. § 1.4. As the Cowlitz tribe continues to bring lands surrounding the ilani complex into tribal possession, when those lands are moved into federal trust, they become exempt from all state and local land use regulations. Federal law requires that the trust lands be utilized for the highest and best use of the tribe to advance "tribal interests in

self-government, self-sufficiency, economic development, governmental revenue, and tribal employment." *Cal. v. Cabazon Band of Mission Indians*, 480 U.S. 202 (1987). Even before the lands owned by the Cowlitz tribe in and around the ilani complex are brought into trust, they are either explicitly or likely to be characterized as "Indian Country"[1], and therefore exempt from local land use regulations. The tribe's history and continued practice of successful urban development means that the lands currently owned in fee by the Cowlitz tribe itself, by any of its various corporate entities, by its Gaming or Economic Authority, or by the United States of America held in trust for the benefit of the tribe, are characterized by urban development, and will be used for non-agricultural purposes and additional urban development, removing what little remains of the rural character of the neighborhood near the Properties.

The Properties are in very close proximity to land explicitly owned in trust by the United States of America for the benefit of the Cowlitz tribe. The tribe has heavily developed their trust lands and intends to continue doing so. The Properties are already developed for non-agricultural purposes and border a major interstate and a major local thoroughfare. No reasonable analysis could conclude that the subject parcels have rural characteristics; rather, they are characterized by urban growth.

E. The County has already identified the Properties for urban and industrial use.

Each of the Properties carries the County's Urban Reserve (UR-20) and Industrial overlays. The Urban Reserve overlay is intended to protect areas that are likely to be added to a UGA in the future and protects it from development that would prevent efficient urban use. The Industrial overlay identifies the Properties as suited for future industrial development. In other words, the County has already recognized that the Properties are located in relationship to urban growth such that they will be appropriate for urban development. This request asks the County to take the step it has already planned for.

IV. Conclusion

The Properties are characterized by urban growth. They are surrounded by the City of Ridgefield and front I-5, and together they form a single, contiguous block that shares a boundary with the existing Ridgefield UGA. The County has already placed Urban Reserve and Industrial overlays on the Properties. The Properties are within the Ridgefield Water District, adjacent to the sewer district boundary, and close to existing stormwater and transit services. They sit in an area that is developing at urban intensity, as the County's GIS data (Exhibit B) and our windshield surveys (Exhibit C) show.

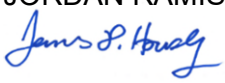
[1] "Indian country," as defined at 18 U. S. C. § 1151, includes "all land within the limits of any Indian reservation under the jurisdiction of the United States Government, notwithstanding the issuance of any patent, and, including rights-of-way running through the reservation." *California v. Cabazon Band of Mission Indians*, 480 U.S. 202, 207 n.5, 107 S. Ct. 1083, 1087, 94 L.Ed.2d 244, 253 (1987). The Cowlitz non-trust lands owned by tribal corporate entities are enclaves surrounded by trust lands.

For these reasons, we respectfully request that the County (1) include the Properties in the City of Ridgefield UGA; (2) change the Properties' Comprehensive Plan designation from Agriculture (AG), with Urban Reserve (UR-20) and Industrial overlays, to Industrial (I); and (3) change the Properties' zoning from Agriculture-20 (AG-20) to Light Industrial (IL).

Please include this letter and its exhibits in the record for the 2025 Comprehensive Plan Periodic Update. Thank you for your consideration.

Sincerely,

JORDAN RAMIS PC



Jamie D. Howsley
Admitted in Oregon and Washington

Exhibits:

A – Original Site-Specific Request dated March 4, 2024.

B – GIS Fact Sheet.

C – Windshield Surveys, Cities of La Center and Ridgefield (September 14, 2026).

D – Cowlitz Tribe and Affiliates Ownership Map

JORDAN RAMIS

Jamie D. Howsley
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Portland, OR 97204
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F (503) 598-7373

March 4, 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 Urban Growth Area, Zone, and Comprehensive Plan Designation Changes***

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

Our office represents several of the owners of 16 parcels with the following property identification numbers: 212813000, 212774000, 212797000, 212798000, 212814000, 212778000, 212812000, 212777000, 212780000, 212792000, 212822000, 212807000, 212787000, 212801000, 212793000, and 212791000 (collectively, the "Properties"). The Properties are surrounded by the City of Ridgefield and adjacent to the I-5 freeway. This letter is written to respectfully request that Clark County (the "County") include all of the Properties in the City of Ridgefield Urban Growth Area, and approve zone and comprehensive plan designation changes for the Properties. Letters from several of the property owners are included authorizing Jordan Ramis PC to represent their request for these changes. We have shared the following proposal with the City of Ridgefield, and they have expressed their support for the requests articulated below.

The parcels have the following identical zoning and comprehensive plan designations:

Parcel	Zone / Overlay	Comp Plan / Overlay	Parcel	Zone / Overlay	Comp Plan / Overlay
212813000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212777000	AG / Urban Reserve	AG-20 / UR-20, Industrial

Parcel	Zone / Overlay	Comp Plan / Overlay	Parcel	Zone / Overlay	Comp Plan / Overlay
212774000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212780000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212797000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212792000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212791000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212822000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212798000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212807000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212814000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212787000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212778000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212801000	AG / Urban Reserve	AG-20 / UR-20, Industrial
212812000	AG / Urban Reserve	AG-20 / UR-20, Industrial	212793000	AG / Urban Reserve	AG-20 / UR-20, Industrial

Based on the City or Ridgefield's planning efforts to date, and the industrial overlay, we are requesting that the County include the Properties in the City of Ridgefield Urban Growth Area, change the comprehensive plan designation to Industrial (I) and the zoning to Light Industrial District (IL). Doing so will significantly enhance the City's efforts to provide good paying jobs in Clark County.

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 Properties because they are ideally situated to help spur economic development.

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Properties

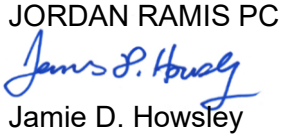
Exhibit B – Letters of Authorization from several of the property owners

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
Sonja Wiser, Clark County
Steve Stuart, City of Ridgefield
Claire Lust, City of Ridgefield

Exhibit A – Maps Identifying the Property

Parcel 212813000

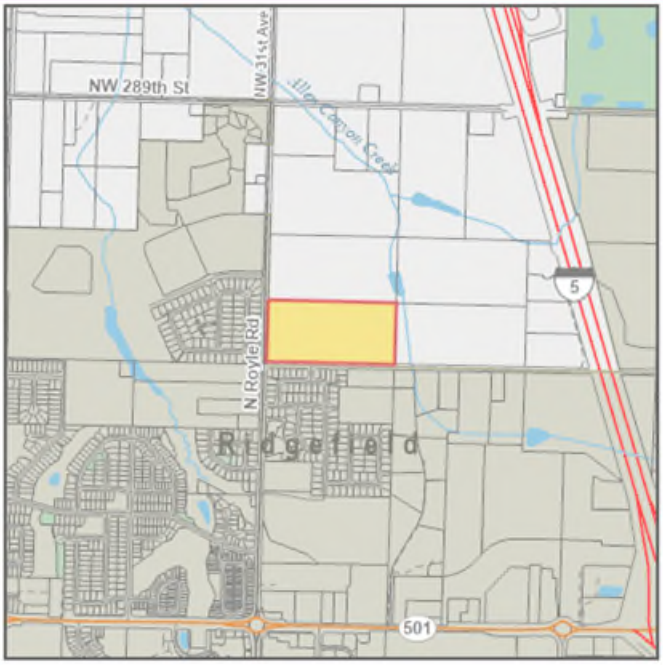
Property Fact Sheet for Account 212813000 — February 15, 2024

General Information	
Property Account	212813000
Site Address	4836 N 10TH ST, RIDGEFIELD, WA 98642
Legal Desc	#44 SEC 16 T4N R1EWM 20A
Owner	SMITH ROBERT W ETAL TRUSTEE
Mail Address	9310 NE MASON CREEK RD BATTLE GROUND WA , 98604 US
Tax Status	Regular
Property Status	Active
Area (approx.)	871,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)	
Land Value	$563,766.00
Building Value	$222,075.00
Total Property Value	$785,841.00
Total Taxable Value	$288,522.00

Most Recent Sale	
Sale Date	09/11/2002
Document Type	D-QCD
Sale Number	0506173
Sale Amount	$0.00

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



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	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

Parcel 212774000

Property Fact Sheet for Account 212774000 — February 15, 2024

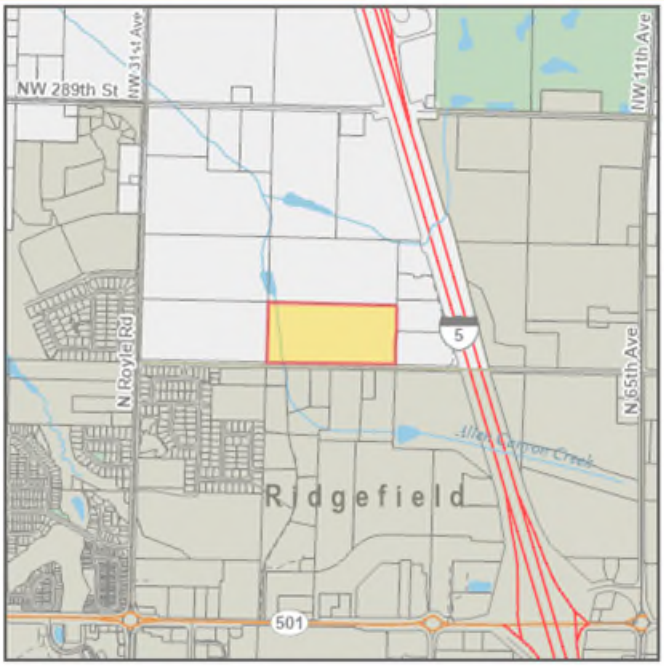
General Information	
Property Account	212774000
Site Address	
Legal Desc	#5 & #12 SEC 16 T4N R1EWM 20A
Owner	SMITH ROBERT W ETAL TRUSTEE
Mail Address	9310 NE MASON CREEK RD BATTLE GROUND WA , 98604 US
Tax Status	Regular
Property Status	Active
Area (approx.)	871,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)	
Land Value	$570,606.00
Building Value	$0.00
Total Property Value	$570,606.00
Total Taxable Value	$66,712.00

Most Recent Sale	
Sale Date	09/11/2002
Document Type	D-QCD
Sale Number	0506173
Sale Amount	$0.00

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



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	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis

Parcel 212797000

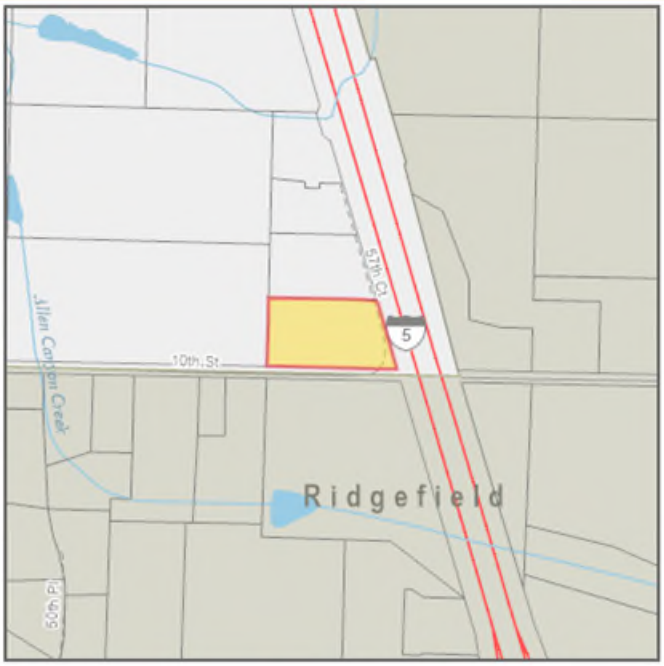
Property Fact Sheet for Account 212797000 February 15, 2024

General Information	
Property Account	212797000
Site Address	5630 N 10TH ST, RIDGEFIELD, WA 98642
Legal Desc	#28 SEC 16 T4N R1EWM 5A
Owner	PERSONS TANYA A & PERSONS ERICK S
Mail Address	5630 N 10TH ST RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	217,800 sq. ft. / 5 acres
Section-Township-Range	SE 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)	
Land Value	$311,144.00
Building Value	$471,664.00
Total Property Value	$782,808.00
Total Taxable Value	$782,808.00

Most Recent Sale	
Sale Date	11/06/2018
Document Type	D-QCD
Sale Number	794257
Sale Amount	$0.00

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	



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	Non-Hydric / GeB Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

Parcel 212798000

Property Fact Sheet for Account 212798000 — February 15, 2024

General Information

Property Account	212798000
Site Address	1323 N 57TH CT, RIDGEFIELD, WA 98642
Legal Desc	#29 SEC 16 T4NR1EWM 2.50A
Owner	ISLAS FREDY VELEZ & ISLAS MARBELLA VELEZ
Mail Address	1323 N 57TH CT RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	108,900 sq. ft. / 2.5 acres
Section-Township-Range	SE 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	$212,582.00
Building Value	$192,756.00
Total Property Value	$405,338.00
Total Taxable Value	$405,338.00

Most Recent Sale

Sale Date	09/07/2022
Document Type	D-SWD
Sale Number	871086
Sale Amount	$430,000.00

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



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	Non-Hydric / GeB Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek
Wetland Class	PFO/SSC

Parcel 212814000

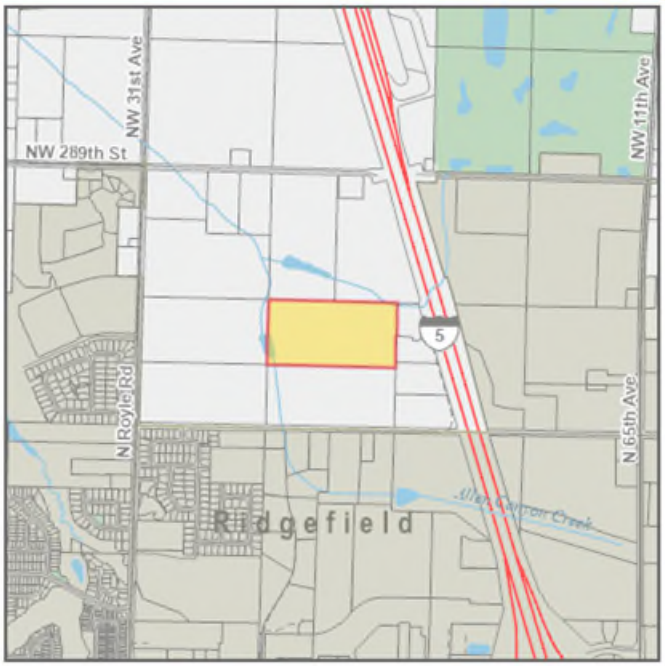
Property Fact Sheet for Account 212814000 — February 15, 2024

General Information	
Property Account	212814000
Site Address	
Legal Desc	#45 SEC 16 T4N R1EWM 20A
Owner	SMITH ROBERT W ETAL TRUSTEE
Mail Address	9310 NE MASON CREEK RD BATTLE GROUND WA , 98604 US
Tax Status	Regular
Property Status	Active
Area (approx.)	871,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)	
Land Value	$585,660.00
Building Value	$0.00
Total Property Value	$585,660.00
Total Taxable Value	$7,506.00

Most Recent Sale	
Sale Date	09/11/2002
Document Type	D-QCD
Sale Number	0506173
Sale Amount	$0.00

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



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	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis

Parcel 212778000

Property Fact Sheet for Account 212778000

February 15, 2024

General Information

Property Account	212778000
Site Address	1650 N ROYLE RD, RIDGEFIELD, WA 98642
Legal Desc	#9 SEC 16 T4NR1EWM 22A
Owner	RIDGEFIELD GARDENS LLC
Mail Address	3207 NE ROYAL OAKS DR VANCOUVER WA , 98662
Tax Status	Regular
Property Status	Active
Area (approx.)	958,320 sq. ft. / 22 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

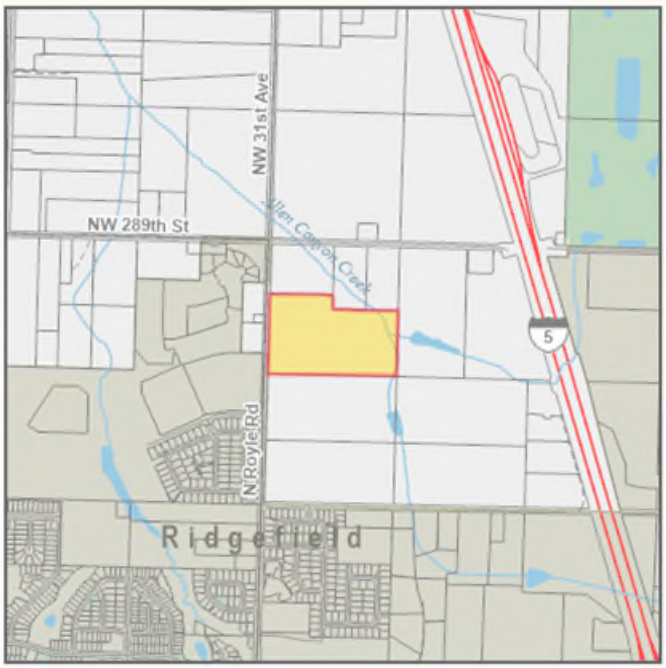
Land Value	$586,132.00
Building Value	$306,838.00
Total Property Value	$892,970.00
Total Taxable Value	$344,800.00

Most Recent Sale

Sale Date	01/03/2023
Document Type	D-SWD
Sale Number	876852
Sale Amount	$0.00

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



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	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek

Parcel 212812000

Property Fact Sheet for Account 212812000

February 15, 2024

General Information

Property Account	212812000
Site Address	1350 N ROYLE RD, RIDGEFIELD, WA 98642
Legal Desc	#43 SEC 16 T4N R1EWM 20A
Owner	SMITH ROBERT W ETAL TRUSTEE
Mail Address	9310 NE MASON CREEK RD BATTLE GROUND WA , 98604 US
Tax Status	Regular
Property Status	Active
Area (approx.)	871,200 sq. ft. / 20 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

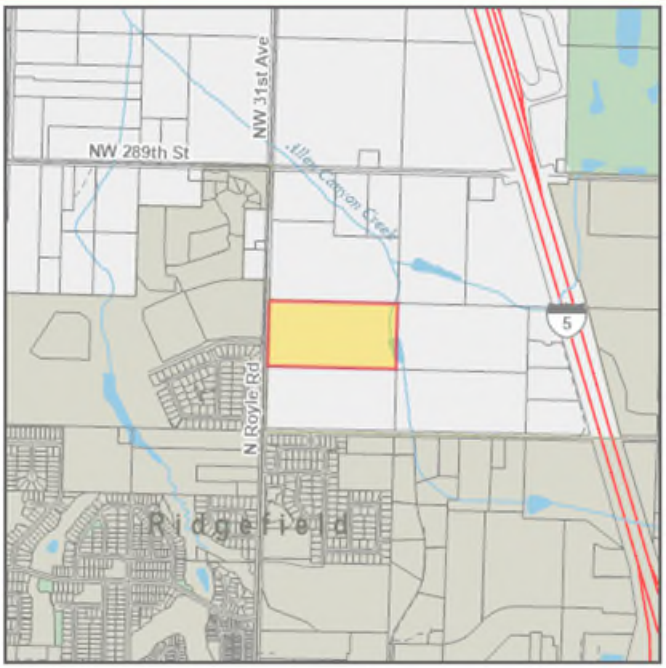
Land Value	$595,116.00
Building Value	$283,662.00
Total Property Value	$878,778.00
Total Taxable Value	$350,581.00

Most Recent Sale

Sale Date	09/11/2002
Document Type	D-QCD
Sale Number	0506173
Sale Amount	$0.00

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



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	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

Parcel 212777000

Property Fact Sheet for Account 212777000

February 15, 2024

General Information

Property Account	212777000
Site Address	
Legal Desc	#8 SEC 16 T4NR1EWM 8A
Owner	HENDRICKSON KAY J
Mail Address	2700 NW 289TH ST RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	348,480 sq. ft. / 8 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

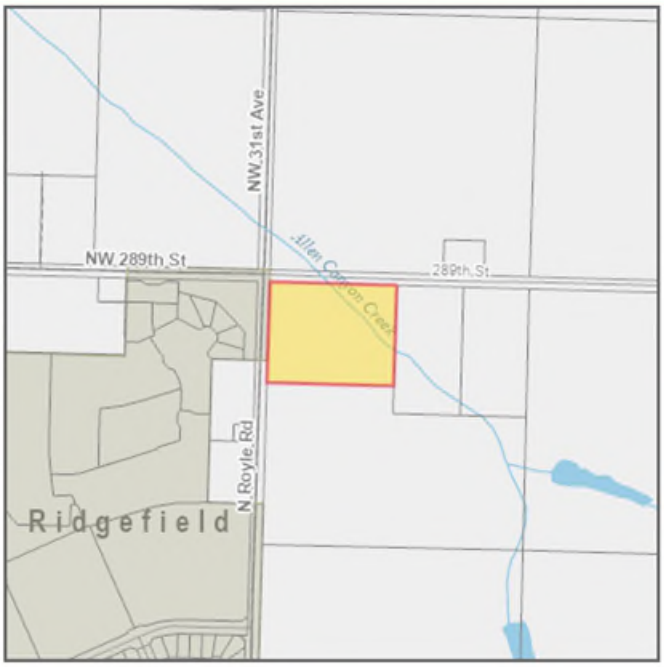
Land Value	$392,448.00
Building Value	$0.00
Total Property Value	$392,448.00
Total Taxable Value	$2,701.00

Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

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



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	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis

Parcel 212780000

Property Fact Sheet for Account 212780000

February 15, 2024

General Information

Property Account	212780000
Site Address	
Legal Desc	#11 SEC 16 T4NR1EWM 5A
Owner	HENDRICKSON KAY J
Mail Address	2700 NW 289TH ST RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	217,800 sq. ft. / 5 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

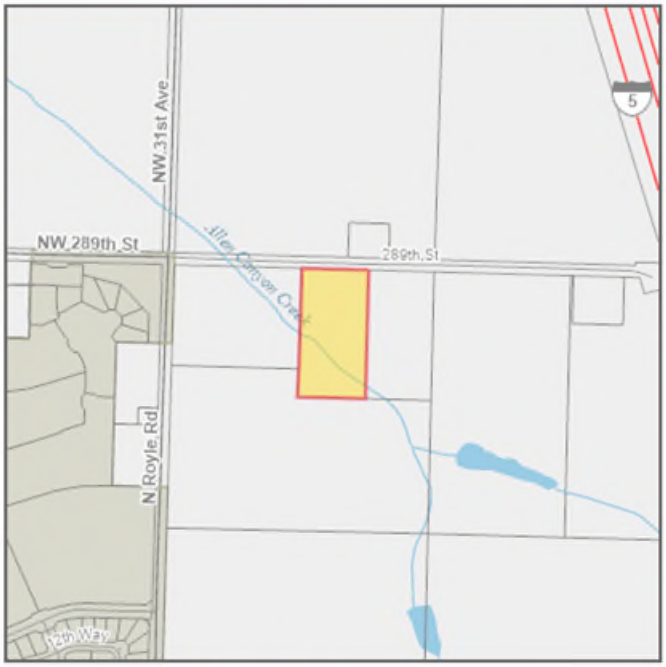
Land Value	$355,520.00
Building Value	$0.00
Total Property Value	$355,520.00
Total Taxable Value	$1,759.00

Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

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



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	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis

Parcel 212792000

Property Fact Sheet for Account 212792000

February 15, 2024

General Information

Property Account	212792000
Site Address	2601 NW 289TH ST, RIDGEFIELD, WA 98642
Legal Desc	#23 SEC 16 T4NR1EWM 5A
Owner	HENDRICKSON KAY J
Mail Address	2700 NW 289TH ST RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	217,800 sq. ft. / 5 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

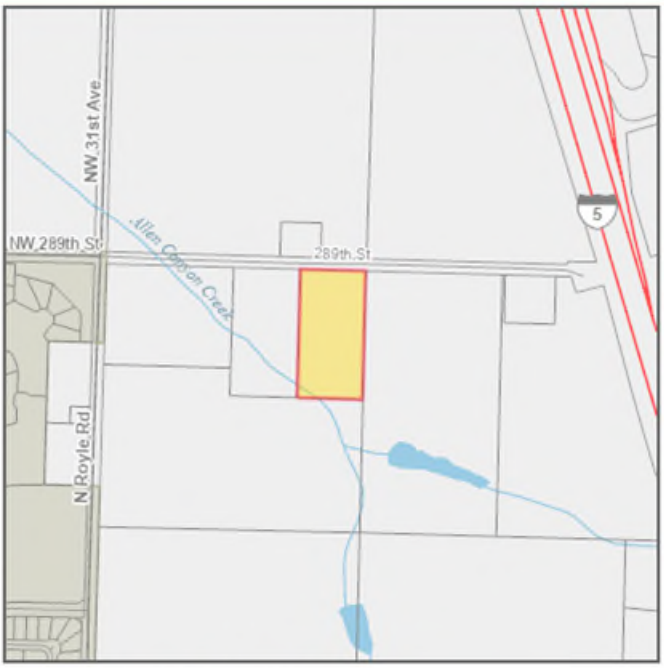
Land Value	$412,336.00
Building Value	$163,740.00
Total Property Value	$576,076.00
Total Taxable Value	$275,200.00

Most Recent Sale

Sale Date	06/03/2009
Document Type	D-PREP
Sale Number	640000
Sale Amount	$0.00

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



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	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

Parcel 212822000

Property Fact Sheet for Account 212822000

February 15, 2024

General Information

Property Account	212822000
Site Address	2411 NW 289TH ST, RIDGEFIELD, WA 98642
Legal Desc	#53 SEC 16 T4N R1EWM 20.50A
Owner	EASTMAN GARY & EASTMAN TAMARA
Mail Address	PO BOX 1478 RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	892,980 sq. ft. / 20.5 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	$547,080.00
Building Value	$1,008,434.00
Total Property Value	$1,555,514.00
Total Taxable Value	$1,045,622.00

Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

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



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	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeE Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek

Parcel 212807000

Property Fact Sheet for Account 212807000

February 15, 2024

General Information

Property Account	212807000
Site Address	2221 NW 289TH ST, RIDGEFIELD, WA 98642
Legal Desc	#38 SEC 16 T4N R1EWM 1.52A
Owner	Z20 LLC
Mail Address	19304 NW 61ST AVE RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	66,211 sq. ft. / 1.52 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

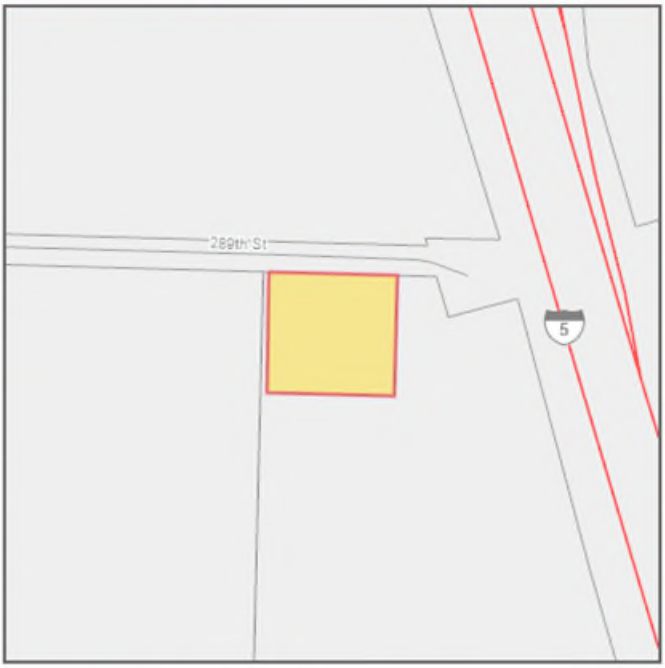
Land Value	$196,555.00
Building Value	$0.00
Total Property Value	$196,555.00
Total Taxable Value	$196,555.00

Most Recent Sale

Sale Date	02/03/2022
Document Type	D-SWD
Sale Number	859856
Sale Amount	$600,000.00

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



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	Non-Hydric / GeB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

Parcel 212787000

Property Fact Sheet for Account 212787000

February 15, 2024

General Information

Property Account	212787000
Site Address	2411 NW 289TH ST, RIDGEFIELD, WA 98642
Legal Desc	#18 SEC 16 T4N R1EWM 18.68A
Owner	Z20 LLC
Mail Address	19304 NW 61ST AVE RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	813,701 sq. ft. / 18.68 acres
Section-Township-Range	SW 1/4,S16,T4N,R1E SE 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

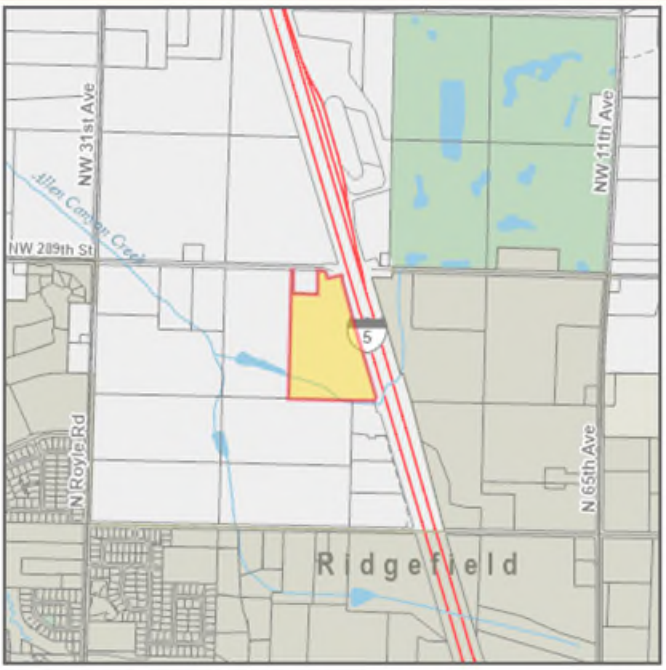
Land Value	$519,932.00
Building Value	$0.00
Total Property Value	$519,932.00
Total Taxable Value	$6,793.00

Most Recent Sale

Sale Date	02/03/2022
Document Type	D-SWD
Sale Number	859856
Sale Amount	$600,000.00

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



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	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

Parcel 212801000

Property Fact Sheet for Account 212801000

February 15, 2024

General Information

Property Account	212801000
Site Address	1217 N 57TH CT, RIDGEFIELD, WA 98642
Legal Desc	#32 SEC 16 T4N R1EWM 2.14A
Owner	BROWN JENNIFER J & NAISH CATHERINE D
Mail Address	1217 NE 57TH CT RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	93,218 sq. ft. / 2.14 acres
Section-Township-Range	SE 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

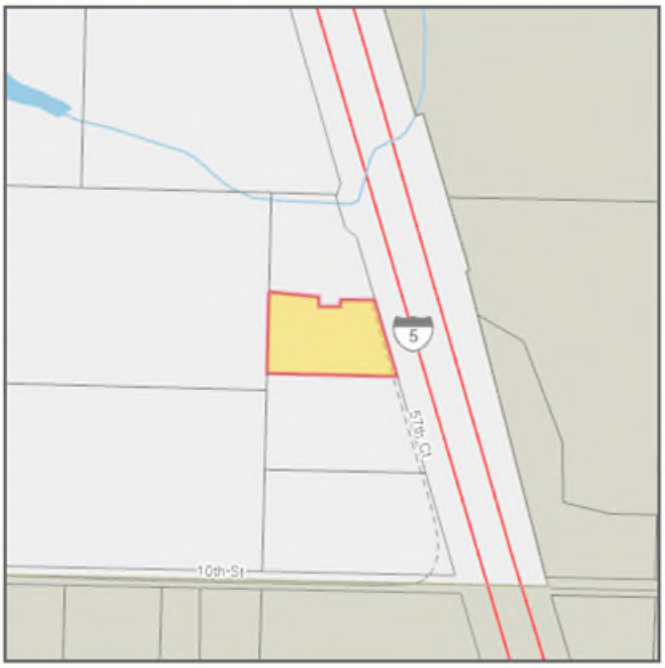
Land Value	$214,061.00
Building Value	$171,948.00
Total Property Value	$386,009.00
Total Taxable Value	$386,009.00

Most Recent Sale

Sale Date	01/07/2011
Document Type	D-SWD
Sale Number	660445
Sale Amount	$172,500.00

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



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	Non-Hydric / GeB Non-Hydric / GeF
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek
Wetland Class	No Mapping Indicators

Parcel 212793000

Property Fact Sheet for Account 212793000

February 15, 2024

General Information

Property Account	212793000
Site Address	1123 N 57TH CT, RIDGEFIELD, WA 98642
Legal Desc	#24 SEC 16 T4NR1EWM 3.53A
Owner	KNAPP DAVID & KNAPP JOYCE
Mail Address	1123 N 57TH CT RIDGEFIELD WA , 98642 US
Tax Status	Senior / Disabled Exemption
Property Status	Active
Area (approx.)	153,767 sq. ft. / 3.53 acres
Section-Township-Range	SE 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	$245,241.00
Building Value	$34,529.00
Total Property Value	$279,770.00
Total Taxable Value	$124,649.00

Most Recent Sale

Sale Date	09/28/1999
Document Type	D-QCD
Sale Number	0454423
Sale Amount	$0.00

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



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	Non-Hydric / GeB Non-Hydric / GeF Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek
Sub Watershed	Allen Canyon Creek

Parcel 212791000

Property Fact Sheet for Account 212791000

February 15, 2024

General Information

Property Account	212791000
Site Address	
Legal Desc	#22 SEC 16 T4N R1EWM 25.26A
Owner	TIMBERS GROUP LLC
Mail Address	2010 SE 97TH AVE VANCOUVER WA , 98664 US
Tax Status	Regular
Property Status	Active
Area (approx.)	1,100,326 sq. ft. / 25.26 acres
Section-Township-Range	NW 1/4,S16,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	$601,842.00
Building Value	$0.00
Total Property Value	$601,842.00
Total Taxable Value	$7,103.00

Most Recent Sale

Sale Date	11/10/2015
Document Type	D-SWD
Sale Number	737072
Sale Amount	$440,000.00

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



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	Non-Hydric / GeB Non-Hydric / GeD Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: Lower Lewis
Watershed	Allen Canyon Creek

Exhibit B

Letters of Authorization from Property Owners

[See Attached]

JORDAN RAMIS

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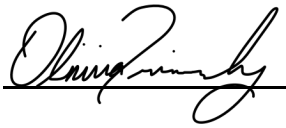
1211 SW Fifth Avenue
Portland, OR 97204
T (503) 598-7070
F (503) 598-7373

LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Numbers 212807000 and 212787000 (the "Properties"). 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 Ridgefield Urban Growth Area and change the zoning and comprehensive plan designation for the Properties.

Signature: 

Title: Principal

Authorized on Behalf of Z20 LLC

Date: 02/23/24

LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Number 212791000 (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 Ridgefield Urban Growth Area and change the zoning and comprehensive plan designation for the Properties.

Signature: 

Title: MEMBER

Authorized on Behalf of Timbers Group LLC

Date: 02/26/2024

LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Numbers 212813000, 212774000, 212814000, and 212812000 (the "Properties"). 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 Ridgefield Urban Growth Area and change the zoning and comprehensive plan designation for the Properties.

Signature: Dena Woon-Smith
Dena Woon-Smith

Date: 2/27/24

Signature: Mark A Smith
Mark Smith

Date: 2/27/24

Signature: Robert Smith
Robert Smith

Date: 2/27/24

GIS Fact Sheet - APNs 212813000, 212774000, 212797000, 212791000, 212798000, 212814000, 212778000, 212812000, 212777000, 212780000, 212792000, 212822000, 212807000, 212787000, 212801000, and 212793000

PARCEL 1: APN 212813000

City: Ridgefield
Property address: 4836 N 10TH ST., RIDGEFIELD, WA 98642
Property identification number: 212813000

Current comprehensive plan designation: AG (UR overlay)
Current zoning plan designation: AG-20 (UR-20 and Industrial overlay)

Requested comprehensive plan designation: Industrial
Requested zoning plan designation: Light Industrial (IL)

Existing Urban Services

- Sewer - No, septic. Clark Regional Wastewater District boundary is same as UGA boundary.
- Water - located within the Ridgefield Water District boundary.
- Stormwater – GIS map shows that storm sewer extends off N Royle Road (to the west of the property) and N 10th St. (to the south of the Property)
- Transportation – No direct bus route stops, but located ~ 0.5 miles from Pioneer St. bus stops.

Proximity and Contiguity to UGA

Parcel 1 (212813000) is abutting the Ridgefield UGA boundary on the west and to the south. Also to the west is N Royle Rd. To the north is Parcel 8 (212812000); to the east is Parcel 2 (212774000) – both of these parcels are included in this request to be included in UGA boundary.

PARCEL 2: APN 212774000

City: Ridgefield
Property address: No situs address
Property identification number: 212774000

Current comprehensive plan designation: AG (UR overlay)
Current zoning plan designation: AG-20 (UR-20 and Industrial overlay)

Requested comprehensive plan designation: Industrial
Requested zoning plan designation: Light Industrial (IL)

Existing Urban Services

- Sewer - No, septic. Clark Regional Wastewater District boundary is same as UGA boundary.
- Water - located within the Ridgefield Water District boundary.
- Stormwater – GIS map shows that storm sewer extends off N 10th St. (to the south of the Property)
- Transportation – No direct bus route stops, but located ~ 0.5 miles from Pioneer St. bus stops.

Proximity and Contiguity to UGA

Parcel 2 (212774000) is abutting the Ridgefield UGA boundary to the south. To the north is Parcel 6 (212814000); to the west is Parcel 1 (212813000); to the east are Parcels 16 (212793000) and 3 (212797000) – all of these parcels are included in this request to be included in UGA boundary.

GIS Fact Sheet - APNs 212813000, 212774000, 212797000, 212791000, 212798000, 212814000, 212778000, 212812000, 212777000, 212780000, 212792000, 212822000, 212807000, 212787000, 212801000, and 212793000

PARCEL 3: APN 212797000

City: Ridgefield
Property address: 5630 N 10TH ST., RIDGEFIELD, WA 98642
Property identification number: 212797000

Current comprehensive plan designation: AG (UR overlay)
Current zoning plan designation: AG-20 (UR-20 and Industrial overlay)

Requested comprehensive plan designation: Industrial
Requested zoning plan designation: Light Industrial (IL)

Existing Urban Services

- Sewer - No, septic. Clark Regional Wastewater District boundary is same as UGA boundary.
- Water - located within the Ridgefield Water District boundary.
- Stormwater – GIS map shows that storm sewer extends off N 10th St (to the south of the Property). It does not show that it extends all the way to this parcel, but is ~ 480 feet away.
- Transportation – No direct bus route stops, but located ~ 0.5 miles from Pioneer St. bus stops to the south.

Proximity and Contiguity to UGA

Parcel 3 (212797000) abuts the Ridgefield UGA boundary to the south. To the north is Parcel 16 (212793000); to the east is Parcel 2 (212774000), which abuts the UGA to the south; and to the east is I-5. All of the adjacent parcels are included in this request to be included in UGA boundary.

PARCEL 4: APN 212791000

City: Ridgefield
Property address: No situs address
Property identification number: 212791000

Current comprehensive plan designation: AG (UR overlay)
Current zoning plan designation: AG-20 (UR-20 and Industrial overlay)

Requested comprehensive plan designation: Industrial
Requested zoning plan designation: Light Industrial (IL)

Existing Urban Services

- Sewer - No, septic. Clark Regional Wastewater District boundary is same as UGA boundary.
- Water - located within the Ridgefield Water District boundary.
- Stormwater – GIS map shows that storm sewer extends off N 289th St. (to the south of the Property).
- Transportation – No direct bus route stops, but located ~ 1 mile from Pioneer St. bus stops to the south and ~1.25 miles from Cowlitz Indian Reservation bus stops to the north.

Proximity and Contiguity to UGA

Parcel 4 (212791000) is not abutting the Ridgefield UGA boundary. At its southeast corner, this parcel is approximately 435 ft. from the Ridgefield UGA. To the south, separated by a road (NW 289th St.), are Parcels 12 (212822000), 13 (212807000), and 14 (212787000), which are included in this request to be included in the UGA.

PARCEL 5: APN 212798000

City: Ridgefield
Property address: 1323 N 57TH CT., RIDGEFIELD, WA 98642
Property identification number: 212798000

Current comprehensive plan designation: AG (UR overlay)
Current zoning plan designation: AG-20 (UR-20 and Industrial overlay)

Requested comprehensive plan designation: Industrial
Requested zoning plan designation: Light Industrial (IL)

Existing Urban Services

- Sewer - No, septic. Clark Regional Wastewater District boundary is same as UGA boundary.
- Water - located within the Ridgefield Water District boundary.
- Stormwater – GIS map shows this parcel does not have direct access to storm sewer. Closest access is to the south off of N 10th St., ~.21 miles away.
- Transportation – No direct bus route stops, but located ~ 0.62 miles from Pioneer St. bus stops to the south.

Proximity and Contiguity to UGA

Parcel 5 (212798000) is not abutting the Ridgefield UGA boundary. To the north is Parcel 14 (212787000); to the west is Parcel 6 (212814000); to the south is Parcel 15 (212801000); and to the east is I-5. All of the adjacent parcels are included in this request to be included in UGA boundary.

PARCEL 6: APN 212814000

City: Ridgefield
Property address: No situs address
Property identification number: 212814000

Current comprehensive plan designation: AG (UR overlay)
Current zoning plan designation: AG-20 (UR-20 and Industrial overlay)

Requested comprehensive plan designation: Industrial
Requested zoning plan designation: Light Industrial (IL)

Existing Urban Services

- Sewer - No, septic. Clark Regional Wastewater District boundary is same as UGA boundary.
- Water - located within the Ridgefield Water District boundary.
- Stormwater – GIS map shows this parcel does not have direct access to storm sewer. Closest access is to the south off of N 10th St. ~650 feet
- Transportation – No direct bus route stops, but located ~ 0.6 miles from Pioneer St. bus stops to the south.

Proximity and Contiguity to UGA

Parcel 6 (212814000) is not abutting the Ridgefield UGA boundary. To the north are Parcels 12 (212822000) and 14 (212787000); to the west is Parcel 8 (212812000); to the south is Parcel 2 (212774000); and to east are Parcels 5 (212798000) and 15 (212801000). All of the adjacent parcels are included in this request to be included in UGA boundary.

PARCEL 7: APN 212778000

City: Ridgefield
Property address: 1650 N ROYLE RD., RIDGEFIELD, WA 98642
Property identification number: 212778000

Current comprehensive plan designation: AG (UR overlay)
Current zoning plan designation: AG-20 (UR-20 and Industrial overlay)

Requested comprehensive plan designation: Industrial
Requested zoning plan designation: Light Industrial (IL)

Existing Urban Services

- Sewer - No, septic. Clark Regional Wastewater District boundary is same as UGA boundary.
- Water - located within the Ridgefield Water District boundary.
- Stormwater – GIS map shows that storm sewer extends off N Royle Road (to the west of the property).
- Transportation – No direct bus route stops, but located ~ 0.75 miles from Pioneer St. bus stops to the south.

Proximity and Contiguity to UGA

Parcel 7 (212778000) abuts the Ridgefield UGA boundary on its south west side. Also to the west is N Royle Rd. To the north are Parcels 9 (212777000), 10 (212780000), and 11 (212792000); to the south is Parcel 8 (212812000); and to the east is Parcel 12 (212822000).

PARCEL 8: APN 212812000

City: Ridgefield
Property address: 1350 N ROYLE RD., RIDGEFIELD, WA 98642
Property identification number: 212812000

Current comprehensive plan designation: AG (UR overlay)
Current zoning plan designation: AG-20 (UR-20 and Industrial overlay)

Requested comprehensive plan designation: Industrial
Requested zoning plan designation: Light Industrial (IL)

Existing Urban Services

- Sewer - No, septic. Clark Regional Wastewater District boundary is same as UGA boundary.
- Water - located within the Ridgefield Water District boundary.
- Stormwater – GIS map shows that storm sewer extends off N Royle Road (to the west of the property).
- Transportation – No direct bus route stops, but located ~ 0.6 miles from Pioneer St. bus stops to the south.

Proximity and Contiguity to UGA

Parcel 8 (212812000) abuts the Ridgefield UGA boundary to the west. Also to the west is N Royle Rd. To the north is Parcel 7 (212778000); to the south is Parcel 1 (212813000); to the east is Parcel 6 (212814000). All of the adjacent parcels are included in this request to be included in UGA boundary.

PARCEL 9: APN 212777000

City: Ridgefield
Property address: No situs address
Property identification number: 212777000

Current comprehensive plan designation: AG (UR overlay)
Current zoning plan designation: AG-20 (UR-20 and Industrial overlay)

Requested comprehensive plan designation: Industrial
Requested zoning plan designation: Light Industrial (IL)

Existing Urban Services

- Sewer - No, septic. Clark Regional Wastewater District boundary is same as UGA boundary.
- Water - located within the Ridgefield Water District boundary.
- Stormwater – GIS map shows that storm sewer extends off N Royle Road (to the west of the property) and NW 289th St. (to the north of the Property).
- Transportation – No direct bus route stops, but located ~ 0.9 miles from Pioneer St. bus stops to the south.

Proximity and Contiguity to UGA

Parcel 9 (212777000) abuts the Ridgefield UGA boundary to the west. Also to the west is N Royle Rd. To the north is NW 289th St. To the south is Parcel 7 (212778000); to the east is Parcel 10 (212780000).

PARCEL 10: APN 212780000

City: Ridgefield
Property address: No situs address
Property identification number: 212780000

Current comprehensive plan designation: AG (UR overlay)
Current zoning plan designation: AG-20 (UR-20 and Industrial overlay)

Requested comprehensive plan designation: Industrial
Requested zoning plan designation: Light Industrial (IL)

Existing Urban Services

- Sewer - No, septic. Clark Regional Wastewater District boundary is same as UGA boundary.
- Water - located within the Ridgefield Water District boundary.
- Stormwater – GIS map shows that storm sewer extends off NW 289th St. (to the north of the Property).
- Transportation – No direct bus route stops, but located ~ 0.88 miles from Pioneer St. bus stops to the south.

Proximity and Contiguity to UGA

Parcel 10 (212780000) is not abutting the Ridgefield UGA boundary. To the north is NW 289th St.; to the west is Parcel 9 (212777000); to the south is Parcel 7 (212778000); and to the east is Parcel 11 (212792000).

PARCEL 11: APN 212792000

City: Ridgefield
Property address: 2601 NW 289TH ST., RIDGEFIELD, WA 98642
Property identification number: 212792000

Current comprehensive plan designation: AG (UR overlay)
Current zoning plan designation: AG-20 (UR-20 and Industrial overlay)

Requested comprehensive plan designation: Industrial
Requested zoning plan designation: Light Industrial (IL)

Existing Urban Services

- Sewer - No, septic. Clark Regional Wastewater District boundary is same as UGA boundary.
- Water - located within the Ridgefield Water District boundary.
- Stormwater – GIS map shows that storm sewer extends off NW 289th St. (to the north of the Property).
- Transportation – No direct bus route stops, but located ~ 0.88 miles from Pioneer St bus stops to the south.

Proximity and Contiguity to UGA

Parcel 11 (212792000) is not abutting the Ridgefield UGA boundary. To the north is NW 289th St.; to the west is Parcel 10 (212780000); to the south is Parcel 7 (212778000); and to the east is Parcel 12 (212822000).

PARCEL 12: APN 212822000

City: Ridgefield
Property address: 2411 NW 289TH ST., RIDGEFIELD, WA 98642
Property identification number: 212822000

Current comprehensive plan designation: AG (UR overlay)
Current zoning plan designation: AG-20 (UR-20 and Industrial overlay)

Requested comprehensive plan designation: Industrial
Requested zoning plan designation: Light Industrial (IL)

Existing Urban Services

- Sewer - No, septic. Clark Regional Wastewater District boundary is same as UGA boundary.
- Water - located within the Ridgefield Water District boundary.
- Stormwater – GIS map shows that storm sewer extends off NW 289th St. (to the north of the Property).
- Transportation – No direct bus route stops, but located ~ 0.75 miles from Pioneer St. bus stops to the south.

Proximity and Contiguity to UGA

Parcel 12 (212822000) is not abutting the Ridgefield UGA boundary. To the north is NW 289th St.; to the west are Parcels 11 (212792000) and 7 (212778000); to the south is Parcel 6 (212814000) ; and to the east is Parcel 14 (212787000).

PARCEL 13: APN 212807000

City: Ridgefield
Property address: 2221 NW 289TH ST., RIDGEFIELD, WA 98642
Property identification number: 212807000

Current comprehensive plan designation: AG (UR overlay)
Current zoning plan designation: AG-20 (UR-20 and Industrial overlay)

Requested comprehensive plan designation: Industrial
Requested zoning plan designation: Light Industrial (IL)

Existing Urban Services

- Sewer - No, septic. Clark Regional Wastewater District boundary is same as UGA boundary.
- Water - located within the Ridgefield Water District boundary.
- Stormwater – GIS map shows that storm sewer extends off NW 289th St. (to the north of the Property).
- Transportation – No direct bus route stops, but located ~ 0.95 miles from Pioneer St. bus stops to the south.

Proximity and Contiguity to UGA

Parcel 13 (212807000) is not abutting the Ridgefield UGA boundary. To the north is NW 289th St. On all other sides, the property is abutting Parcel 14 (212787000).

PARCEL 14: APN 212787000

City: Ridgefield
Property address: 2411 NW 289TH ST., RIDGEFIELD, WA 98642
Property identification number: 212787000

Current comprehensive plan designation: AG (UR overlay)
Current zoning plan designation: AG-20 (UR-20 and Industrial overlay)

Requested comprehensive plan designation: Industrial
Requested zoning plan designation: Light Industrial (IL)

Existing Urban Services

- Sewer - No, septic. Clark Regional Wastewater District boundary is same as UGA boundary.
- Water - located within the Ridgefield Water District boundary.
- Stormwater – GIS map shows that storm sewer extends off NW 289th St. (to the north of the Property).
- Transportation – No direct bus route stops, but located ~ 0.75 miles from Pioneer St. bus stops to the south.

Proximity and Contiguity to UGA

Parcel 14(212787000) is not abutting the Ridgefield UGA boundary. To the north is NW 289th St.; to the east is I-5; to the south are Parcels 5 (212798000) and 6 (212814000). Parcel 13 (212807000) is located at the northwest corner of Parcel 14, with a thin piece of land separating Parcel 13 from Parcel 12 (212822000).

PARCEL 15: APN 212801000

City: Ridgefield
Property address: 1217 N 57TH CT., RIDGEFIELD, WA 98642
Property identification number: 212801000

Current comprehensive plan designation: AG (UR overlay)
Current zoning plan designation: AG-20 (UR-20 and Industrial overlay)

Requested comprehensive plan designation: Industrial
Requested zoning plan designation: Light Industrial (IL)

Existing Urban Services

- Sewer - No, septic. Clark Regional Wastewater District boundary is same as UGA boundary.
- Water - located within the Ridgefield Water District boundary.
- Stormwater – GIS map shows this parcel does not have direct access to storm sewer. Closest access is to the south off of N 10th St., ~840 feet away.
- Transportation – No direct bus route stops, but located ~ 0.61 miles from Pioneer St. bus stops to the south.

Proximity and Contiguity to UGA

Parcel 15 (212801000) is not abutting the Ridgefield UGA boundary. To the north is Parcel 5 (212798000); to the west is Parcel 6 (212814000) ; to the south is Parcel 16 (212793000); to the east is I-5. All of the adjacent parcels are included in this request to be included in UGA boundary

PARCEL 16: APN 212793000

City: Ridgefield
Property address: 1123 N 57TH CT., RIDGEFIELD, WA 98642
Property identification number: 212793000

Current comprehensive plan designation: AG (UR overlay)
Current zoning plan designation: AG-20 (UR-20 and Industrial overlay)

Requested comprehensive plan designation: Industrial
Requested zoning plan designation: Light Industrial (IL)

Existing Urban Services

- Sewer - No, septic. Clark Regional Wastewater District boundary is same as UGA boundary.
- Water - located within the Ridgefield Water District boundary.
- Stormwater – GIS map shows this parcel does not have direct access to storm sewer. Closest access is to the south off of N 10th St., ~605 feet away
- Transportation – No direct bus route stops, but located ~ 0.55 miles from Pioneer St. bus stops to the south.

Proximity and Contiguity to UGA

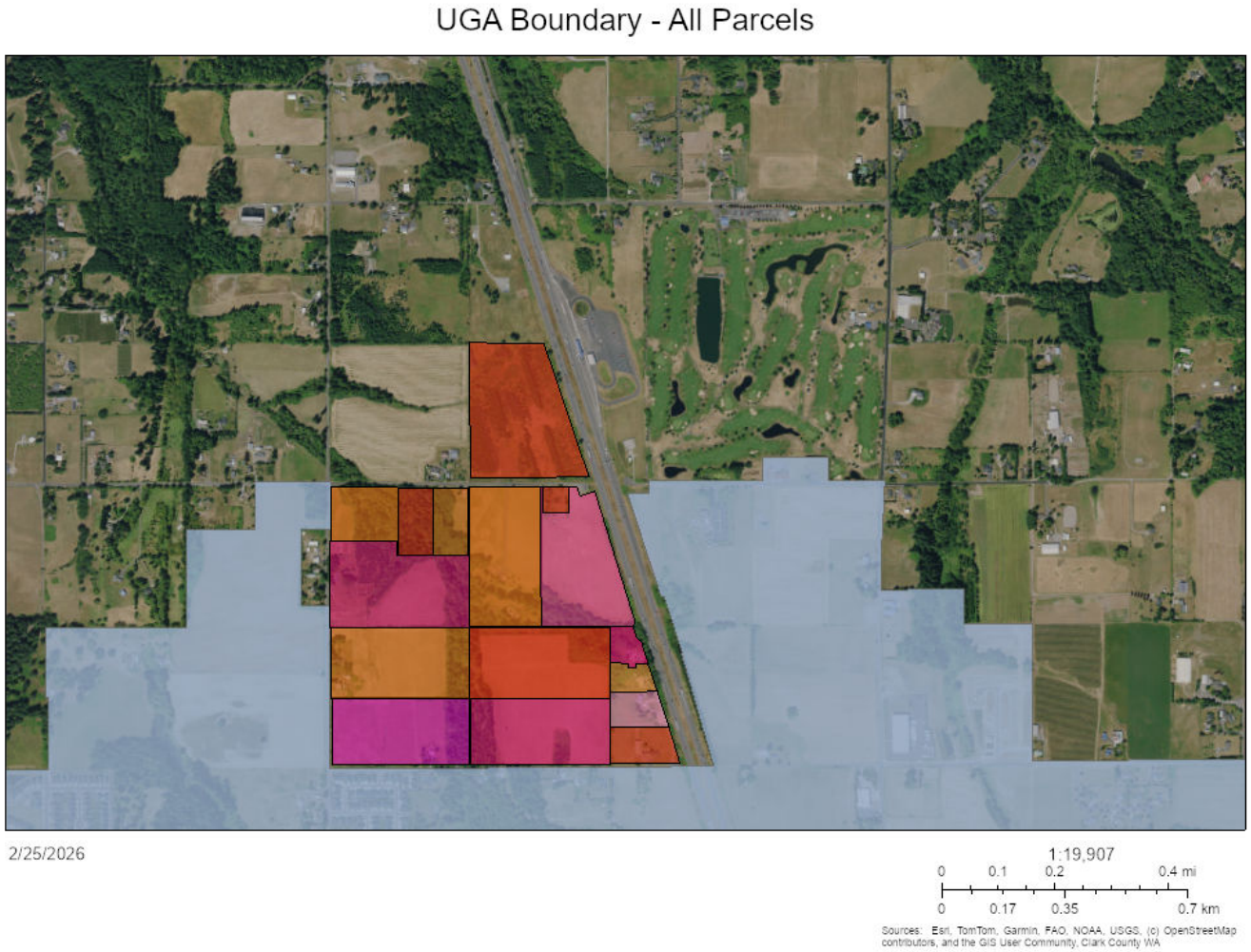
Parcel 16 (212793000) is not abutting the Ridgefield UGA boundary. To the south is Parcel 3 (212797000), which abuts the UGA to the south; to the east is Parcel 2 (212774000), which abuts the UGA to the south and Parcel 6 (212814000); to the north is Parcel 15 (212801000); and to the east is I-5. All of the adjacent parcels are included in this request to be included in UGA boundary.

GIS Fact Sheet - APNs 212813000, 212774000, 212797000, 212791000, 212798000, 212814000, 212778000, 212812000, 212777000, 212780000, 212792000, 212822000, 212807000, 212787000, 212801000, and 212793000

New Development (applies to all APNs)

1. Union Ridge Town Center – approximately 0.5 miles to the southeast of the Properties (from the nearest parcel) - recently opened Costco and In-N-Out; additional restaurants, including Chipotle and Panda Express, in process of opening.
2. Tri-Mountain Station – approximately 1 mile to the southeast of the Properties, just east of Union Ridge Town Center - new commercial development featuring Goodwill, Discount Tire, and other retail.
3. Paradise Pointe – new residential community under construction – approximately 0.5 miles to the west of the Properties.

GIS Fact Sheet - APNs 212813000, 212774000, 212797000, 212791000, 212798000, 212814000, 212778000, 212812000, 212777000, 212780000, 212792000, 212822000, 212807000, 212787000, 212801000, and 212793000



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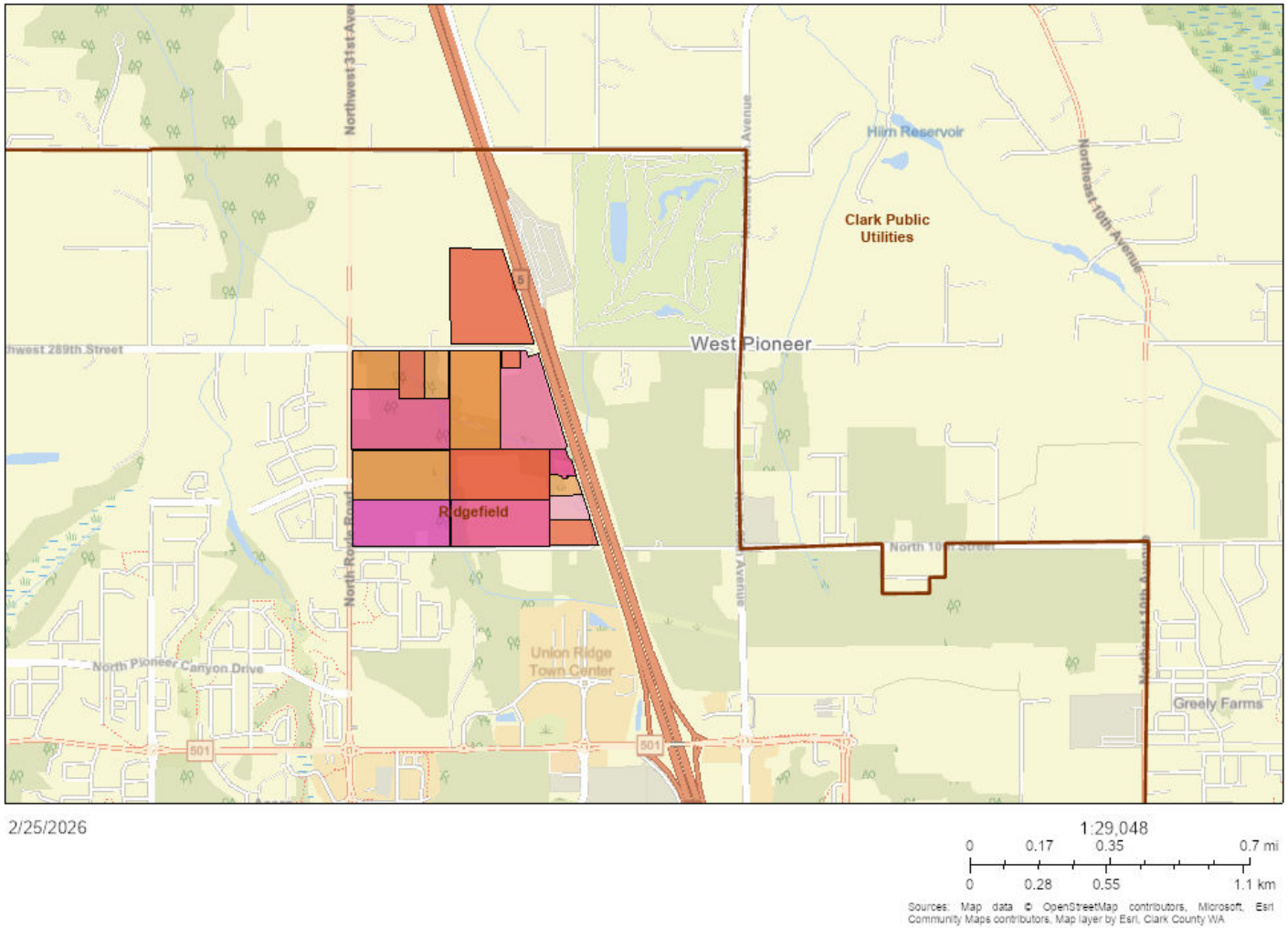
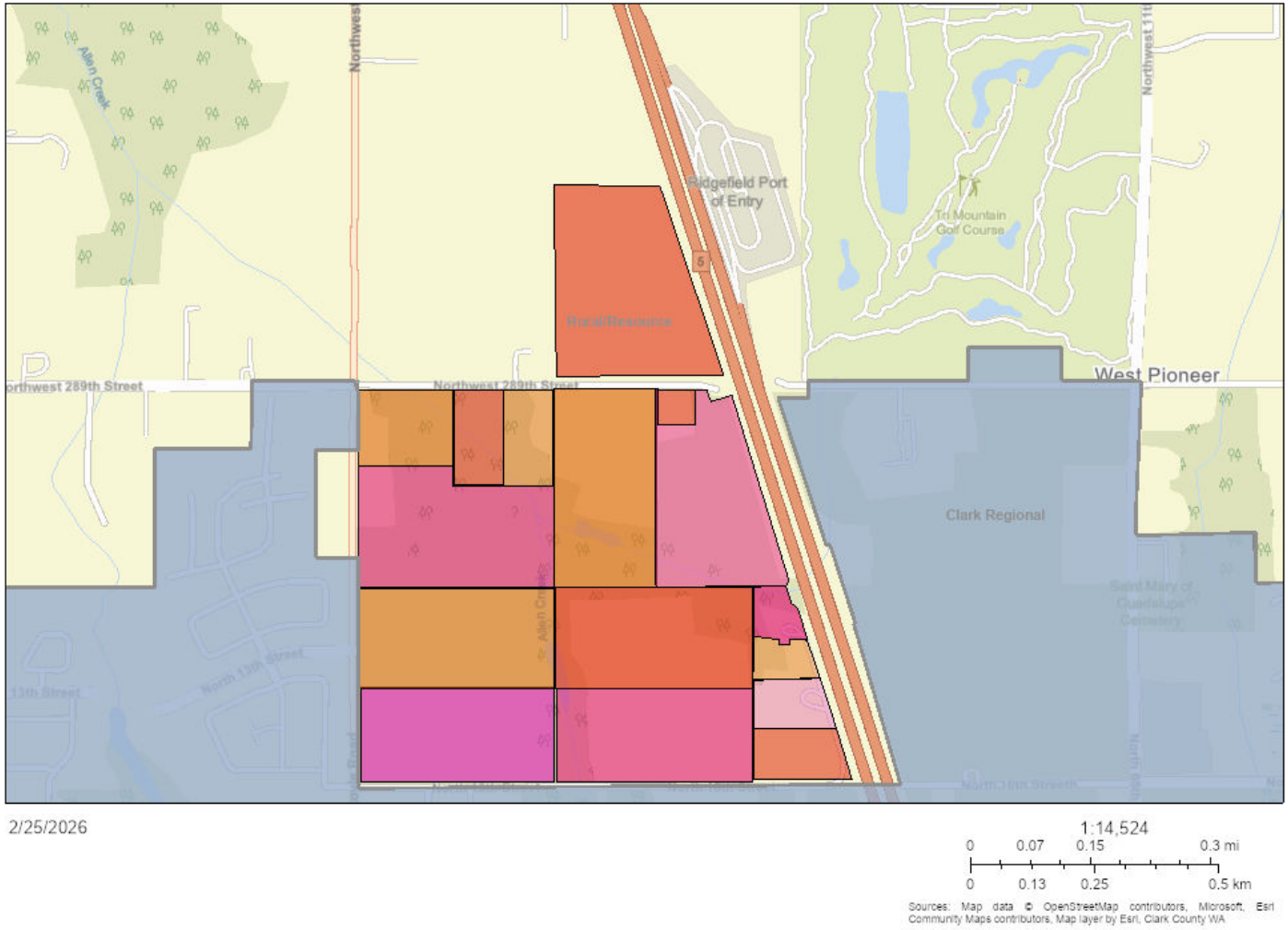
Water District Boundary - All Parcels



All parcels are located within the Ridgefield Water District boundary.

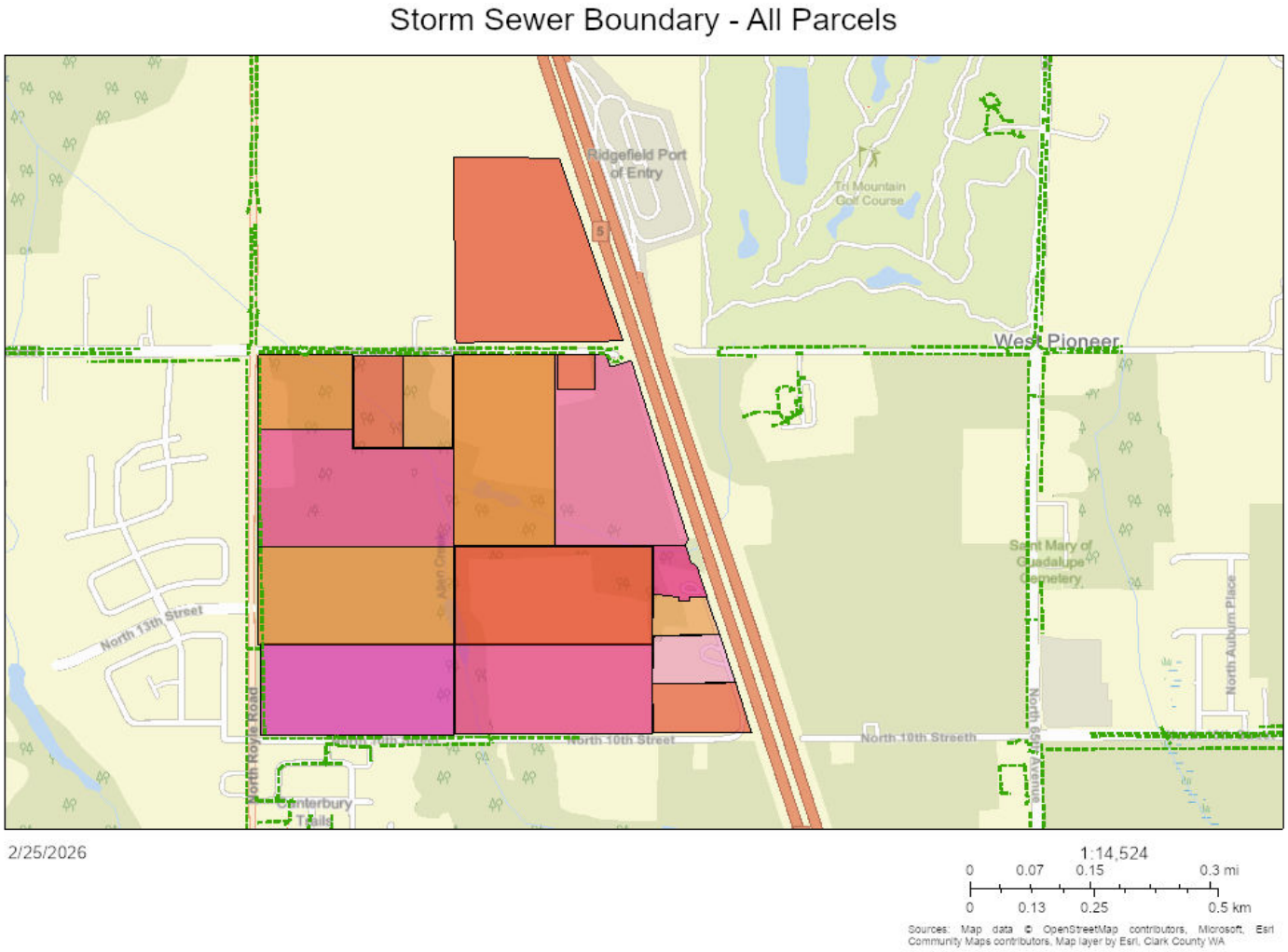
GIS Fact Sheet - APNs 212813000, 212774000, 212797000, 212791000, 212798000, 212814000, 212778000, 212812000, 212777000, 212780000, 212792000, 212822000, 212807000, 212787000, 212801000, and 212793000

Sewer District Boundary - All Parcels



Sewer District Boundary is the same as the UGA boundary.

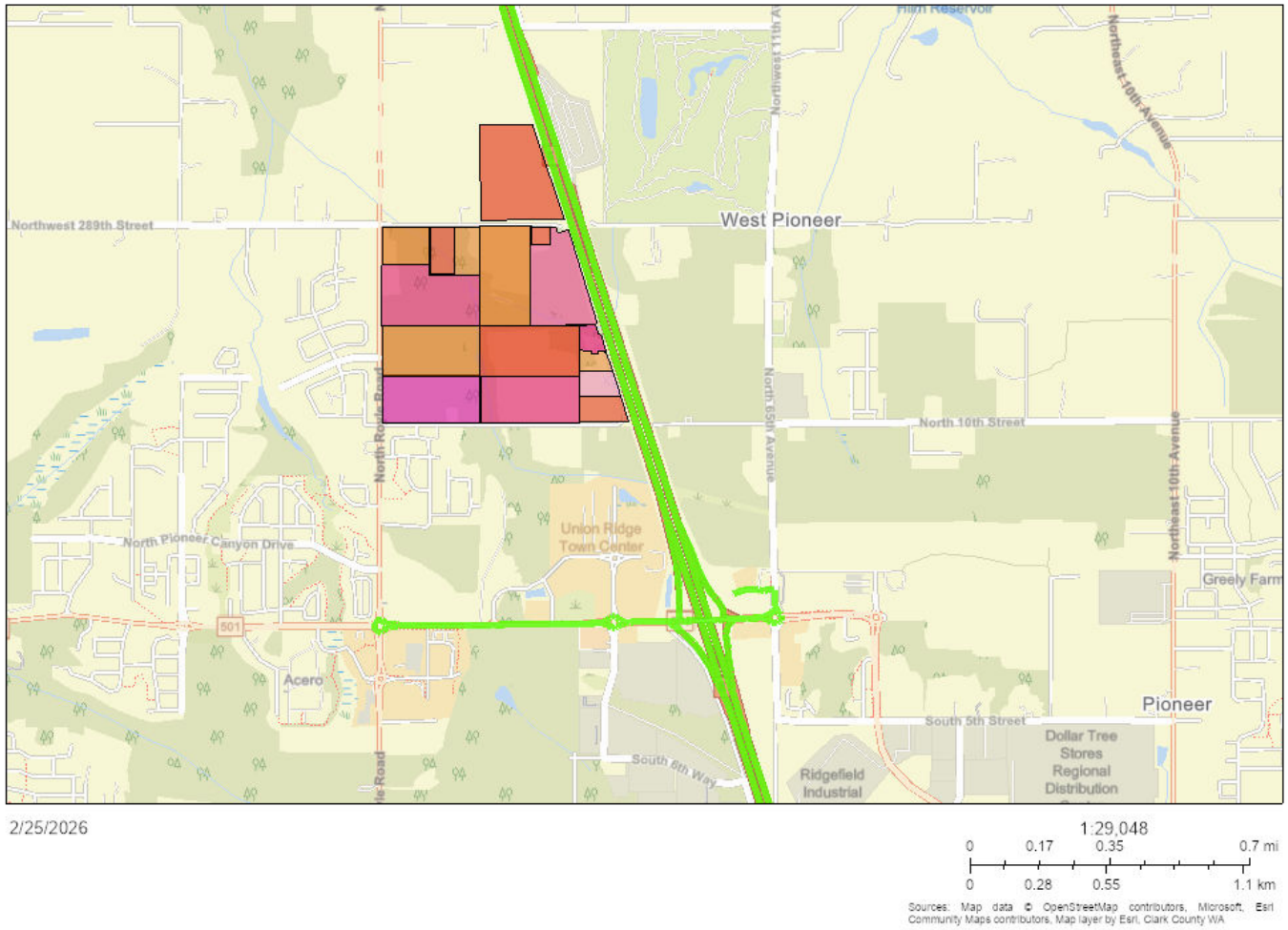
GIS Fact Sheet - APNs 212813000, 212774000, 212797000, 212791000, 212798000, 212814000, 212778000, 212812000, 212777000, 212780000, 212792000, 212822000, 212807000, 212787000, 212801000, and 212793000



GIS shows storm sewer extends off of N 10th St. to the south of the properties, off of N Royle Road to the west of the properties, and off NW 289th St., which is north of the majority of the properties, south of Parcel 4 (212791000)

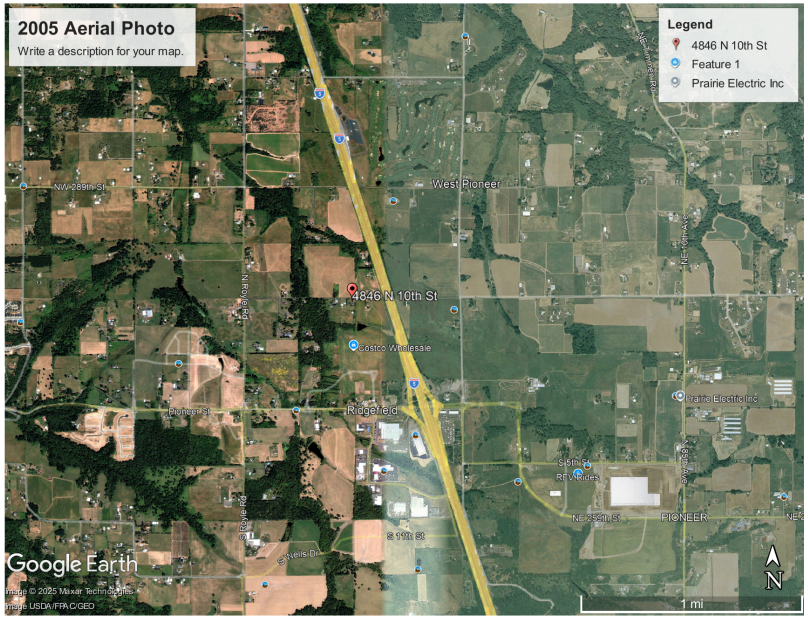
GIS Fact Sheet - APNs 212813000, 212774000, 212797000, 212791000, 212798000, 212814000, 212778000, 212812000, 212777000, 212780000, 212792000, 212822000, 212807000, 212787000, 212801000, and 212793000

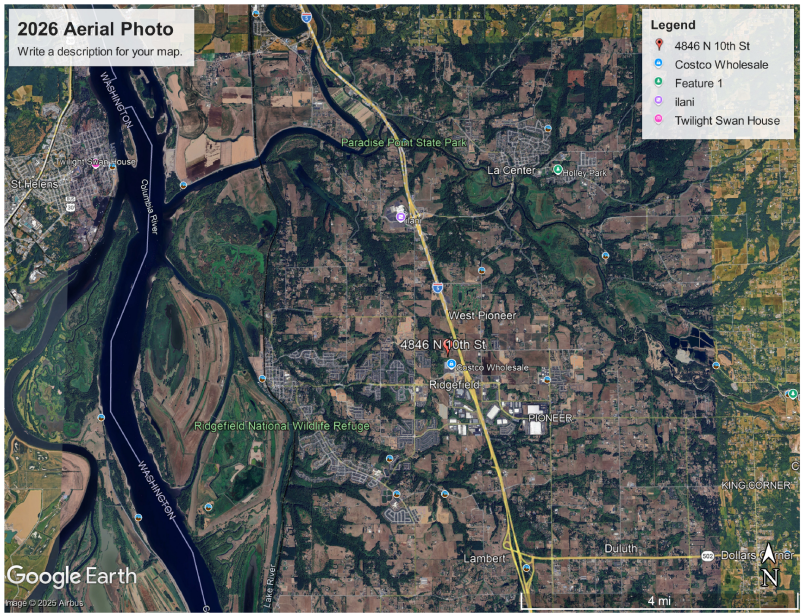
C-Tran Routes - All Parcels



The properties are located close to Union Ridge Town Center to the south (at closest parcel, about 0.5 miles). Bus stops off of Pioneer St.

GIS Fact Sheet - APNs 212813000, 212774000, 212797000, 212791000, 212798000, 212814000, 212778000, 212812000, 212777000, 212780000, 212792000, 212822000, 212807000, 212787000, 212801000, and 212793000





E. Dalmation Dr, E Airedale Dr, and E 24th Ave – La Center



Photo taken from E 24th Avenue facing southwest Photo shows ongoing residential construction. Photo taken 9-14-2026.

E. Dalmation Dr, E Airedale Dr, and E 24th Ave – La Center



Photo taken from E 24th Avenue facing southwest. Photo shows ongoing residential development. Photo taken 9-14-2026.



Photo taken from E Airedale Avenue facing southwest. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from E Airedale Avenue facing south. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from E Airedale Avenue facing east. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from E Airedale Avenue facing west. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from W 19th St facing north. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from W 20th Way facing north. Photo shows residential development. Photo taken 9-14-2026.



Photo taken from W 20th Way facing north. Photo shows plots available for residential development by New Tradition Homes. Photo taken 9-14-2026.



Photo taken from E Otter Loop facing east. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from E Otter Loop facing north. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from E Otter Loop facing north. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from E Otter Loop facing west. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from the sidewalk off 56th street facing west. Photo shows Costco building, Costco parking lot, and Costco gas station. Photo taken 9-14-2026.



Photo taken from the sidewalk off N 56th Place street facing north. Photo shows north end of N 56th Place and entry into Costco parking lot. Photo taken 9-14-26.



Photo taken from sidewalk of N 56th Place facing east. Photo shows new commercial buildings for lease. Photo taken 9-14-26.



Photo taken from sidewalk of N 56th Place facing east. Photo shows zoomed in image of prior photo of new commercial buildings for lease. Photo taken 9-14-26.



Photo taken from sidewalk of N 56th Place facing east. Photo shows new commercial buildings, including In-and-Out and Dental Care of Union Ridge. Photo taken 9-14-26.



Photo taken from sidewalk of N 56th Place facing south. Photo shows roundabout intersection of N 56th Place and Pioneer Canyon Drive, including construction on property southwest of the roundabout. Photo taken 9-14-26.



Photo taken from sidewalk of N 56th Place facing north. Photo shows Costco parking lot view from roundabout intersection of N 56th Place and Pioneer Canyon Drive. Photo taken 9-14-26.



Photo taken from sidewalk of N 56th Place facing south. Photo shows commercial development on N 56th Place. Photo taken 9-14-26.

Neighborhood off of NW Hillhurst Rd in Ridgefield, Washington (S. Arwana Lane and surrounding area)



Photo taken from S 36th Drive facing northeast. Photo shows ongoing residential construction. Photo taken 9-14-2026

Neighborhood off of NW Hillhurst Rd in Ridgefield, Washington (S. Arwana Lane and surrounding area)



Photo taken from S 36th Drive facing north. Photo shows wash pit and ongoing residential construction. Photo taken 9-14-2026

Neighborhood off of NW Hillhurst Rd in Ridgefield, Washington (S. Arwana Lane and surrounding area)



Photo taken from S 36th Drive facing north. Photo shows ongoing residential construction. Photo taken 9-14-2026

Neighborhood off of NW Hillhurst Rd in Ridgefield, Washington (S. Arwana Lane and surrounding area)



Photo taken from S 36th Drive facing northwest. Photo shows ongoing residential construction. Photo taken 9-14-2026.

Neighborhood off of NW Hillhurst Rd in Ridgefield, Washington (S. Arwana Lane and surrounding area)



Photo taken from intersection of S 36th Dr and S 44th Lane. Photo shows ongoing residential construction. Photo taken 9-14-2026.

Neighborhood off of NW Hillhurst Rd in Ridgefield, Washington (S. Arwana Lane and surrounding area)



Photo taken from S 44th Lane facing north. Photo shows residential construction within residential neighborhood. Photo taken 9-14-2026.

Neighborhood off of NW Hillhurst Rd in Ridgefield, Washington (S. Arwana Lane and surrounding area)



Photo taken from Green Pastures Drive. Photo shows ongoing residential development. Photo taken 9-14-2026.



Photo taken from N 12th Way. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from N 12th Way. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from Paradise Avenue and N 15th Way. Photo shows existing residential homes and ongoing residential construction on N 15th Way. Photo taken 9-14-2026.



Photo taken from intersection of Paradise Ave and N 16th Way. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from intersection of Paradise Ave and N 16th Way (different angle from prior photo). Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from Paradise Ave facing northeast, taken north of the intersection of Paradise Avenue and N 16th Way. Photo shows residential construction on Paradise Ave. Photo taken 9-14-2026.



Photo taken from Paradise Ave facing northwest, taken north of the intersection of Paradise Avenue and N 16th Way. Photo shows residential construction off of N 16th Way and N 41st Ct. Photo taken 9-14-2026.



Photo taken from intersection of Paradise Avenue and N 16th Way facing west. Photo shows residential construction off of N 16th Way. Photo taken 9-14-2026.



Photo taken from intersection of Paradise Avenue and N 16th Way facing west (different angle of prior photo). Photo shows residential construction off of N 16th Way. Photo taken 9-14-2026.



Photo taken from N 43rd Avenue as it turns into N 16th Way. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from intersection of N 43rd Avenue and N 18th Circle. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from NW 289th St facing south. Photo shows sign from "Cascade West" about "Design and Build – Award Winning Homes". Photo taken 9-14-2026.



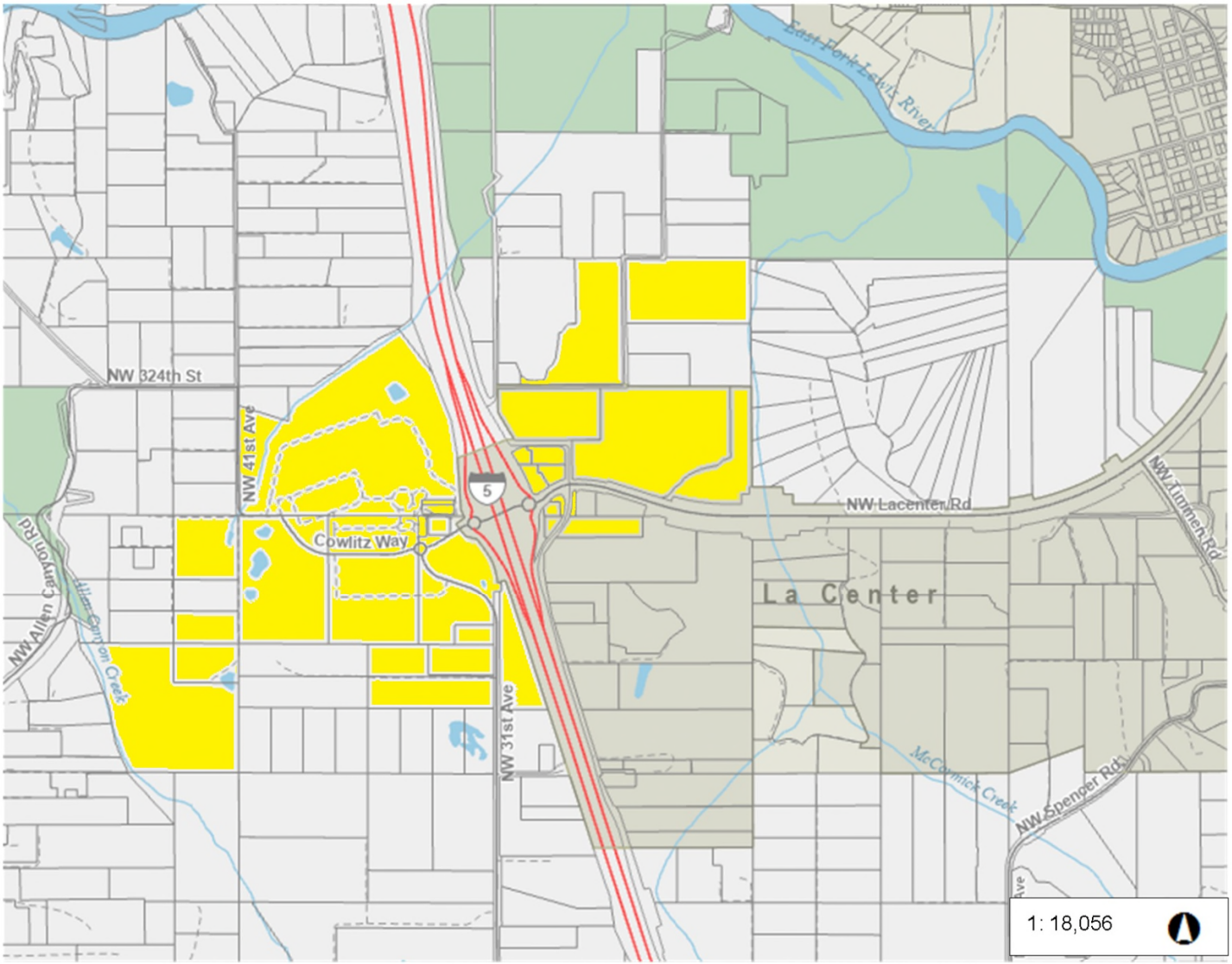
Photo taken from Storybrook Hollow Park. Photo taken 9-14-2026.

Paradise Point Neighborhood in Ridgefield, Washington



Photo taken from Storybrook Hollow Park. Photo taken 9-14-2026.

Cowlitz Tribe and Affiliates Ownership





Legend

- Taxlots

Notes:

3,009.3 0 1,504.67 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

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