From:	Cnty 2025 Comp Plan
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 4:50:00 PM
Attachments:	image001.png image002.png Letter to County re Characterized by Urban Growth 10.1.2026.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 4:43 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

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

October 1, 2026

VIA EMAIL

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: APN 211287000 (3000 NW 299th Street); Inclusion in City of La Center UGA; AG to Industrial (I) / AG-20 to Light Industrial (IL)

Dear Mr. Orjiako:

I. Introduction

This office represents the owners of one parcel in unincorporated Clark County located at 3000 NW 299th Street and identified as Assessor parcel number 211287000 (the "Property"). On September 16, 2024, we submitted a site-specific request asking Clark County (the "County") to (1) include the Property in the City of La Center Urban Growth Area ("UGA"); (2) change the Property's Comprehensive Plan designation from Agriculture (AG) to Industrial (I), with no overlay; and (3) change the Property's zoning from Agriculture-20 (AG-20) to Light Industrial (IL), with no overlay. 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 Property is "characterized by urban growth" under the Growth Management Act, chapter 36.70A RCW. The Property is located approximately 830 feet from the existing La Center UGA. It is served by or a short distance from existing urban services, and it sits in an area that is developing at urban intensity. The following exhibits are enclosed:

- Exhibit A – Site-Specific Request Letter dated September 16, 2024
- Exhibit B – GIS Fact Sheet for the Property
- Exhibit C – Windshield Surveys, Cities of Ridgefield and La Center (September 14, 2026)
- Exhibit D – Cowlitz Tribe and Affiliates Ownership Map

II. The Property

The Property is a 20.08-acre parcel in unincorporated Clark County, located at 3000 NW 299th Street, Ridgefield. It is bounded by NW 31st Avenue to the west and NW 299th Street to the south, with residential and industrial properties to the north and I-5 to the east. It lies between the La Center UGA, approximately 830 feet to the north, and the Ridgefield UGA, approximately 0.5 miles to the south. Current and historical aerial images of the Property, along with maps of the La Center UGA boundary, are included in the GIS Fact Sheet attached as Exhibit B. The Property is designated Agriculture (AG) on the Comprehensive Plan map and zoned Agriculture-20 (AG-20).

The Property is not currently used for agriculture. The area around it is quickly becoming urbanized: to the north, the Cowlitz Indian Tribe is actively developing land and opening new businesses, and to the south, the City of Ridgefield is expanding and permitting new residential and commercial development. The Property is also adjacent to the I-5 corridor.

III. Why the Property is 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 Property meets this standard. It is located between two existing UGAs, abuts or is close to existing urban services, and sits in an area that is developing at urban intensity.

A. The Property is located between the La Center and Ridgefield UGAs.

As shown in the GIS Fact Sheet (Exhibit B), the Property is approximately 830 feet south of the La Center UGA and approximately 0.5 miles north of the Ridgefield UGA. The GMA does not require that land share a boundary with a UGA to be characterized by urban growth; per RCW 36.70A.030(49), it is enough that the land is “located in relationship to urban growth on it as to be appropriate for urban growth” to be “characterized by urban growth.” With urban growth areas to the north and south and the I-5 corridor to the east, the Property is located squarely within an area that is transitioning to urban use.

B. Urban services are available near the Property.

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 Property (Exhibit B):

- Stormwater: The County's storm sewer system extends along NW 31st Avenue and NW 299th Street. The Property abuts NW 31st Avenue on the west side and NW 299th Street on the south side.

- Water: The Property is currently served by Clark Public Utilities. The Ridgefield Water District boundary abuts the south end of the Property at NW 299th Street.

- Sanitary sewer: The Property is currently on septic. The nearest sewer district boundary, the Clark Regional Wastewater District, is approximately 0.49 miles away.

-Transit: C-TRAN bus service is available at the Cowlitz Indian Reservation, approximately 0.79 miles away.

- Fire and schools: The Property is within the Ridgefield School District and Clark-Cowlitz Fire Rescue service area.

Because these services are at or near the Property and can be extended to it, the GMA prioritizes the Property for urban growth because it "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. This neighborhood is approximately 1.1 miles south of the Property.

- 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 area is approximately 2.3 miles south from the Property.

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 Property.

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, this property is less than half a mile from Cowlitz lands held in trust by the United States of America. The property is bordered by NW 31st Avenue to the west and Interstate 5 to the east. The property is zoned for agriculture but is no longer being used for that purpose. A large portion of the property is paved over and contains large outbuildings that make agricultural use practically impossible. In addition, there is a large residence on the property, further reducing its agricultural potential. The property is part of the urban reserve and features 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 Property.

The Property is 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 Property is not in agricultural use. It borders 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.

IV. Conclusion

The Property is characterized by urban growth. It is located between the La Center UGA, approximately 830 feet to the north, and the Ridgefield UGA, approximately 0.5 miles to the south, along the I-5 corridor. Urban water, stormwater, sewer, and transit services are already in place at or near the Property, including the Ridgefield Water District boundary, which abuts the Property's south boundary. The Property is not currently used for agriculture, and it sits in an area that is developing at urban intensity, as the County's GIS data (Exhibit B) and our windshield surveys (Exhibit C) show.

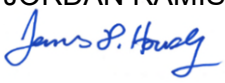
For these reasons, we respectfully request that the County (1) include the Property in the City of La Center UGA; (2) change the Property's Comprehensive Plan designation from Agriculture (AG) to Industrial (I), with no overlay; and (3) change the Property's zoning from Agriculture-20 (AG-20) to Light Industrial (IL), with no overlay.

[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.

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 September 16, 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

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F (503) 598-7373

September 16, 2024

Clark County Board of County Council
c/o Oliver Orjiako, Community Planning Director
Clark County
1300 Franklin St.
Vancouver, WA 98660
E-mails: Oliver.Orjiako@clark.wa.gov, Jose.Alvarez@clark.wa.gov, Bart.Catching@clark.wa.gov, and Rebecca.Messinger@clark.wa.gov

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

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

Our office represents the owners of the parcel with real property identification number 211287000 (the "Property"), which is located at 3000 NW 299th Street in unincorporated Clark County. This letter is written to respectfully request that Clark County (the "County") approve: 1) the inclusion of the Property in the City of La Center growth management area, 2) a zone change, and 3) a general plan designation change for the Property. A Letter of Authorization from the property owners is included authorizing Jordan Ramis PC to represent their request for these changes.

The Property currently has the Comprehensive Plan designation of AG, and a Zoning designation of Agriculture-20 (AG-20). The AG-20 designation is generally applied to lands that are at least 20 acres in size and have the growing capacity, productivity, soil composition, and surrounding land use to have long-term commercial significance for agriculture and associated resource production. However, the Property is not currently utilized for agricultural activities. Rather, the area surrounding the Property is quickly becoming fully urbanized. To the North, the Cowlitz Tribe is actively developing land and opening new businesses. To the South, the City of Ridgefield is actively expanding and permitting new residential and commercial developments. Additionally, the Property is adjacent to the I-5 corridor. Finally, due to changes in market conditions and the condition of on-site soils, it is no longer a viable, long-term strategy to utilize the Property for agricultural purposes.

We are requesting that the County include the Property in the City of La Center growth management area and change the Comprehensive Plan designation to Industrial (I) with no overlay and a zoning designation to Light Industrial (IL), also with no zoning overlay.

This site-specific request is submitted for consideration as part of the current Comprehensive Plan Periodic Update 2025 (the "2025 Plan") in compliance with Clark County Unified Development Code (CCC) 40.560.010 and we respectfully request the County make the aforementioned changes to the Property.

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Property

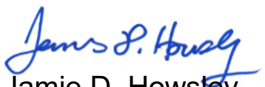
Exhibit B – Letter of Authorization from the Property Owners

As the 2025 Plan continues, we intend to submit additional information in support of this request, addressing the criteria of the Growth Management Act (GMA), CCC, and Clark County's 20-Year Comprehensive Plan.

Thank you for your consideration of this request.

Very truly yours,

JORDAN RAMIS PC



Jamie D. Howsley
Admitted in Oregon and Washington

cc: Client
Ezra Hammer, Jordan Ramis PC

Exhibit A - Maps Identifying the Property

Parcel 211287000

Property Fact Sheet for Account 211287000

September 10, 2024

General Information

Property Account	211287000
Site Address	3000 NW 299TH ST, RIDGEFIELD, WA 98642
Legal Desc	#85 SEC 9 T4N R1EWM 20.08A
Owner	CHILDS LARRY JAKE & CHILDS MCKAYLEE ETAL
Mail Address	3000 NW 299TH ST RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	874,685 sq. ft. / 20.08 acres
Section-Township-Range	SW 1/4,S09,T4N,R1E

Assessment (2023 Values for 2024 Taxes)

Land Value	$592,155.00
Building Value	$803,168.00
Total Property Value	$1,395,323.00
Total Taxable Value	$869,963.00

Most Recent Sale

Sale Date	11/07/2023
Document Type	D-SWD
Sale Number	887381
Sale Amount	$2,100,000.00

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
Public Safety	
Burning Allowed	Yes
EMS Response Area	AMR



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	Hydric / CvA Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / PuA Non-Hydric / SlB Non-Hydric / SlD
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis
Watershed	East Fork Lewis River
Sub Watershed	McCormick Creek
Wetland Class	No Mapping Indicators
Wetland Inventory	Presence

Exhibit B
Letter of Authorization from Property Owners

[See Attached]

Docusign Envelope ID: 9DD6F6C8-358A-452E-86FE-4D203AC1E7C8

JORDAN RAMIS

PACWEST, 27th Floor
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 Number 211287000 (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 change urban growth boundary designation, comprehensive plan designation, and zoning for the Property.

Signature: Signed by: McKaylee Childs 9712E1E1B003490...
McKaylee Childs

Date: 9/16/2024

Signature: DocuSigned by: 2CE580430B90437...
Jake Childs

Date: 9/16/2024

56971-82279 4865-6747-2355.1

GIS Fact Sheet – APN 211287000

APN 211287000

City: Ridgefield
Property address: 3000 NW 299TH ST, RIDGEFIELD, WA 98642
Property identification number: 211287000

Current comprehensive plan designation: AG
Current zoning plan designation: AG-20

Requested comprehensive plan designation: Industrial (no overlay)
Requested zoning plan designation: Light Industrial (no overlay)

Existing Urban Services

- Sewer - No, septic. Parcel is ~ .49 miles from closest sewer district (Clark Regional Wastewater District).
- Water - Clark County Utilities; abutting Ridgefield Water District on south end of property at NW 299th St.
- Stormwater – GIS map shows that storm sewer extends off NW 31st Avenue and NW 299th St.; this parcel abuts NW 31st Avenue on the west side, and abuts NW 299th St on the south side.
- Transportation – does not have direct access to C-TRAN bus routes; however, walkable (0.79 miles) to Cowlitz Indian Reservation, which has C-TRAN bus routes.

Proximity and Contiguity to UGA

Property line is approximately 830 feet from the La Center UGA to the north; ~ 0.5 miles from the Ridgefield UGA to the south.

New Development

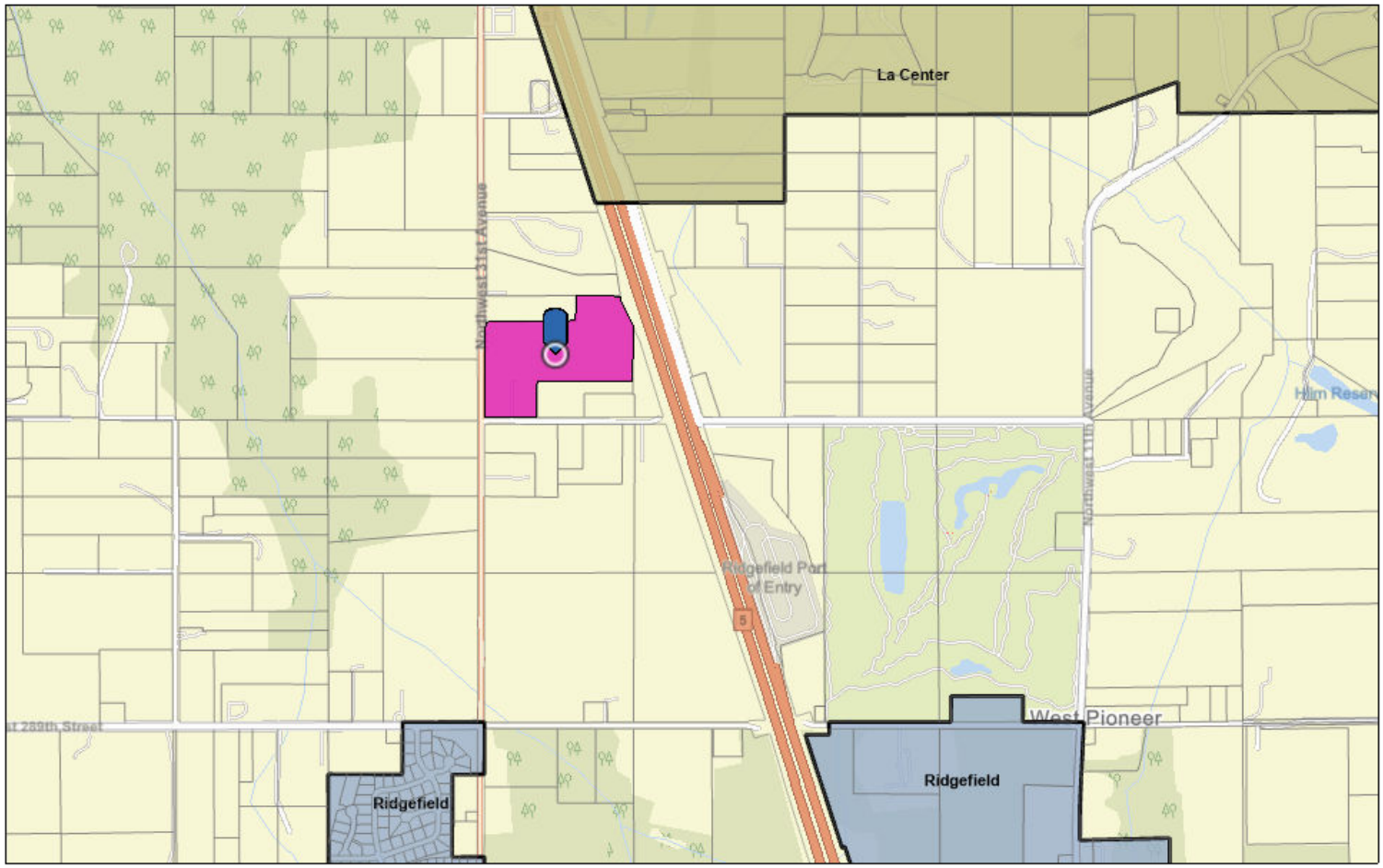
1) Union Ridge Town Center – approximately 1.6 miles away
- recently opened Costco, in process of opening Chipotle, In-N-Out, Panda Express.

2) Tri-Mountain Station – across the street from Union Ridge Town Center - new commercial development featuring Goodwill, Discount Tire, and other retail.

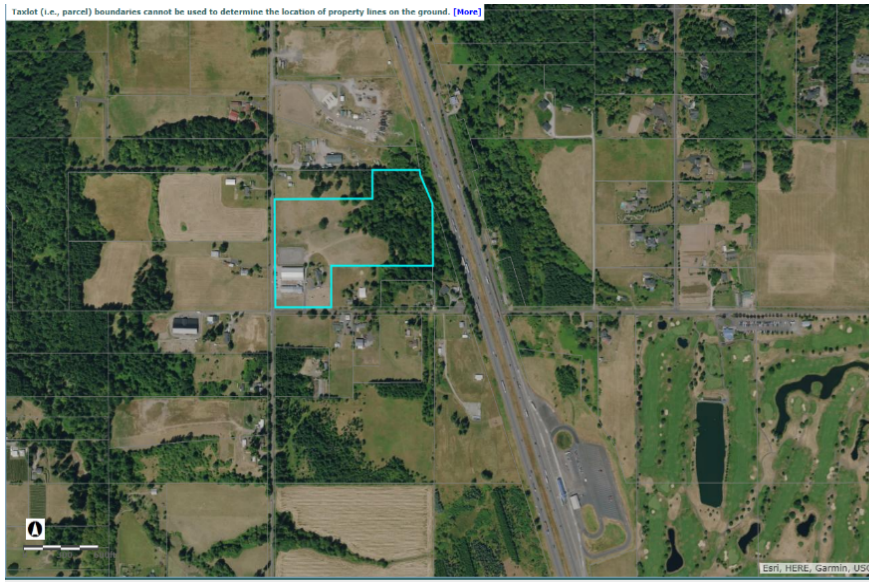
3) Paradise Pointe – new residential community under construction ~1 miles to the south of property.

GIS Fact Sheet – APN 211287000

UGA Boundary - 211287000



GIS Fact Sheet – APN 211287000



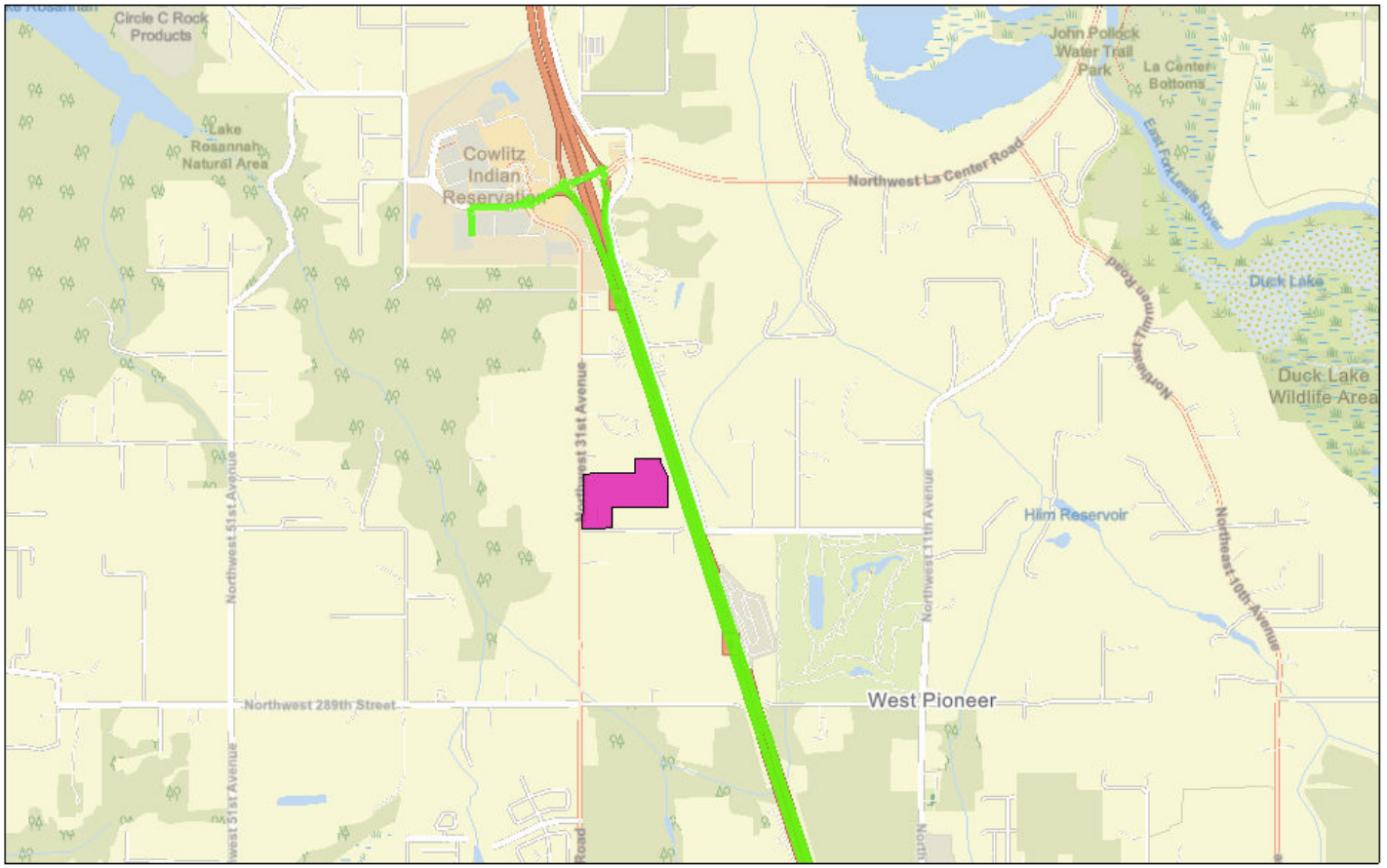
APN 211287000
Image from Clark County Maps Online - 2020



APN 211287000
Image from Clark County Maps Online – 2023

GIS Fact Sheet – APN 211287000

C-Tran Routes - 211287000



2/20/2026

C-Tran Routes

C-TRAN Routes

1:35,683

0 0.2 0.4 0.8 mi

0 0.33 0.65 1.3 km

Sources: Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri, Clark County WA

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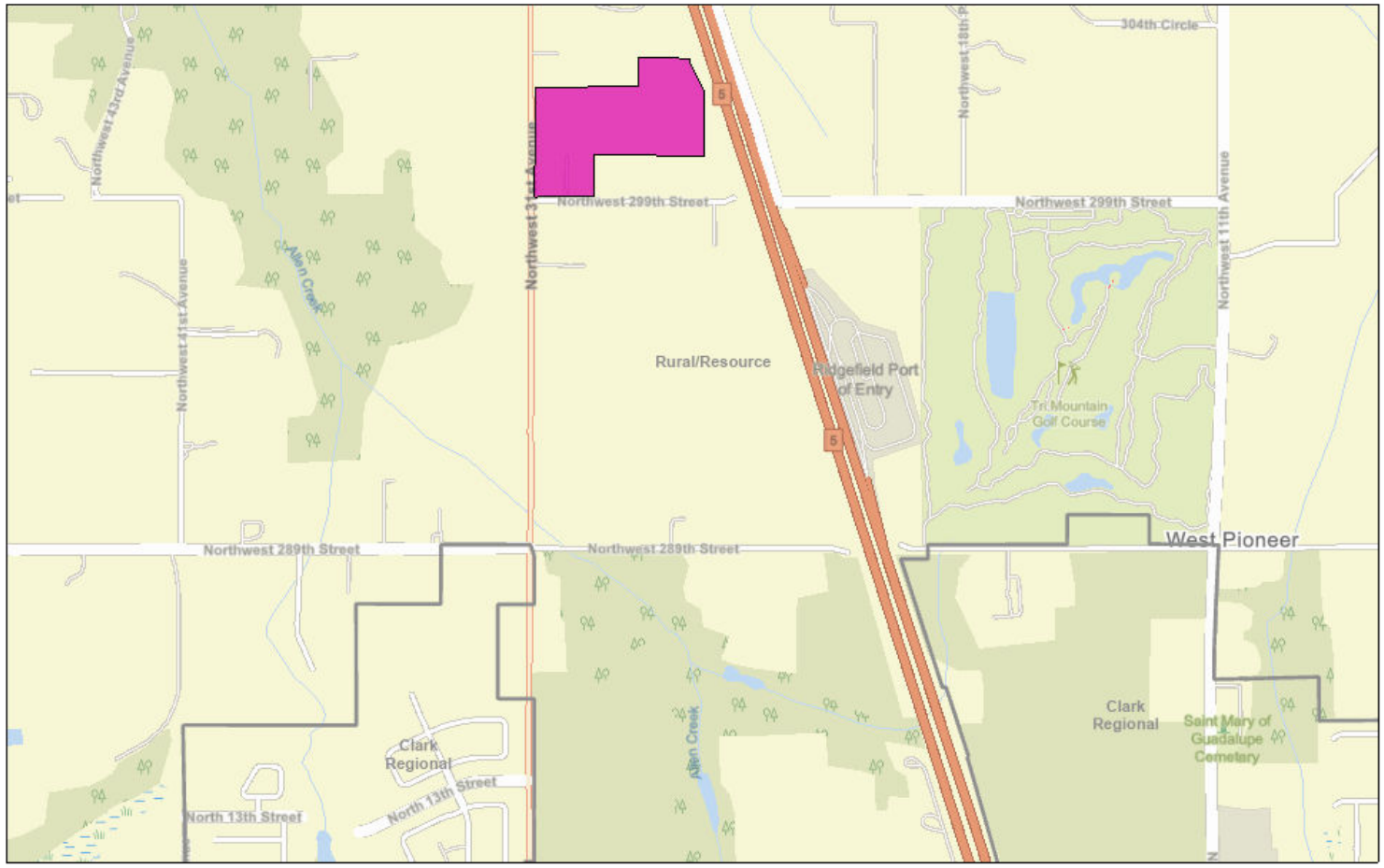
GIS Fact Sheet – APN 211287000

Sewer District - 211287000



2/20/2026

1:17,842

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Sources: Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri, Clark County WA

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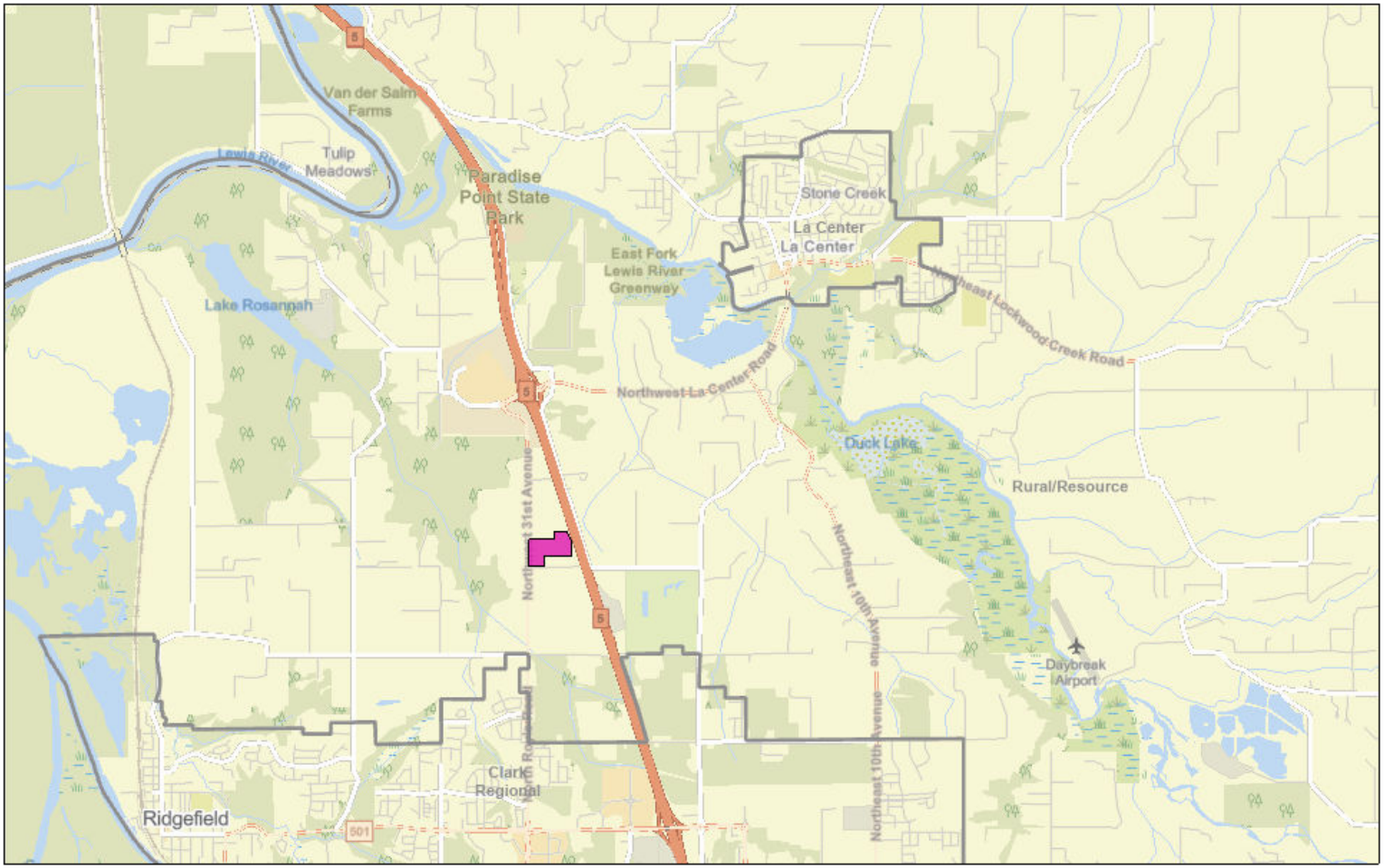
GIS Fact Sheet – APN 211287000

Sewer District - 211287000



2/20/2026

Sewer District Boundary

1:71,366

0 0.42 0.85 1.7 mi

0 0.5 1 2 km

Sources: Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri, Clark County WA

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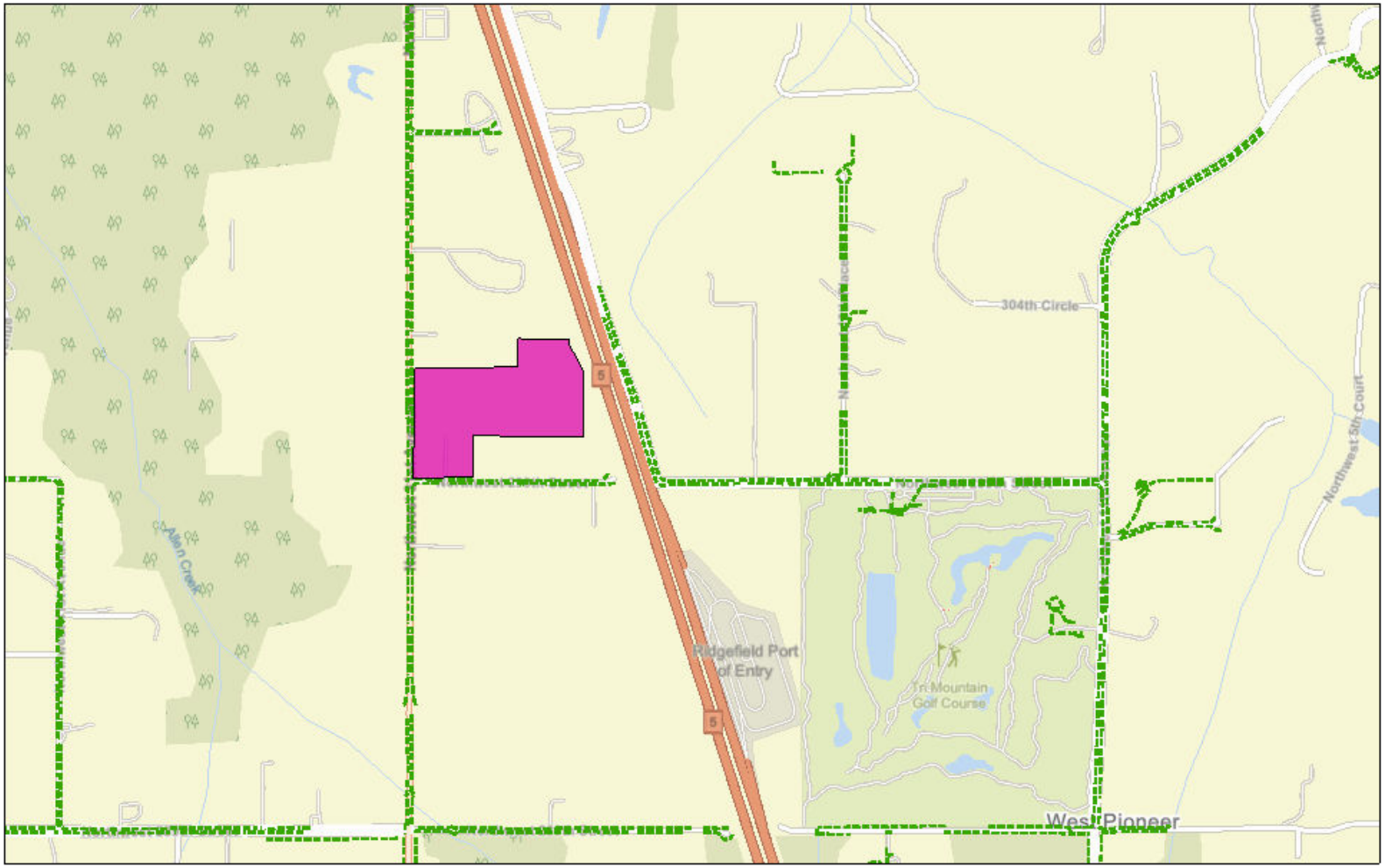
GIS Fact Sheet – APN 211287000

Storm Sewer - 211287000



2/20/2026

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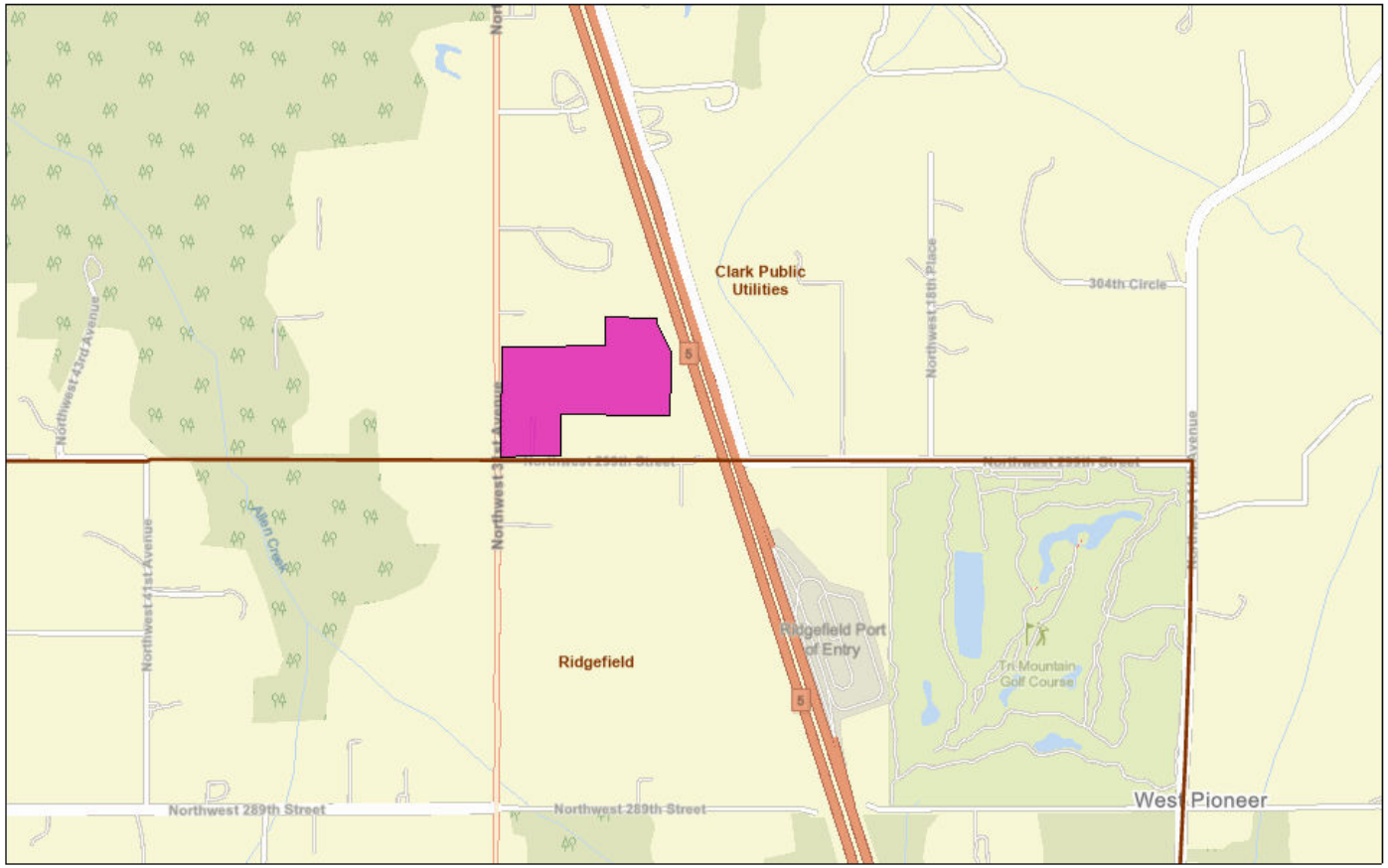
0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Sources: Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri, Clark County WA

GIS Fact Sheet – APN 211287000

Water District - 211287000



2/20/2026

1:17,842

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Sources: Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri, Clark County WA

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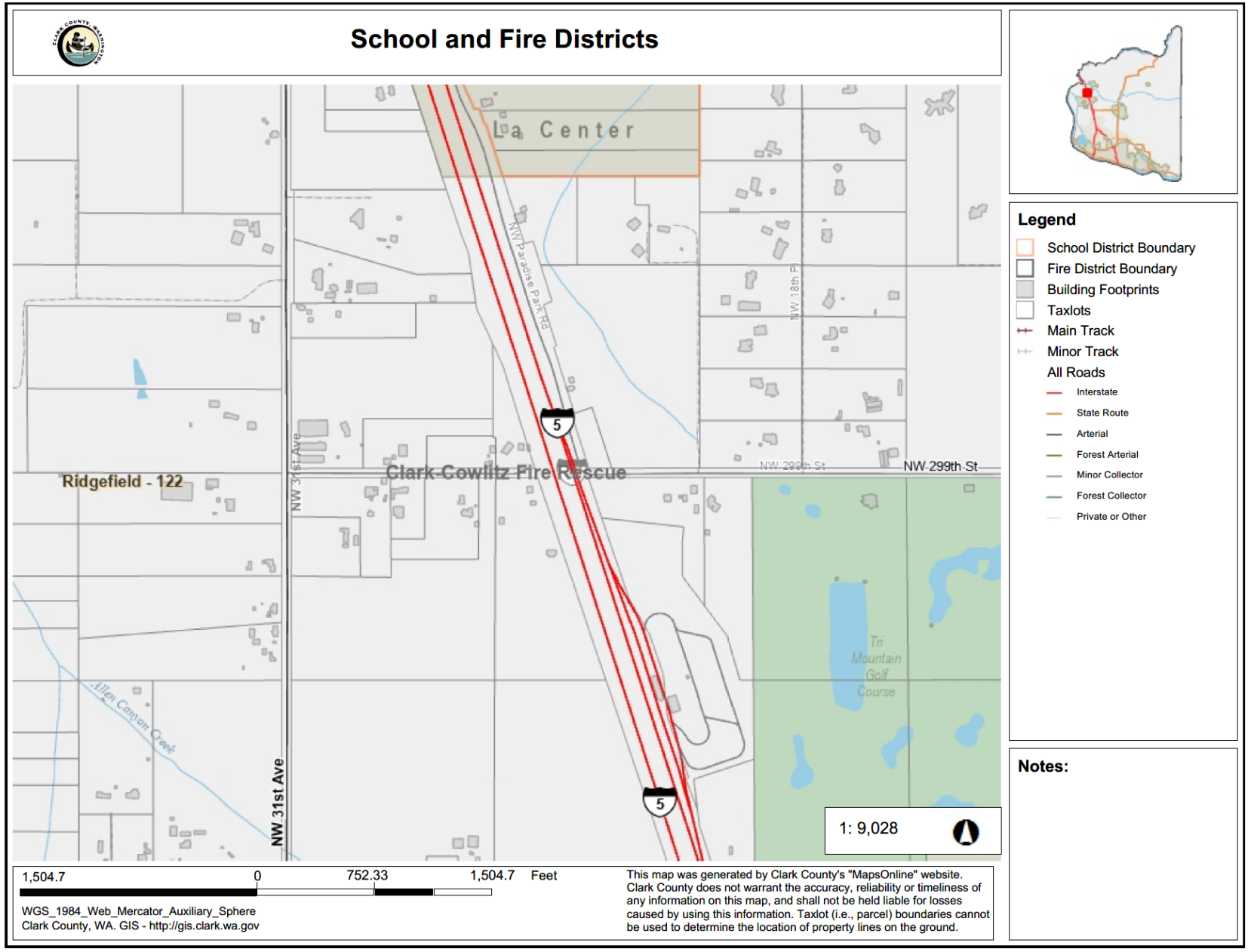
GIS Fact Sheet – APN 211287000



56971-82279 4902-6525-5057.3

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.



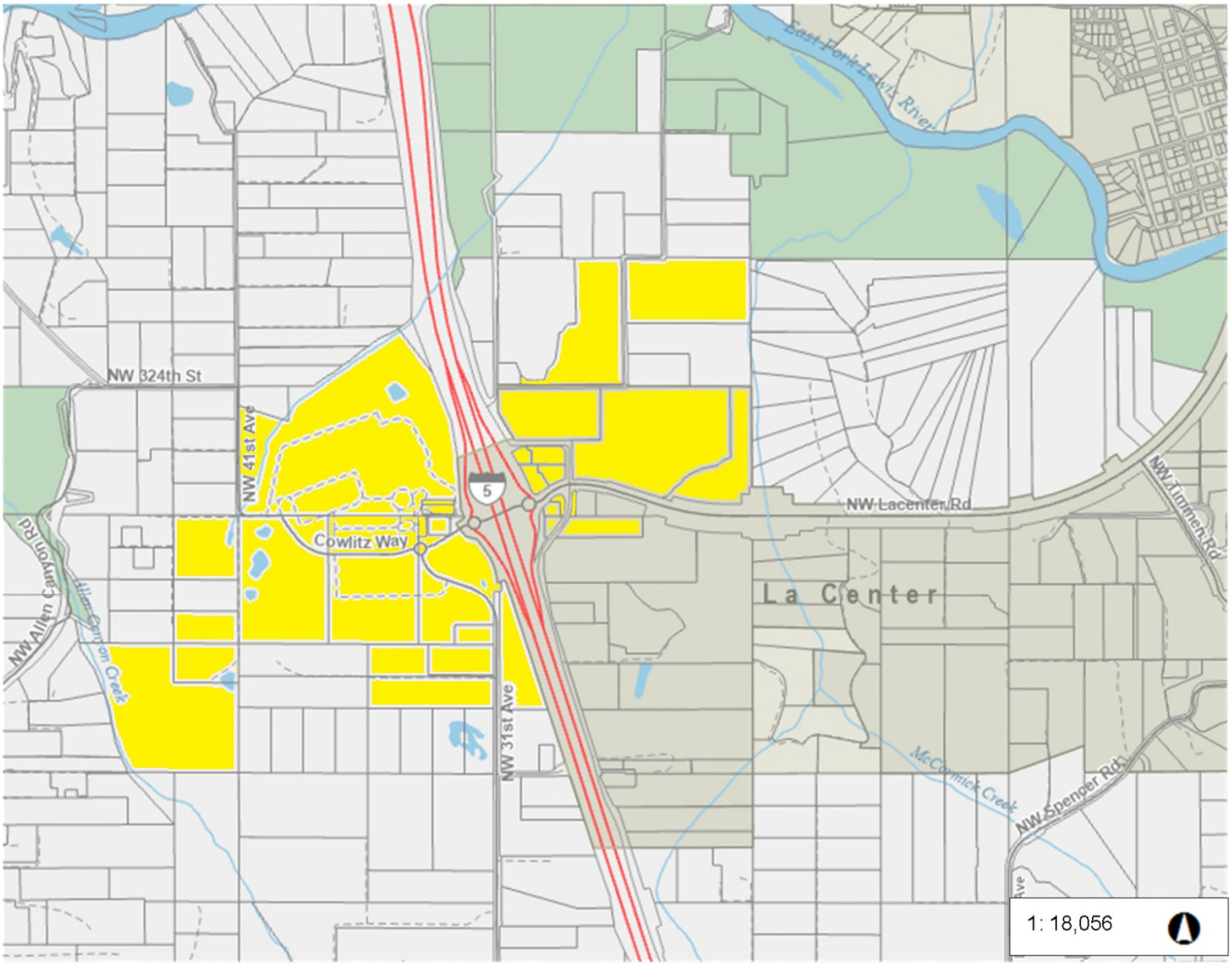
Photo taken from Storybrook Hollow Park. Photo taken 9-14-2026.

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

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.