



# CPZ2019-I-5/NE 179<sup>th</sup> Street Area Urban Holding Removal

## Supporting Documents

*Click on the text to quickly access that section of the document. Please note that there is no back button in the PDF to return to this page. You will need to scroll back to return or hit the **Home** button on your keyboard.*

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For other formats, contact the Clark County ADA Office  
Voice 564.397.2322 / Relay 711 or 800.833.6388  
Fax 360.397.6165 / Email [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

## NOTICE OF PUBLIC HEARING CLARK COUNTY COUNCIL

**NOTICE IS HEREBY GIVEN** that the Clark County Council will conduct a public hearing on **November 12, at 10:00 a.m.**, at the Public Services Center, 1300 Franklin Street, Hearing Room, 6<sup>th</sup> Floor, Vancouver, Washington to consider the following:

- 1) **CPZ2019-00032 – Growth Management Act Compliance (Rural Industrial Land Bank):** A proposal to amend the Clark County Comprehensive Growth Management Plan 2015-2035, zoning maps and Clark County Unified Development Code as a response to the Growth Management Hearings Board Final Decision and Order regarding the Rural Industrial Land Bank (RILB).

Staff Contact: Gary Albrecht, [Gary.Albrecht@clark.wa.gov](mailto:Gary.Albrecht@clark.wa.gov) or (564) 397-4318

- 2) **CPZ2019-00031 – I-5/NE 179<sup>th</sup> St. Area Urban Holding Overlay removal:** A proposal to amend the Comprehensive Plan and Zoning maps to remove the urban holding overlays from approximately 2,200 acres near the I-5/NE 179th Street Interchange area. An amendment to the Comprehensive Plan text is also proposed to remove the procedural guidelines associated with urban holding in the Vancouver Urban Growth Area.

Staff Contact: Matt Hermen, [Matt.Hermen@clark.wa.gov](mailto:Matt.Hermen@clark.wa.gov) or (564) 397-4343

- 3) **CPZ2019-00017 – Capital Facilities Plan Amendments and Traffic Impact Fees:** A proposal to amend the Clark County transportation 20-year Capital Facilities Plan and update the associated traffic impact fees.

Staff Contact: Matt Hermen, [Matt.Hermen@clark.wa.gov](mailto:Matt.Hermen@clark.wa.gov) or (564) 397-4343

The staff report, related materials, and hearing agenda will be available 15 days prior to the hearing date on the county's web page at <https://www.clark.wa.gov/community-planning/housing-initiative>. Copies of materials are also available at Clark County Community Planning, 1300 Franklin Street, 3<sup>rd</sup> Floor, Vancouver, Washington. For other formats, contact the Clark County ADA Office at [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov), voice 564-397-2322, Relay 711 or 800-833-6388, or Fax 564-397-6165.

Anyone wishing to attend this hearing should appear at the time and place stated above. Spoken testimony regarding this matter may be given there. Written testimony can be provided by e-mailing the clerk of the council at [Rebecca.Messinger@clark.wa.gov](mailto:Rebecca.Messinger@clark.wa.gov) or via US Postal Service to the Clark County Councilors, c/o Rebecca Messinger, PO Box 5000, Vancouver, WA 98666-5000. Written testimony may also be submitted for the record during the hearing. Please ensure that testimony is received at least two (2) business days before the hearing if you would like staff to forward it to the County Council before the hearing.

Approved as to Form only:

CLARK COUNTY COUNCIL

  
\_\_\_\_\_  
Clerk of the Board

Approved as to Form only:

ANTHONY F. GOLIK

Prosecuting Attorney

By:

  
\_\_\_\_\_  
Christine Cook

Senior Deputy Prosecuting Attorney

**PLEASE PUBLISH:**

**Monday, October 28, 2019**

Please Bill:

Clark County Community Planning  
Attn: Sonja Wiser, Program Assistant  
P. O. Box 9810  
Vancouver, WA 98666-9810

**Columbian Account 70914**



For other formats, contact  
the Clark County ADA Office

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# LAND USE AMENDMENT

## NOTICE OF PUBLIC HEARING





# Comprehensive Plan and Zoning Map Amendment (CPZ2019-00031 I-5/NE 179th Street Area Urban Holding Removal)







# AFFIDAVIT OF POSTING PUBLIC NOTICE

Project Name: I-5/NE 179<sup>th</sup> Street Area Urban Holding Removal  
Site Address/Parcel #: \_\_\_\_\_  
Case Number: CPZ2019-00031  
Hearing Date: Council Hearing November 12, 2019

## POSTING

This is to certify that I, Matt Hermen, applicant/agent for the above referenced project, state that on the 28th day of October, 2019, I conspicuously posted sign(s) relating to the above referenced project. The sign(s) comply with Clark County Code 40.510.040(E). The sign(s) indicate the date, time, and place of the hearing; the case number(s); the nature and location of the proposal; and instructions for obtaining further information. The sign(s) were posted at the following locations:

(Identify the nearest street, intersection, or address of adjacent property where the sign was posted.)

1. Northside of NE 164<sup>th</sup> St. 200 feet west of the intersection with NE 10<sup>th</sup> Ave.  
\_\_\_\_\_
2. Southside of NE 179<sup>th</sup> St. approximately 100 feet east of the intersection with  
Union Road  
\_\_\_\_\_
3. 2419 NE 179<sup>th</sup> Street. End of the sidewalk  
\_\_\_\_\_
4. Northwest quadrant of the NE 199<sup>th</sup> St. and NE Delfel Road  
Intersection  
\_\_\_\_\_

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the above is true and correct.

Signature *Matt Hermen* Date: October 28, 2019

Print Name Matt Hermen

Return to Community Planning

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## Clark County Planning Commission

Karl Johnson, Chair  
Ron Barca, Vice Chair  
Rick Torres  
Steve Morasch  
Matt Swindell  
Bryan Halbert

### CLARK COUNTY PLANNING COMMISSION TUESDAY, OCTOBER 8, 2019

6:30 P.M. - PUBLIC HEARING

CC HEARING ROOM, 6<sup>TH</sup> FLOOR  
PUBLIC SERVICES BUILDING  
1300 FRANKLIN STREET  
VANCOUVER, WA

#### AGENDA

#### I. CALL TO ORDER

#### II. ROLL CALL & INTRODUCTION OF GUESTS

#### III. GENERAL & NEW BUSINESS

- A. Approval of Agenda for October 3, 2019
- B. Communications from the Public

#### IV. PUBLIC HEARING ITEMS:

##### **CPZ2019-00017 – Capital Facilities Plan Amendments and Traffic Impact Fees**

Amendments to the Clark County transportation 20-year Capital Facilities Plan and associated traffic impact fees primarily to support the removal of the Urban Holding Overlay near the I-5/NE179th St. interchange.

##### **CPZ2019-00031 – I-5/NE 179<sup>th</sup> St. Area Urban Holding Overlay Removal**

An amendment to the Comprehensive Growth Management Plan 2015-2035 and zoning map to remove the Urban Holding Overlay near the I-5/NE 179th St. interchange.

**Staff Contact: Matt Hermen at (564) 397-4343 or [Matt.hermen@clark.wa.gov](mailto:Matt.hermen@clark.wa.gov)**

**Alternate Staff Contact: Oliver Orjiako at (564)397-4112  
or [Oliver.orjiako@clark.wa.gov](mailto:Oliver.orjiako@clark.wa.gov)**

#### V. OLD BUSINESS

#### VI. NEW BUSINESS

## VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

## VIII. ADJOURNMENT

### STAFF REPORT AND RECOMMENDATIONS:

Staff recommendations to the Planning Commission will be available 14 days prior to the hearing date listed above. Staff reports and other information can be accessed on the following web page at: <https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>

Contact Sonja Wiser, Program Assistant at (564) 397-2280, ext. 4558, or e-mail [Sonja.wiser@clark.wa.gov](mailto:Sonja.wiser@clark.wa.gov)

### SUBMISSION OF WRITTEN TESTIMONY:

If you bring written testimony to read at the hearing, the Planning Commission would request submission of at least ten copies for the record (seven copies for Planning Commission and three copies for staff).

### E-MAIL TESTIMONY:

**PLEASE NOTE:** All e-mails need to be received no later than **48 hours prior** to the hearing and need to include full name, address, city, zip code, and phone number to be included as parties of record. Testimony can be e-mailed to the above-listed planners or to [Sonja.wiser@clark.wa.gov](mailto:Sonja.wiser@clark.wa.gov)

### ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Relay** (800) 833-6384 or 711; **E-mail** [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov).

### HEARING COVERAGE:

Coverage of this evening's hearing may be cable cast live on Clark/Vancouver television channel 23 or 21, on cable television systems. For replay dates and times, please check your local television guide or [www.cvtv.org](http://www.cvtv.org).

Web Page at: <https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>



## **Staff Report**

TO: Clark County Planning Commission

FROM: Oliver Orjiako, Director

PREPARED BY: Matt Hermen, AICP, Planner III

DATE: October 3, 2019

SUBJECT: CPZ2019-00031 AMENDMENT OF COMPREHENSIVE PLAN  
AND ZONING MAPS TO REMOVE URBAN HOLDING OVERLAY

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## **PROPOSED ACTION**

This proposal seeks to amend the Comprehensive Plan and Zoning maps to remove the urban holding overlays from approximately 2,200 acres near the I-5/NE 179<sup>th</sup> Street Interchange area. Clark County's Comprehensive Plan contains specific procedural guidelines for the urban holding designation in the Vancouver Urban Growth Area. The proposal would remove the last remaining urban holding designation in the Vancouver Urban Growth Area, therefore an amendment to the Comprehensive Plan text is also proposed to remove the procedural guidelines associated with urban holding in the Vancouver Urban Growth Area, as shown on Exhibit 1.

## **BACKGROUND**

The urban holding overlay plan designation is placed on property when it is brought into the urban growth boundary. It protects areas from premature land division and development that would preclude efficient transition to urban residential development or large-scale employment development. The urban holding overlay designation is implemented on this property by the Urban Holding-10 (UH-10) zoning overlay district. Removal of the urban holding overlay designation must be in accordance with the special implementation procedures provided for in Comprehensive Plan Chapter 14, Procedure Guidelines. Removal of the overlay is through a Type IV process.

The Comprehensive Plan identifies criteria that must be met in order to remove the urban holding overlays and authorize the implementation of the underlying urban zone. The county may remove the UH overlays from appropriate areas of sufficient size that the county can collect transportation related data, analyze the cumulative transportation impacts, and address mitigation to these impacts. In addition to transportation infrastructure, adequate system capacity for water and sewer must be demonstrated to serve urban development. The urban holding overlay designation may be removed from the subject properties pursuant to Clark County Code 40.560.010(G) and upon satisfaction of the following:



- **West Fairgrounds and East Fairgrounds:** Determination that the completion of localized critical links and intersection improvements are reasonably funded as shown on the county 6 year Transportation Improvement Plan or through a development agreement.
- **Mill Creek:** The area is bordered by NE 179th Street to the north, NE 50 Avenue to the east, NE 163rd Street to the south, and NE 34th Avenue to the west. Determination that the completion of localized critical links and intersection improvements are reasonably funded as shown on the county 6 Year Transportation Improvement Plan or through a development agreement.

The urban holding plan map and zoning overlays were applied to the areas in 2004 and 2007 with the expansion of the Vancouver Urban Growth Area, because transportation infrastructure in those areas lacked adequate capacity to accommodate urban level development. In 2008, the County approved a circulation plan for the areas that would distribute urban traffic efficiently to regional transportation facilities. In 2016, the Washington State Legislature awarded \$50 Million to the Washington Department of Transportation for improvements at the I-5/179<sup>th</sup> St. Interchange. The Legislature allocated the \$50 million for the state's biennial budget in 2023-25. The improvements needed on the Clark County's transportation system are identified in the 2015-2035 Comprehensive Plan [Page 296]. They include NE 179<sup>th</sup> St. from Delfel Rd. to NE 15<sup>th</sup> Ave., NE 15<sup>th</sup> Ave. from NE 179<sup>th</sup> St. to NE 10<sup>th</sup> Ave., NE 10<sup>th</sup> Ave. from NE 149<sup>th</sup> St. to NE 154<sup>th</sup> St. and the intersections of NE 29<sup>th</sup> Ave. and NE 50<sup>th</sup> Ave. at NE 179<sup>th</sup> St.

The criteria for removing the urban holding overlays in the West and East Fairgrounds and Mill Creek neighborhoods provide two options to reasonably fund localized critical links and intersections improvements: the 6-year Transportation Improvement Program (TIP) or a development agreement. On October 23, 2018, the Clark County Council adopted the 2019-2024 TIP. The TIP identifies prioritized transportation projects and proposed funding for design, property acquisition and construction during the next six years. Projects that are scheduled for completion of construction within the six year TIP are identified as reasonably funded. The projects, identified in the Comprehensive Plan and the previous paragraph, that build additional capacity for urban density development to occur through the removal of the urban holding overlays are not reasonably funded in the 2019-2024 TIP.

Public Works has forecasted a total amount of \$66,522,000 required to improve the critical links at NE 179<sup>th</sup> St. from Delfel Rd. to NE 15<sup>th</sup> Ave., NE 15<sup>th</sup> Ave. from NE 179<sup>th</sup> St. to NE 10<sup>th</sup> Ave., NE 10<sup>th</sup> Ave. from NE 149<sup>th</sup> St. to NE 154<sup>th</sup> St., and intersection improvements of NE 29<sup>th</sup> Ave. and NE 50<sup>th</sup> Ave. at NE 179<sup>th</sup> St.

On December 4, 2018, Clark County Council approved Resolution 2018-12-05, increasing the Road Fund levy by 1% from the previous year. The increase to the Road Fund is to be dedicated to improvements in the NE 179<sup>th</sup> St./I-5 Interchange Area.

On August 20, 2019, Clark County Council approved Resolution 2019-08-05, selecting a public financing plan for public infrastructure in the vicinity of NE 179<sup>th</sup> Street and authorizing entry into developer agreements between Clark County and owners of real property in the vicinity of NE 179<sup>th</sup> Street. The public financing plan consists of \$8,800,000 of County Road Funds, a one-time allocation of \$2,000,000 of road preservation funds, \$15,400,000 of Real Estate Excise Taxes (REET-2), \$2,700,000 of County Road Funds approved by Resolution 2018-12-05, \$11,000,000 in state and federal grants, \$6,800,000 of advanced TIF payments required in the developer

agreements, \$5,300,000 of surcharges required in the developer's agreements, and \$14,500,000 in Traffic Impact Fees.

## GENERAL INFORMATION

Parcel Numbers: See Exhibit 2

Location: The area is generally bounded by NW 18<sup>th</sup> Ave. on the west, NE 209<sup>th</sup> St. to the north, NE 50<sup>th</sup> Ave. to the east, and NE 154<sup>th</sup> St. to the south.

Area: ~2,200 acres

Owners: 570 assessor parcels

Exiting Land Use: Urban Low Density Residential, Urban Medium Density Residential, Mixed Use, Industrial, Commercial, and Park/Open Space.

## SUMMARY OF PUBLIC INVOLVEMENT PROCESS

The Clark County Councilors held worksessions regarding funding the infrastructure improvements on January 23, 2019, March 13, 2019, June 12, 2019, and July 10, 2019. The Clark County Councilors held public hearings to select a financing option to deem reasonably funded localized transportation projects, regionally significant critical links, intersection improvements on July 16, 2019 and August 20, 2019. A draft of the proposed changes to the Comprehensive Growth Management Plan 2015-2035 Map and zoning map was sent to the Department of Commerce on August 6, 2019 in compliance with RCW 36.70A.106. A Notice of Determination of Non-Significance and SEPA Environmental Checklist were published in the Columbian newspaper on September 6, 2019. An open house was held on September 10, 2019 at Alki Middle School to inform area residents of the necessary transportation projects and urban holding removal. Property owners within 300 feet of the proposal were mailed a notice of the planning commission public hearing on September 20, 2019. A legal notice was published for the Planning Commission hearing on September 18, 2019. Three signs were posted at the location of the proposal, informing the public of the proposal, date and time of the Planning Commission's public hearing and instructions for obtaining further information. All public comments are included in the Planning Commission Hearing binder.

## APPLICABLE CRITERIA, EVALUATION AND FINDINGS

CRITERIA FOR COMPREHENSIVE PLAN MAP AND TEXT CHANGES [CCC 40.560.010(F) & (K)]

- A. *The proponent shall demonstrate that the proposed amendment is consistent with the Growth Management Act (GMA) and requirements, the countywide planning policies, the Community Framework Plan, Clark County 20-Year Comprehensive Plan, city comprehensive plans, applicable capital facilities plans and official population growth forecasts.***  
[CCC40.560.010(F)(1)].
- B. *The county may approve a plan text or policy change only when the amendment complies and is consistent with all the applicable requirements of the GMA and WAC, and the comprehensive plan, including without***

***limitation countywide planning policies, the community framework plan, and the capital facilities plan.***  
[CCC40.560.010(K)(2)].

### **Growth Management Act (GMA)**

The GMA goals set the general direction for the county in adopting its framework plan and comprehensive plan policies. The GMA lists thirteen overall goals in RCW 36.70A.020 plus the shoreline goal added in RCW 36.70A.480(1). The goals are not listed in order of priority. The GMA goal that applies to the proposed action is Goal 12.

Goal 12 speaks directly to public facilities and services to “ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below established minimum standards.” [RCW 36.70A.020(12)].

As part of the requirement to develop a comprehensive plan, jurisdictions are required to establish level-of-service standards (LOS) for arterials, transit service, and other facilities. [RCW 36.70A.070(6)(a)] This introduces the concept of concurrency in the GMA, which requires that needed public facilities and services be in place, or officially planned and scheduled to be put into place, concurrent with new development. This concept requires cities and counties to establish explicit levels of service, or minimum threshold measures, to determine if particular service is adequately provided.

GMA requires the County to adopt minimum level-of-service standards for transportation. The County may not approve new development applications which fail to meet the adopted minimum levels of service unless improvements are made to correct the deficiency or unless corrective measures are scheduled and funded to occur within a locally established time frame, up to a maximum of six years. The urban holding overlays were applied to the subject properties because the transportation infrastructure in the area lacks adequate capacity to accommodate urban level development; in other words, urban level development of the area would cause failure to meet minimum level of service. The reasonable funding of necessary infrastructure, which would occur after the county budget implements funding mechanisms, the CFP, TIP and TIF rate are amended, and development agreements are fully effective, would mitigate the failure.

Finding: Adequate transportation infrastructure, water service and sewer utilities are direct services needed for urban level development. The proposed comprehensive plan and zoning map amendments to remove the urban holding designation would allow for a greater demand on the public facilities that serve more intense urban development. Clark Public Utilities’ Capital Facilities Plan has demonstrated that there is adequate capacity to provide water service to the subject area. Clark Regional Wastewater District’s Capital Facilities Plan has demonstrated that there is adequate system capacity to provide sewer service to the subject area.. Clark County has identified the critical links and intersection improvements needed to support urban development in the area, including the following improvements: NE 179<sup>th</sup> St. from Delfel Rd. to NE 15<sup>th</sup> Ave., NE 15<sup>th</sup> Ave. from NE 179<sup>th</sup> St. to NE 10<sup>th</sup> Ave., NE 10<sup>th</sup> Ave. from NE 149<sup>th</sup> St. to NE 154<sup>th</sup> St., and intersection improvements of NE 29<sup>th</sup> Ave. and NE 50<sup>th</sup> Ave. at NE 179<sup>th</sup> St. On August 20, 2019, Clark County Council approved Resolution 2019-08-05, selecting a public financing plan for public infrastructure in the vicinity of NE 179<sup>th</sup> Street and

authorizing entry into developer agreements between Clark County and owners of real property in the vicinity of NE 179<sup>th</sup> Street. Several Clark County Council decisions are necessary to implement the public financing plan, including: approval of the 2020-2025 Transportation Improvement Program (TIP), approval of the proposed funding package for the 2020 budget, amending the Capital Facilities Plan (CFP), increasing Traffic Impact Fees (TIF), and declaration of the critical links and intersection improvements “reasonably funded”. The approval of the actions listed above will ensure adequate transportation infrastructure capacity to serve the area for this proposal.

## **Community Framework Plan**

The Community Framework Plan (Framework Plan) provides guidance to local jurisdictions on regional land use and service issues. The Framework Plan encourages growth in centers, urban and rural, with each center separate and distinct from the others. The centers are oriented and developed around neighborhoods to allow residents to easily move through and to feel comfortable within areas that create a distinct sense of place and community. The Community Framework Plan policies applicable to this proposal include the following:

Goal 6.0 notes “the need for capital facilities to accommodate expected growth and establish policies to ensure that these facilities are available when development is occupied and to provide for the extension of public utilities to new development in a timely manner.” [Framework Plan, page 18] The following capital facilities and utilities policies apply to the proposed action:

6.1.0 Major public and private expenditures on facilities and services (including libraries, schools, fire stations, police, parks and recreation) are to be encouraged first in urban and rural centers.

6.1.1 Establish level-of-service standards for capital facilities in urban and rural areas. [Framework Plan, page 18].

These framework plan policies are implemented by Clark County Code 40.350.020 Transportation Concurrency Management System. The purpose of this section is to establish levels of service for arterial and transit routes and ensure that infrastructure required to meet such standards is built or reasonably funded before new development is approved.

**Finding:** The standards implemented in the Transportation Concurrency Management System are used to forecast projects that will be needed to serve future population growth. The transportation projects are identified in the Capital Facilities Plan (CFP). CFP projects that are associated with urban development in the urban holding overlay must be reasonably funded in the County’s TIP or through a development agreement for the urban holding overlays to be removed. This requirement ensures that transportation facilities are available when development is occupied. Clark County’s 2020-25 TIP will demonstrate that the projects needed to serve urban development associated with this proposal are reasonably funded following certain council actions that implement the Council’s selected public financing plan.

## **Countywide Planning Policies (CWPP)**

The GMA, under RCW 36.70A.210, requires counties and cities to collaboratively develop Countywide Planning Policies (CWPP) to govern the development of comprehensive plans.

The WAC 365-196-305(1) states “the primary purpose of CWPP is to ensure consistency between comprehensive plans of counties and cities sharing a common border or related regional issues. Another purpose of the CWPP is to facilitate the transformation of local governance in the urban growth areas, typically through annexation to or incorporation of a city, so that urban governmental services are primarily provided by cities and rural and regional services are provided by counties.”

Policy 6.0.3 states, “Public facilities and utility services shall be planned so that service provision maximizes efficiency and cost effectiveness and ensures concurrency.” [Comprehensive Plan, page 182].

Policy 6.0.12 states, “The county shall work with the state, each municipality and special districts to identify future needs of regional and statewide public facilities. This will ensure countywide consistency and avoid duplications or deficiencies in proposed facilities.” [Comprehensive Plan, page 183]

Finding: The public facilities needed to serve urban development have been coordinated with applicable state agencies, schools, service and utility providers. The public facilities needed to serve the urban development have been identified in the County’s Comprehensive Plan and the service providers Capital Facility Plans. The proposed amendment is consistent with policies in the Community Framework Plan and the Countywide Planning Policies.

### **Comprehensive Growth Management Plan 2015-2035 (2016 Plan)**

The 20-year Comprehensive Growth Management Plan contains many policies that guide urban form and efficient land use patterns. The most relevant goals and policies applicable to this application are as follows:

“Goal: Ensure that necessary and adequate capital facilities and services are provided to all development in Clark County in a manner consistent with the 20-year Plan.”

6.1.1 Continue to plan for and provide capital facilities and services as necessary to support development consistent with the 20-year Plan and coordinate and facilitate the planning and provision of such facilities and services by other public or private entities.

6.1.5 Assist and facilitate the siting of capital facility and service infrastructure in a manner consistent with the 20-year Plan, through appropriate land use planning and development review policies and procedures.” [2016 Plan, page 184].

Finding: The Comprehensive Plan identifies criteria that must be met in order to remove an urban holding zoning overlay and authorize the implementation of the underlying urban zone. Clark County’s Comprehensive Plan requires that prior to lifting the urban holding designation in the 179<sup>th</sup> Street/I-5 Interchange Area, the Council must determine that the completing of localized critical links and intersection improvements are reasonably funded as shown on the County’s 6-year Transportation Improvement Program of through a development agreement.

Conclusion: Clark County Council approved Resolution 2019-08-05 on August 20, 2019. Resolution 2019-08-05 selected a financing plan for public infrastructure in the vicinity of NE 179<sup>th</sup> Street and authorized entry into developer agreements between Clark County and certain property owners. The financing plan and developer agreements will be implemented upon the Council’s adoption of a future ordinance finding that the relevant critical links and intersection improvements are reasonably funded. The Comprehensive Plan’s criterion to

remove the urban holding overlays will be met upon Clark County Council's actions to implement the financing plan.

**B. The proponent shall demonstrate that the designation is in conformance with the appropriate locational criteria identified in the Clark County Comprehensive Plan and the purpose statement of the zoning district. (See 40.560.010F(2).)**

Finding: The urban holding overlay protects areas from premature land division and development that would preclude efficient transition to urban development or large-scale industrial development. The urban holding overlay is implemented by Urban Holding-10 (UH-10) and Urban Holding-20 (UH-20) zoning overlay districts. The removal of the urban holding Comprehensive Plan and Zoning overlays is located within the Vancouver Urban Growth Area. The urban holding overlays were placed on the area because the transportation infrastructure lacked capacity to accommodate urban level development. The locational criteria apply to land use and zoning amendment proposals. The criterion evaluates whether the proposed land use would complement surrounding properties. The removal of urban holding would not introduce land uses that are inconsistent with the plan designations of the surrounding properties. The Comprehensive Plan identifies criteria that must be met in order to remove the urban holding overlays and authorize the implementation of the underlying urban zone. The county may remove the urban holding overlays from appropriate areas of sufficient size that the county can collect transportation related data, analyze the cumulative transportation impacts, and address mitigation to these impacts. Clark County has identified the critical links and intersection improvements needed to support urban development in the subject area, including the following improvements: NE 179<sup>th</sup> St. from Delfel Rd. to NE 15<sup>th</sup> Ave., NE 15<sup>th</sup> Ave. from NE 179<sup>th</sup> St. to NE 10<sup>th</sup> Ave., NE 10<sup>th</sup> Ave. from NE 149<sup>th</sup> St. to NE 154<sup>th</sup> St., and intersection improvements of NE 29<sup>th</sup> Ave. and NE 50<sup>th</sup> Ave. at NE 179<sup>th</sup> St. On August 20, 2019, Clark County Council approved Resolution 2019-08-05, selecting a public financing plan for public infrastructure in the vicinity of NE 179<sup>th</sup> Street and authorizing entry into developer agreements between Clark County and owners of real property in the vicinity of NE 179<sup>th</sup> Street. Several Clark County Council decisions are necessary to implement the public financing plan, including: approval of the 2020-2025 Transportation Improvement Program (TIP), approval of the proposed funding package for the 2020 budget, amending the Capital Facilities Plan (CFP), increasing Traffic Impact Fees (TIF), and declaration of the critical links and intersection improvements "reasonably funded". The approval of the actions listed above will ensure adequate transportation infrastructure capacity to serve the area for this proposal.

Conclusion: The removal of the urban holding overlays is appropriate for the location of the proposed area following the Clark County Council's approval of the 2020-2025 Transportation Improvement Program (TIP), approval of the proposed funding package for the 2020 budget, amending the Capital Facilities Plan (CFP), increasing Traffic Impact Fees (TIF), and declaration of the critical links and intersection improvements "reasonably funded".

**C. The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity. (See 40.560.010.F(3))**



Finding: The map amendment proposes to remove the urban holding overlays. The underlying Comprehensive Plan designations and zoning, that have been in place since 2007, are not proposed to be amended. The Comprehensive Plan identifies criteria that must be met in order to remove the urban holding overlays and authorize the implementation of the underlying urban zone. The county may remove the urban holding overlays from appropriate areas of sufficient size that the county can collect transportation related data, analyze the cumulative transportation impacts, and address mitigation to these impacts. In addition to transportation infrastructure, adequate system capacity for water and sewer must be demonstrated to serve urban development. On August 20, 2019, Clark County Council approved Resolution 2019-08-05, selecting a public financing plan for public infrastructure in the vicinity of NE 179<sup>th</sup> Street and authorized entry into Developer Agreements between Clark County and owners of real property in the vicinity of NE 179<sup>th</sup> Street. Several Clark County Council decisions are necessary to implement the public financing plan, including: approval of the 2020-2025 Transportation Improvement Program (TIP), approval of the proposed funding package for the 2020 budget, amending the Capital Facilities Plan (CFP), increasing Traffic Impact Fees (TIF), and declaration of the critical links and intersection improvements “reasonably funded”. The approval of the actions listed above will ensure adequate transportation infrastructure capacity to serve the area for this proposal. Clark Public Utilities has reviewed the adopted county land use designations and the adopted countywide population target of 577,431 and has determined that the CPU Water System Plan is fully consistent with the land use provisions and the additional service demands which they entail. The Discovery Clean Water Alliance has reviewed the proposed county land use designations and determined that the Capital Plan is fully consistent with these provisions and the additional service demands that they entail.

Conclusion: The proposal to remove the Comprehensive Plan and zoning overlays will not change the underlying land uses or zoning. The map amendment is suitable to remove the urban holding designations from the subject area, following the Clark County Councilor's approval of the 2020-2025 Transportation Improvement Program (TIP), approval of the proposed funding package for the 2020 budget, amending the Capital Facilities Plan (CFP), increasing Traffic Impact Fees (TIF), and declaration of the critical links and intersection improvements “reasonably funded”.

**D. The plan map amendment either; (a) responds to a substantial change in conditions applicable to the area within which the subject property lies; (b) better implements applicable comprehensive plan policies than the current map designation; or (c) corrects an obvious mapping error. (See 40.560.010F(4).)**

Finding: In 2016 the Washington State Legislature allocated \$50 million to improve the I-5/NE 179<sup>th</sup> Street Interchange. This interchange reconstruction project will improve mobility and safety for travelers who use the I-5 - Northeast 179th Street interchange by making improvements that add capacity to the transportation facility. Clark County Public Works is planning on completing a series of projects along a two-mile stretch between Northeast 179th Street near Interstate 5. These projects will improve travel times, encourage economic development, optimize intersection locations, upgrade stormwater management and bring the corridor up to current road standards. On August 20, 2019, Clark County Council approved Resolution 2019-08-05, selecting a public financing plan for public infrastructure in the vicinity of NE 179<sup>th</sup> Street and authorized entry into Developer Agreements between Clark County and

owners of real property in the vicinity of NE 179<sup>th</sup> Street. Several Clark County Council decisions are necessary to implement the public financing plan, including: approval of the 2020-2025 Transportation Improvement Program (TIP), approval of the proposed funding package for the 2020 budget, amending the Capital Facilities Plan (CFP), increasing Traffic Impact Fees (TIF), and declaration of the critical links and intersection improvements “reasonably funded”. The approval of the actions listed above will ensure adequate transportation infrastructure capacity to serve the area for this proposal.

**Conclusion:** The plan map amendment does respond to a substantial change in conditions applicable to the subject area. The Clark County Council’s commitment to reasonably fund the critical links and intersection improvements, with the approval of Resolution 2019-08-05, satisfies the Comprehensive Plan’s procedural requirements to remove the urban holding overlays in the Vancouver Urban Growth Area. The approval of Resolution 2019-08-05 is a substantial change in the funding conditions of the necessary critical links and intersection improvements that are necessary to remove the urban holding overlays.

**E. Where applicable, the proponent shall demonstrate that the full range of urban public facilities and services can be adequately provided in an efficient and timely manner to serve the proposed designation. Such services may include water, sewage, storm drainage, transportation, fire protection and schools. Adequacy of services applies only to the specific change site. (See 40.560.010F(5))**

**Finding:** The Comprehensive Plan defines direct and indirect concurrency services. Direct concurrency services are transportation infrastructure and indirect concurrency services include water and sewer. These services are necessary support urban development. Other indirect services include schools, fire protection, law enforcement, parks and open space, solid waste, libraries, electricity, gas and government facilities. The urban holding overlays are in effect due to the lack of direct concurrency services to serve urban development on the subject area. Clark Public Utilities’ Capital Facilities Plan has demonstrated that there is adequate capacity to provide water service to the subject area. Clark Regional Wastewater District’s Capital Facilities Plan has demonstrated that there is adequate system capacity to provide sewer service to the subject area. Clark County will provide and maintain public streets in the subject area. Clark County has identified the transportation projects that are needed to serve urban development of the subject area. The transportation projects are critical links and intersection improvements that must be reasonably funded and constructed in 6-years to maintain Clark County concurrency standards. On August 20, 2019, Clark County Council approved Resolution 2019-08-05, selecting a public financing plan for public infrastructure in the vicinity of NE 179<sup>th</sup> Street and authorized entry into Developer Agreements between Clark County and owners of real property in the vicinity of NE 179<sup>th</sup> Street. Several Clark County Council decisions are necessary to implement the public financing plan, including: approval of the 2020-2025 Transportation Improvement Program (TIP), approval of the proposed funding package for the 2020 budget, amending the Capital Facilities Plan (CFP), increasing Traffic Impact Fees (TIF), and declaration of the critical links and intersection improvements “reasonably funded”. The approval of the actions listed above will ensure adequate transportation infrastructure capacity to serve the area for this proposal. On September 3, 2019, Clark County approved the school impact fee increase and re-adopted the 2015-2021 capital facilities plan for the Ridgefield

School District. The school district is anticipating the need for a new elementary, middle and high school as some of the reasons for the increased impact fees.

Conclusion: The full range of urban services can be adequately provided to remove the urban holding designations from the subject area, following the Clark County Councilor's approval of the 2020-2025 Transportation Improvement Program (TIP), approval of the proposed funding package for the 2020 budget, amending the Capital Facilities Plan (CFP), increasing Traffic Impact Fees (TIF), and declaration of the critical links and intersection improvements "reasonably funded". Clark Public Utilities has reviewed the adopted county land use designations and the adopted countywide population target of 577,431 and has determined that the CPU Water System Plan is fully consistent with the land use provisions and the additional service demands which they entail. The Discovery Clean Water Alliance has reviewed the proposed county land use designations and determined that the Capital Plan is fully consistent with these provisions and the additional service demands that they entail. Criterion E will be met following the Clark County Councilors implementation of the public financing plan for public infrastructure in the vicinity of NE 179<sup>th</sup> Street.

## RECOMMENDATION AND CONCLUSIONS

In order to deem the critical links and intersection improvements reasonably funded, the Clark County Council has to officially make financial decisions that fund the necessary projects. The Clark County Council has selected a public financing plan to reasonably fund the critical links and intersection improvements.

Based on the information presented in this report, staff recommends that the Planning Commission forward a recommendation of **APPROVAL** of the proposal to remove urban holding overlays on the subject properties; consistent with the County Councilors adopting a formal finding that the critical links and intersection improvements needed to create transportation capacity sufficient to accommodate the trips generated by the proposal are reasonably funded.

The following table lists the applicable criterion and summarizes the findings of the staff report for CPZ2019-00024. The Planning Commission findings will be added to the table after public deliberation at the Planning Commission hearing scheduled for this application.

COMPLIANCE WITH APPLICABLE CRITERIA		
Criterion for Policy/Text Amendments	Criteria Met?	
	Staff Report	Planning Commission Findings
Criteria for All Map Changes		
A. Consistency with GMA, Countywide Policies, Community Framework Plan, & Comprehensive Plan	Met	
B. Conformance with Locational Criteria	Yes	
C. Site Suitability and Lack of Appropriately Designated Alternative Sites	Yes	
D. Amendment Responds to Substantial Change in Conditions, Better Implements Policy, or Corrects Mapping Error	Yes	
E. Adequacy/Timeliness of Urban Public Facilities and Services	Met	
Criteria for Plan Text Changes		
A. Initiated and Approved by the County	Yes	
B. Consistency with GMA, Countywide Policies, Community Framework Plan, & Comprehensive Plan	Met	
<b>Recommendation:</b>	<b>Approval</b>	



## EXHIBIT 1

# COMPREHENSIVE PLAN TEXT AMENDMENT

## Chapter 14 Procedural Guidelines

### Special Implementation Procedures

The comprehensive plan map contemplates one land use method to assure the adequacy of public facilities needed to support urban development within urban growth areas. That method is to apply an Urban Holding District combined with urban zoning.

#### Urban Holding

When development polices require a legislative action prior to urban development occurring, the county applies the Urban Holding Plan Map and Zoning Overlay with a specific underlying urban zone. In these cases, identified criteria are established that must be met in order to remove the urban holding zoning and authorize the underlying urban zone. Under certain circumstances a Master Plan or Sub-Area Plan which includes how and when an area develops and with what uses, may be required. In most cases, city plan policies may require annexation prior to development.

#### Battle Ground, Camas, La Center, Ridgefield, Washougal, Yacolt and Woodland Urban Growth Areas

These areas may only undergo urban development following annexation, or consistent with an Intergovernmental Agreement which responds to a significant opportunity for a major employer if immediate annexation is not geographically feasible.

#### Vancouver Urban Growth Area

The Vancouver Urban Growth Area is divided into larger sub-areas. Each of these areas has unique circumstances as described below that shall be met in order to remove the Urban Holding Overlay and authorize an urban zone which is consistent with the Comprehensive Plan. The county will remove the UH overlay to appropriate areas sufficient in size that the county can collect transportation related data, analyze the cumulative transportation impacts and address mitigation to these impacts. ~~The urban holding overlay designation may be removed pursuant to Clark County Code 40.560.010 upon satisfaction of the following:~~

- ~~1. **Mill Creek:** The area is bordered by NE 179<sup>th</sup> Street to the north, NE 50 Avenue to the east, NE 163<sup>rd</sup> Street to the south, and NE 34<sup>th</sup> Avenue to the west. Determination that the completion of localized critical links and intersection improvements are reasonably funded as shown on the county 6 Year Transportation Improvement Plan or through a development agreement.~~
- ~~2. **West Fairgrounds and East Fairgrounds:** Determination that the completion of localized critical links and intersection improvements are reasonably funded as shown on the county 6 year Transportation Improvement Plan or through a development agreement.~~

## EXHIBIT 2

### URBAN HOLDING OVERLAY PARCELS

608163000	604445000	117442000	117425000	181232000	116960000	181203000
602661000	608467000	117461000	117390000	181293000	116915005	181499000
117431001	602524000	117461005	181235000	181513000	116910000	182170000
610047000	608473000	117370000	117400000	181512000	181447000	182168000
986031758	610925000	117431000	117150000	116970000	116820000	181694010
608673000	610052000	181306000	117146000	116915000	181300000	181695000
986031755	610873000	179417000	181234000	116890000	181286000	181704000
601250000	605884000	179356000	181309000	181458000	116930000	181686000
602921000	603395000	179168000	117765060	181258000	116913000	182198000
608805000	986050548	179174000	117141000	116815000	181453000	181710000
608454000	607318000	179094000	117180000	181448000	116810000	181696000
606490000	610975000	117750000	117170000	181225000	116680000	182203000
610535000	607077000	117700000	181316000	116675000	116710000	181711000
611430000	986027435	117730000	117765056	116700000	181460005	182183000
600053000	605059000	181228000	181539000	116660000	116685000	182180000
601855000	600494000	181236000	181540000	116684000	181442000	117767002
611493000	605208000	117761000	181251000	116701000	181495000	117767004
602160000	986033531	117710000	181295000	181454000	181497000	182393010
610755000	986034012	181227000	181517000	181291000	179416000	182381000
603106000	604263000	117711000	181455000	181208000	179414000	182157000
606946000	601684000	117500000	117142000	181238000	179183000	182184018
986031756	603200000	117490000	117765091	181202000	181472000	182188000
986028524	601541000	117450000	117765090	181223000	116635000	182174000
610053000	600456000	181221000	181557000	181459000	116566000	182184010
611431000	610628000	179178000	117062000	181579000	116560005	182184012
601465000	611466000	179143000	117060000	181268000	116636000	185571000
610556000	607156000	179414005	181207000	181277000	116610000	181735000
600499000	986050390	179100000	181317000	181548000	116590000	181689000
606402000	604679000	179414010	181532000	181519000	116570000	181705000
610048000	986042655	179184000	181509000	117180005	181262000	181687000
605661000	603791000	179152000	181533000	117145000	116600000	181476005
605060000	606654000	179157000	117080000	117765095	116550000	181304000
610051000	606400000	179147000	117121000	117140000	181264000	181694005
602363000	610947000	117751000	117123000	181198000	181244005	181741000
605054000	605798000	181183000	117122000	181278000	181496000	181284000
606955000	606585000	117451000	181209000	117120000	181476000	181520000



607740000	179416005	181188000	181257000	181531000	181479000	181326000
608470000	179166000	117430000	181510000	181541000	116582000	181494000
607112000	179146000	117410000	181542000	181543000	181305000	181530000
608070000	179165000	181294000	181511000	181537000	181470000	181493000
182211000	184957000	181209005	184958000	181753000	181769000	116911000
181763000	185427000	181572000	185565000	181754000	117767016	116892000
181715000	185544000	116670000	184978000	181748000	181770000	117116000
181709000	185483000	116683000	185440000	181285000	181767000	181297000
181764000	185471000	116702000	185412000	181749000	181682000	181515000
182193000	185468000	181218000	185510000	181259000	179380000	181516000
117767014	185014000	181239000	185512000	182138000	179355000	181546000
179153000	185531000	181319000	185503000	181522000	181466000	181547000
182199000	181230000	181460000	185514000	181675000	181580000	181501000
182208000	117740000	181443000	185504000	181514000	986050146	116567000
181721000	117741000	116681000	185028010	179191000	181449000	181492000
181765000	117515000	181498000	185019000	117767012	179352000	181471000
181766000	117480000	116676000	185017000	117767008	986050147	181263000
182194000	181186000	181482000	185027000	181544000	181581000	181505000
181714000	181237000	116620000	184976000	181464000	181444005	181752000
182167000	117441000	116565000	181518000	181445000	181441000	181701000
185537000	181217000	116560000	185501000	181450000	181444010	181702000
185415000	117440000	181303000	182204000	185451000	181444000	181694015
182155000	117380000	181323000	185542000	181714005	181755000	181729000
182155005	181290000	181483000	179151000	181727000	179350000	181708000
182184016	181302000	181224000	116980000	117767006	179354000	182165000
182181000	181247000	181525000	181288000	117767010	179393000	182178000
185028015	117160000	181490000	116630000	181693000	181768000	185426000
185028005	181324000	181500000	181672000	181717000	181685000	185549000
182174005	181252000	181700000	181731000	185411000	185526000	185416000
182184006	181310000	181694000	117063000	185489000	185543000	185538000
185487000	181193000	182164000	116912000	116641000	185447000	117117000
182200000	117765070	181700005	116720000	116642000	185525000	181287010
182177000	117765080	181699000	181267000	116650000	185535000	116950000
184960000	117765085	181695005	181244000	116640000	181747000	116940000
185490000	181312000	182185000	117680000	116845000	182184014	116901000
185533000	181192000	182160000	117190000	116830000	182191000	181322000
184959000	117147000	182393005	116900000	181698000	182190000	181275000
185500000	117765092	181719000	181272000	116860000	182382000	181197000
184957005	181538000	185020000	181521000	986041986	182212000	117420000
185476000	117070000	184986000	181245000	116840000	185548000	117428000
185028020	181253000	185018000	181189000	181674000	181287015	181243000

185467000	181292000	182184004	181440000	116875000	181545000	117415000
182156000	181313000	182184002	117510000	117100000	181552000	117690000
182201000	181287005	182184008	117360000	117090000	116920000	181184000
608674000	604145000	608076000	610049000	605166000	601061000	117460000
117720000	117760000	117470000				

Foresight, LLC  
6100 NE Hwy 99  
Vancouver, WA 98665  
(360) 696-4571

RECEIVED  
OCT 07 2019  
BOARD OF  
COUNTY COUNCIL

October 1<sup>st</sup>, 2019

Clark County Council  
C/O Rebecca Messinger, Clerk to the Council  
PO Box 5000  
Vancouver, WA 98666-5000

Dear Councilors;

I am writing you today in support of the proposal to amend the Clark County comprehensive plan and zoning map to remove the urban holding overlays from approximately 2200 acres near the I-5/NE 179<sup>th</sup> Street Interchange area.

Our company owns adjacent tracts of land located within the I-5/179<sup>th</sup> Street planning area impacted by the Urban Holding Designation. Both tracts are located on NE 199<sup>th</sup> Street and total 7.63 acres. These tracts are zoned Light Industrial, but are undevelopable as such due to the Urban Holding Designation. We have owned one tract since 1993 and the other since 2001. (Our properties are Clark County Assessor File Number 117720000 and 117730000.)

The overwhelming majority of the time we have owned these two properties we have been unable to exercise our property right and develop to the underlying zone. The Urban Holding Designation has prevented us from enjoying a property right available to others in the same Urban Growth Boundary.

During our ownership, we have been approached by a number of individuals and entities interested in siting their business on our property. The Urban Holding Designation has prevented any of these potential businesses from doing so.

The time to lift the Urban Holding Designation in this area is now. I urge Councilors to amend the Clark County comprehensive plan and zoning map to remove the urban holding overlays from approximately 2200 acres near the I-5/NE 179<sup>th</sup> Street Interchange area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Keith Pfeifer', with a long horizontal line extending to the right.

Keith Pfeifer, Member  
Foresight, LLC

David T. McDonald  
2212 NW 209<sup>th</sup> Street  
Ridgefield, Washington 98642

August 20, 2019

County Councilors  
% Dr. Oliver Orjiako  
Public Services Building

RE: 179<sup>th</sup> UH Removal and Development Agreements.

Via email only

Dear Councilors:

Please accept these comments on the matter pending before you this evening. I apologize for them not being provided until today but I was unable to review and respond last week.

There are many reasons that this project is inappropriate at this time and I have set forth other objections in previous comments. Today I would like to add the following:

**No Requirement That Council Lift Urban Holding**

No current requirement, nor emergency, exists that mandates that this Council authorize expenditure of over \$66.2 million dollars of public funds to subsidize some limited traffic capacity to serve only 4 residential developers to the detriment of the entire area's development.

No current requirement, nor emergency, exists to authorize the expenditure of over \$163 Million Dollars (Proposed \$66.2 Million Dollars plus \$97 Million in evanescent TIF = 163.2 Million Dollars) with an evanescent hope that economic development *might* come.

No Public Clamoring for the Lifting of Urban Holding EXCEPT by the 4 Purveyors of Residential Development

At the Fairgrounds Neighborhood Association (FGNA) meeting on Thursday night, July 11<sup>th</sup>, there was NO person in the gathering (40-50 people showed up

who live in the area) who spoke in favor of this project and everyone was, in fact, skeptical at best and vehemently opposed at worst.<sup>1</sup>

Killian is the only true owner of all the land he proposes to develop but he does not live in the area. Holt (Greg Kubicek), Hinton and Wollam are all residential developers who, according to the GIS, appear to only own contingent interests in the properties they wish to develop.

Thus the impetus for “moving forward” is not a wave of citizens in the area, much less across the county, clamoring for this area to be developed. Rather, it is a few residential developers who are agreeing to pay some small pittance of advance TIF charges that come to barely 10% of the 66.2 million and, when factoring in the additional 97 million, their share is 4%.

### **1<sup>st</sup> Stated Purpose of County Not Met Sufficient to Justify County and State Committing \$200<sup>2</sup> million in Public Funds**

Stated Purpose: Economic Development

Economic Development Properties are either located Outside the Urban Holding area where no improvements will be made and no proposed improvements target the properties that would generate economic development. In addition, there are no pending applications for economic development properties and, anecdotally, the land for sale for economic development on corner of 199<sup>th</sup> and 10<sup>th</sup> has been for sale for quite some time and the business park land for sale on NE Delfel just reduced its price after being on the market for over a month.

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<sup>1</sup> Any person who doubts this statement may simply check with County Staff who attended this meeting and who, I would suggest, will more than agree with this statement.

<sup>2</sup> 66.2 Million for Small Fixes along 179<sup>th</sup>, \$50 Million Commitment from State WSDOT for Interchange Improvements and \$97 Million for new commitments for new projects including expanding 179<sup>th</sup> east to 50<sup>th</sup> Avenue. The \$97 Million is in the 20 year CFP but NOT the 6 year plan and so, it is possible that the entire UH could be developed before any work is started on expanding 179<sup>th</sup>. Thus the county will have a potential of almost 5 thousand new residences in just UH. At an average of 9 daily trips per unit, the county will be adding almost 45,000 daily trips and 5,000 peak hour trips through that corridor. I do not have to detail the backlogs of traffic that will be occurring, especially during construction, not to mention the safety issues through the vertical curves between 15 and 50<sup>th</sup> Avenue along 179<sup>th</sup>. At some point, those traffic trips will have to be addressed when the County eventually engages in expansion of 179<sup>th</sup> street to 5 lanes, installation of Clark Regional Wastewater sewer pipes and construction of potentially 30' high walls through the vertical curves.

Some Land Designated for Economic Development shows no signs of being able to develop for Commercial, Business Park or ML-

-The land designated for economic development west of NE Delfel is already in other uses, some pretty expensive and likely way to expensive for a BP person to want to contend with, even if the land is for sale. Along NE Delfel between 179<sup>th</sup> and 199<sup>th</sup> are a) two brand new homes on 10 acres (5 each) on the SW corner of NE Delfel and NE 199<sup>th</sup>, b) a Church proposed for 10 acres fronting NE Delfel between 184<sup>th</sup> Street and 189<sup>th</sup> Street, c) many, many single family residences all along 184<sup>th</sup>, 189<sup>th</sup> and 199<sup>th</sup> headed to the west from I5 (some of those residences have been there for years and some are newer. This house is a recent sale in, or next to, the BP zoning-- [https://www.zillow.com/homedetails/513-NW-184th-St-Ridgefield-WA-98642/23291875\\_zpid/](https://www.zillow.com/homedetails/513-NW-184th-St-Ridgefield-WA-98642/23291875_zpid/)) and d) an approximately 30 unit manufactured home park (let's just call it real affordable housing) just south of 189<sup>th</sup> and fronting NE Delfel. Does the county plan to displace those 30 + families and, if so, does the County have a suggestion as to where they would go?

Along 10<sup>th</sup> avenue just north of Three Creeks property, a family just put in a new home that is worth over one million dollars and there is also a church at the corner of approximately 199<sup>th</sup> and 10<sup>th</sup> just south of Shorty's nursery, which is on the SW corner of 199<sup>th</sup> and 10<sup>th</sup>.

Therefore the land that is touted as being the "economic engine" is either going to go the way of residential development (Hinton, Holt, Three Creek/Killian and Wollam), or lay fallow as there is no business entity or development group that has come forward to bring real economic activity to this area other than short term dollars from construction industry that will result in long term lack of services and inability to deal with rising residential population.

### **Second Stated Purpose-Keep People Working in Clark County**

This current effort fails to meet the second stated purpose for the following reasons:

There is no developer who is proposing any economic development.



The land in urban holding is not likely to develop as economic property.

There are no transportation alternatives to single occupancy vehicle available to the 1500+ new daily peak hour trips of SOV for the current 4 developments proposed, much less for the 5000 dwelling units being proposed for entire Urban Holding area that will be eligible for development once the Council lifts Urban Holding.

There are no designs or provisions for BRT, much less any bus or mass transit service, no sidewalks show in the Kittleson Traffic study, no bike paths shown in the study and C-Tran has no plans to be in the area and have made no comments about the area, nor made any public commitment to serve the area (there may be some in the long term plans but I have not seen them as yet.)

Without any employment based developments (yes, yes, yes, they will come like a field of jobs, even though under the same circumstances, they have never come before—it is as false a narrative as the rain will follow the plow on the plains), the 1000 plus PH trips (just from the 4 projects) will clog already over burdened area around the interchange. Ask yourselves, what commercial or business park developer is going to be willing to commit to putting in development when the streets are under construction and so totally clogged with residential SOV traffic that there workers cannot even get to work. Also ask yourselves, what is going to happen to the possible 45,000 plus daily trips being added to the 179<sup>th</sup> corridor from I5 to 50<sup>th</sup> Avenue when the work begins to make 179<sup>th</sup> street a 4 lane major collector.

### **Development Agreements<sup>3</sup>**

In July 2019, I sent a letter to Mr. Printz (a copy of which is part of the record). His response dated July 16, 2019 fails to fully address my questions and/or reveals that some of his answers as put forth in his letter are not contained in the DA.

First, the Holt DA states in paragraph 8 that “instead of paying TIF at the time of individual building permit (as currently provided for by the County’s Code), Holt, or its successor in interest agrees to the following permit application and TIF payment schedule”. The DA then in 8.b and 8.c sets forth the payment for TIF for 541 dwelling units (150 in 2020, 150 in 2021, 150 in 2022 and 91 in 2023). The DA then, in 8.d sets

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<sup>3</sup> I have only had the chance to review the final Holt DA.

forth what the payment of each dwelling unit will be at the issuance of the building permit (surcharge), which is \$3500/unit.

Most importantly, there is nothing in this DA that requires that the Developer pay TIF on the difference between 705 dwelling units and the 541 “lots” (which should be dwelling units not lots). Mr. Printz says in his letter on page 2 that “all lots will pay both TIF and surcharge). However, even though Mr. Printz *says in his letter* that all “lots” will pay TIF and surcharge, there is no provision in the DA (which is the controlling document) that addresses when (or how much) TIF and surcharge will be paid on the remaining. However, when will the TIF/Surcharge be paid on the delta of 164 dwelling units. In fact the language says

**instead of paying TIF at the time of individual building permit** (as currently provided for by the County’s Code), Holt, or its successor in interest agrees to the following **permit application and TIF payment schedule.**

Yet nothing in that “schedule” in paragraphs 8.b-d addresses in any way the 164 remaining dwelling units. Since the DA controls, who is going to know when those TIFs will be paid. At the last hearing, Councilor Blom directly asked Mr. Printz if all would be paid and he replied yes, but the payment of TIF for those other 164 dwelling units is specifically not addressed in the DA and should be addressed since the DA controls.

Therefore, Mr. Printz’s response to my letter, and verbal response to Councilor Blom, is not reflected in the DA.

Second, (relating to my question #5), the Holt DA states that the TIF is paid per LOT, not per DWELLING UNIT. However, some LOTS could have more than one dwelling unit (Townhouses for example) and I question why the DAs do not just use the language of dwelling unit rather than lot. Our County Code uses “dwelling unit” (see 40.350.030) so why does this DA use LOTS and not DWELLING UNITS. *Also see*, DRAFT MEMORANDUM DATE: December 24, 2014 TO: Matt Hermen, AICP, Clark County FROM: Ray Delahanty, AICP; Derek Moore, EIT SUBJECT: Clark County TIF Update Task 3: Best Practices Memorandum ([https://www.clark.wa.gov/sites/default/files/fileuploads/community-planning/2015/08/TM2\\_BestPractices\\_ClarkCountyTIF\\_FINAL\\_12-24-14.pdf](https://www.clark.wa.gov/sites/default/files/fileuploads/community-planning/2015/08/TM2_BestPractices_ClarkCountyTIF_FINAL_12-24-14.pdf)). In addition, I believe that the school impact fee language is for use dwelling units not “lots”.

Also, what if the developer combined the lots which resulted in more dwelling units, there is no provision for additional payments of TIF or Surcharge. The language should be changed to dwelling unit. Mr. Printz says that there is no difference between lots and units then fine, use Dwelling Unit.

In my question #6, I asked “What is the justification for NOT using the entire amount of units (705) when calculating the TIF due and owing to the County in your Draft DA?” Mr. Printz’s response is “Again, the questioner fundamentally misunderstands the Agreement as it relates to the guarantee versus the overall amount of TIF and surcharge that might be paid on any given number of lots. The TIFS are the same regardless of the number of lots”. If I so fundamentally misunderstand, then please forgive me and simply point out where in the agreement it says how the TIF and surcharge will be paid on the additional 164 dwelling units. It is quite simple for Mr. Printz, I would assume, to direct me to the language that says those units will pay TIF and surcharge above and beyond the 541 “lots” (which should be “units”).

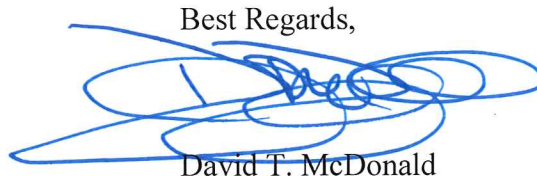
Again in response to my question #s 8 and 11, he states “all platted lots” will pay applicable TIF and surcharge and “the amount Holt will pay will be the full amount of the TIF and surcharge multiplied by the number of lots and building permits. But does not point to any language in the DA that says that all “platted lots” much less all “dwelling units” will be responsible for TIF and surcharge, much less at what point those TIF And surcharge payments on those 164 units will be paid.

Under paragraph 4.a, this development agreement seems to require the County to approve the “Master Plan” that will include some residential development to be planned in the future under the PUD process. It appears that the developers intend to follow the PUD process under .080 later, including the Type III approval process requires a hearing in front of a Hearing Examiner. However, the paragraph with all of the .080 comments pre-judges the PUD outcome and appears to bind the hands of the HE. I am not aware that the Council can preapprove a PUD under .080 before it goes to an HE.

Finally, I recently learned that after the CP update that provided the language for lifting the Urban Holding, the Level of Service requirements were greater but those LOS requirements were later diminished when, during the time of Mr. Madore being on the Council, and the adoption of various fee waiver programs, the LOS was dropped. The result is that there are fewer projects required to get to concurrency now than when the requirements for lifting the overlay were drafted. I assume that means greater volumes of traffic not being handled well and also a drop in safety.

For all of the reasons stated, this Council should choose not to go forward with this funding package or this Development Agreements.

Best Regards,

A handwritten signature in blue ink, appearing to read "David T. McDonald", is written over a series of large, overlapping blue loops that form a decorative flourish.

David T. McDonald

I am deeply concerned about the proposal to amend the Clark County comprehensive plan and zoning map.

First, I believe that the decision has already been made, and any public hearing or testimony is just to appease those of us who are concerned, while it seems 99% likely that the plan is already in effect.

Next, I am disturbed that 4 homebuilder companies already have their names all over this project. That implies that deals and decision were actually made long ago.

Last, I do not believe that adding more homes, sprawl, admittedly better roads but also traffic, will in any way improve the character of life for Clark County residents. Livability issues include jobs... What industries are anticipated to arrive alongside the new homes and increased traffic? How many of them will provide a living wage vs a subsistence wage? Who will be able to afford all of these new homes? Even starter homes are not attainable on a service worker's income. Will there be some kind of cap at the price of starter homes so that they will be affordable to low wage workers? (Of course not.) Will the homebuilders help contribute a true chunk of the cost that the city/county (meaning taxpayers) will pay towards roads and schools when our local schools are already overcrowded, resulting in demands for new infrastructure in the schools?

In conclusion, I urge the Clark County Council to slow down and say no to further developement. There is a lot of excitement and momentum here, but in the end, the homebuilders are getting rich while the character and true livability of our county continues to decline.

Jessica Birno

9-25-19

**From:** [KELLIE West](#)  
**To:** [Hermen, Matt](#)  
**Subject:** Comp plan & zoning map amendment (for public record use)  
**Date:** Monday, September 23, 2019 3:55:29 PM  
**Importance:** High

---

**CAUTION:** This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Matt,

This email is in regards to the proposed comprehensive plan & zoning amendment (CPZ2019-00031). Our parcel is located at 15600 NW 11th Ave / Ron & Kellie West. We will be out of state on Oct. 8th and will not be able to testify in person so please use this as our testimony.

Yes, we are in favor of urban holding removal and support our county moving forward.

In addition, we have information to share. Several years ago, Ron and I worked with Clark Regional Wastewater to help them determine whether the land owners in our area wanted to be annexed into CRW. Ron and I were given a huge list of land owners and proceeded to visit them, in person, to determine what the majority wanted. After several weeks of one-on-one discussion with our neighbors, we easily had the majority of signatures needed. Public hearings were held and we were annexed into Clark Regional Wastewater accordingly.

Thank you,  
Ron and Kellie West

**From:** [Lumbantobing, Sharon](#)  
**To:** [Hermen, Matt](#)  
**Subject:** FW: public comment for Urban Holding  
**Date:** Monday, September 30, 2019 12:02:33 PM

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FW: public comment for Urban Holding

Sharon Lumbantobing  
Planner II  
COMMUNITY PLANNING

564.397.4909

-----Original Message-----

From: Messinger, Rebecca  
Sent: Monday, September 30, 2019 12:00 PM  
To: Lumbantobing, Sharon; Orjiako, Oliver; Wiser, Sonja  
Subject: FW:

Please see the below email, for the record.

Rebecca Messinger  
Clerk to the Council  
COUNTY MANAGER'S OFFICE

564-397-4305

-----Original Message-----

From: Zack.White [<mailto:Zack.White@christenson.com>]  
Sent: Monday, September 30, 2019 10:34 AM  
To: Messinger, Rebecca  
Subject:

CAUTION: 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.

I received a notice in the mail about the Plan and Zoning Map amendment  
I dis agree with having us pay for any of this urban growth!  
Building houses is not a huge job creator. It is a couple months of construction and that is it.  
My other concern is the schools in Salmon Creek area are at max capacity. I have kids at ALKI middle and a senior at Skyview.  
My sixth grader have over 40 kids in class.  
The developers should pay for everything. I live off 164th and 11th ave.  
It doesn't make any since for me to be charged more for someone to build a bunch of houses and make a huge profit and cause more crowding in our schools and more traffic.

Regards

Christenson Electric Inc.  
Zack White  
General Foremen  
17201 NE Sacramento St.  
Portland OR, 97230  
Direct Line: 503.535.5179  
Cell Phone: 503.969.7089

## **NOTICE OF DETERMINATION OF NON SIGNIFICANCE (DNS)**

**NOTICE IS HEREBY GIVEN** that the following proposal has been determined to have no probable significant adverse impact on the environment, and that an environmental impact statement is not required under RCW 43.21C.030(2)(c). Written comments on the following proposal, or DNS, may be submitted to the Responsible Official by **October 1, 2019**.

### **DESCRIPTION:**

This is a non-project action per WAC197-11-704(2)(b).

**CPZ2019-00017** – Capital Facilities Plan Amendments and Traffic Impact Fees  
Amendments to the Clark County transportation 20-year Capital Facilities Plan and associated traffic impact fees primarily to support the removal of the Urban Holding Overlay near the I-5/NE179th St. interchange.

**CPZ2019-00031** – I-5/NE 179<sup>th</sup> St. Area Urban Holding Overlay removal  
An amendment to the Comprehensive Growth Management Plan 2015-2035 and zoning map to remove the Urban Holding Overlay near the I-5/NE 179th St. interchange.

**ACTION REQUESTED:** Clark County is proposing to amend the Clark County Comprehensive Growth Management Plan 2015-2035 and zoning map to remove the Urban Holding Overlay near the I-5/NE179th St. interchange, amend the 20-year Capital Facilities Plan, and update the traffic impact fees.

### **RESPONSIBLE OFFICIAL:**

Oliver Orjiako, Director  
Clark County Community Planning  
PO Box 9810  
Vancouver WA 98666-9810  
[oliver.orjiako@clark.wa.gov](mailto:oliver.orjiako@clark.wa.gov)

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### **BILL TO:**

Sonja Wiser, Program Assistant  
Clark County Community Planning  
PO Box 9810  
Vancouver, WA 98666-9810  
(564) 397-4558  
[Sonja.wiser@clark.wa.gov](mailto:Sonja.wiser@clark.wa.gov)

**PUBLICATION DATE:** September 6, 2019

**PLEASE E-MAIL OR CALL TO CONFIRM RECEIPT AND PUBLICATION DATE**





## DETERMINATION OF NON-SIGNIFICANCE

**Description of Proposal:** Clark County is proposing to amend the Clark County Comprehensive Growth Management Plan 2015-2035 and zoning map to remove the Urban Holding Overlay near the I-5/NE179th St. interchange, amend the transportation 20-year Capital Facilities Plan, and update the traffic impact fees. The proposed amendment is a non-project action. Project ID: CPZ2019-00031 and CPZ2019-00017, respectively.

**Proponent:** Clark County Community Planning

**Location of proposal, including street address, if any:** I-5/ NE 179<sup>th</sup> St. area.

**Lead Agency:** Clark County, Washington

This proposed amendment is a non-project action. CPZ2019-00017 is a proposed amendment to the Clark County transportation 20-year Capital Facilities Plan and associated traffic impact fees. CPZ2019-00031 is a proposed map amendment to remove the Urban Holding Overlay from the Comprehensive Growth Management Plan 2015-2035 (2016 Plan) and zoning maps. The two proposals are directly related to each other due to the identified lack of transportation capacity to serve future urban development in the urban holding area. The amendments to the Capital Facilities Plan and associated traffic impact fees satisfy the requirements to remove the Urban Holding Overlay. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment for CPZ2019-00017 and CPZ2019-00031.

The land designated under urban holding was evaluated in 2007 during the Comprehensive Growth Management Plan 2004-2024 (2007 Plan) update. At that time, the Vancouver Urban Growth Area was expanded to include the properties designated with an Urban Holding Overlay. A Final Environmental Impact Analysis (FEIS) was completed in 2007 that covered all of unincorporated Clark County within a "maximum study area" (MSA). The 2016 Plan periodic update did not amend the Vancouver Urban Growth Area previously studied in 2007. Due to the lack of growth in the county since the 2007 Plan was adopted, the county relied on the 2007 FEIS and provided a supplemental analysis for the 2016 Plan update, pursuant to WAC 197-11-620.

An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. This is a non-project action per WAC197-11-704(2)(b). Adoption by ordinance of the amendments by the Clark County Council is expected in February 2020. Individual project actions that may occur following these amendments are subject to applicable project level environmental review under Title 40, Clark County Unified Development Code.

Comments must be submitted by: October 1, 2019

**Responsible Official:** Oliver Orjiako

**Position/title:** Director

**Address:** **RE: SEPA Comments**

Clark County Community Planning  
1300 Franklin Street; 3<sup>rd</sup> Floor  
P.O. Box 9810  
Vancouver, WA 98666-9810

**Date:** 8-29-19 **Signature:** Oliver Orjiako

The staff contact person and telephone number for any questions on this review is Matt Hermen, Planner III, (564) 397-4343.

For other formats, contact the Clark County ADA Office at [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov).



**Clark County SEPA Environmental Checklist  
Washington Administrative Code (WAC) 197-11-960**

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**A. BACKGROUND**

1. Name of proposed project, if applicable:

CPZ2019-00017- Clark County 20-year Capital Facilities Plan amendment and Traffic Impact Fees and CPZ2019-00031- I-5/NE179th St. Area Urban Holding Overlay

2. Name of applicant:

Clark County Community Planning

3. Address and phone number of applicant and contact person.

Oliver Orjiako, Director  
Clark County Community Planning  
P.O. Box 9810  
Vancouver, WA 98666-9810  
(564) 397- 4112

4. Date checklist prepared:

August 29, 2019

5. Agency requesting checklist:

Clark County, WA

6. Proposed timing or schedule (including phasing, if applicable):

The Planning Commission hearing is scheduled for October 3, 2019. The Clark County Council hearing is scheduled for November 12, 2019. If approved by Clark County Council the effective date to remove the Urban Holding Overlay, update the 20-year Capital Facilities Plan (CFP) and associated Traffic Impact Fee (TIF) rates is February 28, 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No. The proposal is a non-project action. Any future amendments of the 20-year transportation Capital Facilities Plan or Traffic Impact Fees will be required to conduct an environmental review and issue a SEPA threshold determination at that time. There is no further activity connected to removing the Urban Holding Overlays.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The proposal to remove the Urban Holding Overlays is located within the Vancouver Urban Growth Area.

In 2007, Clark County adopted the Comprehensive Growth Management Plan 2004-2024 (2007 Plan). The approval of the 2007 Plan expanded the Vancouver Urban Growth Area in the Mt. Vista Traffic Impact Fee District.

A Final Environmental Impact Analysis (FEIS) was issued in 2007 that addressed the Vancouver UGA expansion of 4,062 acres. The proposal for removing the Urban Holding Overlays (CPZ2019-00031) is a subset of the 2007 Vancouver UGA expansion. The 2007 FEIS addressed the environmental impacts of the Vancouver UGA developing at urban densities based on the new urban land use designations.

On April 27, 2016, Clark County issued its Final Supplemental Environmental Impact Statement (FSEIS) on the 2016 Comprehensive Growth Management Plan 2015-2035 (2016 Plan). The Vancouver UGA did not expand in the 2016 Plan update. The FSEIS updated baseline information provided in the 2007 FEIS and documented changes in impacts, if any. One of the documented changes in the FSEIS was amending zoning designations in the Discovery/Fairgrounds and Salmon Creek/University District planning areas.

The Discovery/Fairgrounds planning effort recognized the environmental constraints in the area and recommended changing most of the Industrial (ML) zoning to Business Park uses (an area of approximately 1,100 acres). The new zoning designations allow for more environmentally compatible site design while allowing for more jobs per acre.

The Salmon Creek/University District planning effort of approximately 465 acres recommended changing urban low density residential to accommodate a mix of uses. The FSEIS noted that the moderate impacts to adjacent land would be mitigated on a project by project basis consistent with the Washington State University Master Plan and City of Vancouver's vision for future development.

The removal of the Urban Holding Overlay would apply the underlying urban zoning that was addressed in the 2016 FSEIS.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Yes. Although this is a non-project action, the removal of the Urban Holding Overlay requires the critical links and intersections improvements to be reasonably funded in the 6-year Transportation Improvement Program (TIP). In order to deem the critical links and intersection improvements reasonably funded, several Council decisions are required, including:

- Approving 4 Developer Agreements,
- Approving the 6-year Transportation Improvement Program 2020-2025,
- Amending the 20-year Capital Facilities Plan,
- Updating Traffic Impact Fees, and
- Approving the 2020 budget.

10. List any government approvals or permits that will be needed for your proposal, if known.

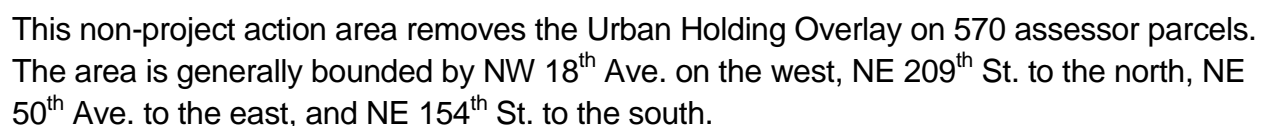
Yes. Although this is a non-project action, Clark County Council approval is required to remove the Urban Holding Overlay and deem the critical links and intersection improvements reasonably funded.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

CPZ2019-00017 and CPZ2019-00031 are non-project actions that are reviewed and evaluated together due to their relationship.

CPZ2019-00017 - Clark County 20-year Capital Facilities Plan amendment and Traffic Impact Fees will add, amend, and delete certain transportation projects in the 20-year Capital Facilities Plan. Clark County collects traffic impact fees from new developments based on the developments' projected impact on the transportation system. Proceeds from the program are used to fund capital improvements that accommodate growth, improve safety, and provide additional capacity to the transportation system. Amending the Capital Facilities Plan and the capital improvements that accommodate growth will adjust the traffic impact fee rates.

**12. Location of the proposal.** Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.



## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

**a.** General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_

This is a non-project action. This Urban Holding Overlay area includes terrain ranging from flat, rolling, hilly and steep slopes.

**b.** What is the steepest slope on the site (approximate percent slope)?

This is a non-project action. The steepest slope in the Urban Holding Overlay area is in the slope class that includes slopes between 40 – 100 percent as shown in [Figure 7 Slopes Map](#), Comprehensive Growth Management Plan 2015-2035.

**c.** What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

This is a non-project action. General types of soil in this area include CvA, GeB, HcB, HoB, HoC, HoG, OdB, SIB, SID. A description of the soil types is as follows:

CvA – Hydric soil - poor forest soils and poor agricultural soils  
GeB – Non-Hydric soil – prime forest soil; prime agricultural soil  
HcB – Non-Hydric soil – prime forest soil; prime agricultural soil  
HoB- Non-Hydric soil – prime forest soil; prime agricultural soil  
HoC- Non-Hydric soil-prime forest soil; good agricultural soil  
HoG -Non-Hydric soil-prime forest soil; poor agricultural soil  
OdB – Hydric soil – fair to poor forest soils; fair agricultural soils  
SIB – Non-Hydric – good forest soils; prime agricultural soils  
SID – Non-Hydric – good forest soils; good agricultural soils

For a complete description of the soil types; see the [Soil Survey of Clark County, Washington](#)

**d.** Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.



This is a non-project action. However, certain areas include potential instability as indicated in [Figure 8 Land Slide Hazard Map](#), Comprehensive Growth Management Plan 2015-2035.

- e. Describe the purpose, type, total area, and approximate quantities, and total affected area of any filling or grading proposed. Indicate source of fill.

This is a non-project action. No development is anticipated as part of this application. Individual project actions that may occur following these amendments are subject to applicable project level environmental review under Title 40, Clark County Unified Development Code.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

This is a non-project action. There is no erosion occurring related to this non-project action. Future impacts are project based and will be evaluated on a project-by-project basis as required in Title 40, Clark County Unified Development Code.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

This is a non-project action.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

This is a non-project action. Site-specific measures and any mitigation measures will be developed during the development review process as required in Title 40, Clark County Unified Development Code.

## 2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Non-project action proposed. No emissions will result from this proposal. At the time of development, protection of air quality is regulated through federal and state regulations during construction, operation, and maintenance when development is completed. The 2016 Plan recognizes the importance of maintaining good air quality and contains policies in the Transportation, Economic Development, and Environmental Elements to



mitigate impacts to air quality. Future project actions are required to comply with Title 40, Clark County Unified Development Code.

- b.** Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Non-project action proposed. No off-site emissions will result from this proposal.

- c.** Proposed measures to reduce or control emissions or other impacts to air, if any:

Non-project action proposed. No proposed measures to reduce or control emissions are necessary. Site-specific measures and any mitigation measures, if needed, will be developed during the development review process as required by Title 40, Clark County Unified Development Code.

### **3. Water**

- a.** Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

This is a non-project action. This area includes the following creeks: Gee Creek, unnamed tributary of Mill Creek, Packard Creek, and Whipple Creek. These creeks drain into the Columbia River.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.

No. This is a non-project action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This is a non-project action and not applicable to this proposal. Development standards in Subtitle 40.4 Critical Areas and Shorelines regulate filling and dredging material of surface water and wetlands and other applicable standards in Title 40, Clark County Unified Development Code.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None, this is a non-project action.

- 5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

This is a non-project action. There are no known flood plains within the Urban Holding Overlay area as shown in [Figure 5 Major Floodplains](#), Comprehensive Growth Management Plan, 2015-2035.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal is a non-project action. No surface water withdrawal is associated with this proposal.

**b. Ground Water:**

- 1) Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known .

This is a non-project action. The area described above is located within the Clark Public Utilities service boundary for urban water.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This is a non-project action. The area described above is located within the Clark Regional Wastewater District service area for urban sewer service.

**c. Water Runoff (including storm water):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This is a non-project action. Future development projects will be required to address storm water runoff identified in CCC Chapter 40.386 Storm water and Erosion Control, and other applicable standards in Title 40, Clark County Unified Development Code.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

This is a non-project action. Future development projects will be required to address storm water runoff identified in CCC Chapter 40.410 Critical Aquifer Recharge Areas and Chapter 40.386 Storm water and Erosion Control, and other applicable standards in Title 40, Clark County Unified Development Code.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This is a non-project action. Future development projects will be required to address storm water runoff identified in CCC Chapter 40.410 Critical Aquifer Recharge Areas and Chapter 40.386 Storm water and Erosion Control and other applicable standards in Title 40, Clark County Unified Development Code.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

This is a non-project action. Site-specific measures and any mitigation measures will be developed during the development review process required in Title 40, Clark County Unified Development Code.

#### 4. Plants

- a. Check or circle types of vegetation found on the site.
  - \_\_\_\_\_ deciduous tree: alder, maple, aspen, other
  - \_\_\_\_\_ evergreen tree: fir, cedar, pine, other
  - \_\_\_\_\_ shrubs
  - \_\_\_\_\_ grass
  - \_\_\_\_\_ pasture
  - \_\_\_\_\_ crop or grain
  - \_\_\_\_\_ orchards, vineyards or other permanent crops.

- \_\_\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage,  
other
- \_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other
- \_\_\_\_\_ other types of vegetation

Not applicable. This is a non-project action.

**b. What kind and amount of vegetation will be removed or altered?**

This is a non-project action. Future development projects within the Urban Holding Overlay area will require a development review under Title 40, Clark County Unified Development Code.

**c. List threatened or endangered species known to be on or near the site.**

This is a non-project action.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any;**

This is a non-project action. Site-specific measures and any mitigation measures, if needed, will be developed during the development review process as required by Title 40, Clark County Unified Development Code.

**e. List all noxious weeds and invasive species known to be on or near the site.**

Not applicable. This is a non-project action.

**5. Animals**

**a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other: Winter Steelhead

Not applicable. This is a non-project action.

**b. List any threatened and endangered species known to be on or near the site.**

This is a non-project action. Development projects will require a development review that will identify any birds and animals which have been observed on or near the site as required by Title 40, Clark County Unified Development Code.

- c.** Is the site part of a migration route? If so, explain.

This is a non-project action. Clark County is part of the Pacific flyway migration route.

- d.** Proposed measures to preserve or enhance wildlife, if any:

Not applicable. This is a non-project action.

- e.** List any invasive animal species known to be on or near the site.

Not applicable. This is a non-project action.

## **6. Energy and Natural Resources**

- a.** What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable. This is a non-project action.

- b.** Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable. This is a non-project action.

- c.** What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable. This is a non-project action.

## **7. Environmental Health**

- a.** Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None, this is a non-project action.

- 1) Describe any known or possible contamination at the site from present or past uses.

This is a non-project action; not applicable.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not applicable.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable.

- 4) Describe special emergency services that might be required.

Not applicable.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not applicable.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable.

3) Proposed measures to reduce or control noise impacts, if any:

Not applicable.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This is a non-project action. The Urban Holding Overlay area is primary rural in character with single family homes on acreage, an elementary school, religious facilities, and rural commercial nodes at NE 179<sup>th</sup> St./Delfel Rd. and NE 199<sup>th</sup> St./NE 10<sup>th</sup> Ave.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not applicable, this is a non-project action. The Urban Holding Overlay and associated property was included in expansion of the Vancouver Urban Growth Area in 2007.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable, this is a non-project action.

- c. Describe any structures on the site.

Not applicable, this is a non-project action.

- d. Will any structures be demolished? If so, what?

No structures will be demolished as a result of this non-project action.

- e. What is the current zoning classification of the site?

The Urban Holding Overlay area includes the following current underlying zoning classifications: Single Family Residential (R1-6); (R1-7.5); (R1-10); (R1-20); Multi-Family



Residential (R-12); Office Residential (OR-22); Mixed Use (MX), Business Park (BP); Light Industrial (IL); and Community Commercial (CC).

- f. What is the current comprehensive plan designation of the site?

The Urban Holding Overlay area includes the following underlying comprehensive plan designations: Urban Low Density Residential, Urban Medium Density Residential, Mixed Use, Industrial, Commercial, and Park/Open Space.

- g. If applicable, what is the current shoreline master program designation of the site?

There is no current Shoreline Master Program designation within the Urban Holding Overlay area.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

This is a non-project action. The Urban Holding Overlay area contains hydric soils, landslide area, priority habitat, riparian habitat and wetlands.

- i. Approximately how many people would reside or work in the completed project?

Unknown.

- j. Approximately how many people would the completed project displace?

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None, this is a non-project action.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None, non-project action.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None, non-project Action.

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Some areas are zoned for mixed use, low density and medium density housing. The number of units is unknown at this time.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units would be eliminated as a result of this non-project action.

- c. Proposed measures to reduce or control housing impacts, if any:

None, non-project action.

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

None, non-project action.

- b. What views in the immediate vicinity would be altered or obstructed?

None, non-project action.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None, non-project action.

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None, non-project action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

None, non-project action.

- c. What existing off-site sources of light or glare may affect your proposal?

None, non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None, non-project action.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None, non-project action. The Clark County Fairgrounds and the Fairgrounds Community Park are adjacent to the Urban Holding Overlay area.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

None, non-project action.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None, non-project action.

## 13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

Yes, this non-project action includes 183 buildings that are over 45 years old. None of these properties are currently listed in national, state or local preservation registers. See Exhibit 1 for a list of assessor parcel numbers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Clark County's Archaeological Predictive Model indicates that the subject area includes High and Moderate-High predictive model indicators. Development projects will require a development review that will identify any landmarks, features, or other evidence of Indian or historic use of occupation which have been observed on or near the site as required by Title 40, Clark County Unified Development Code.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Geographic Information System (GIS), Archaeological Predictive Model, Historic Site.

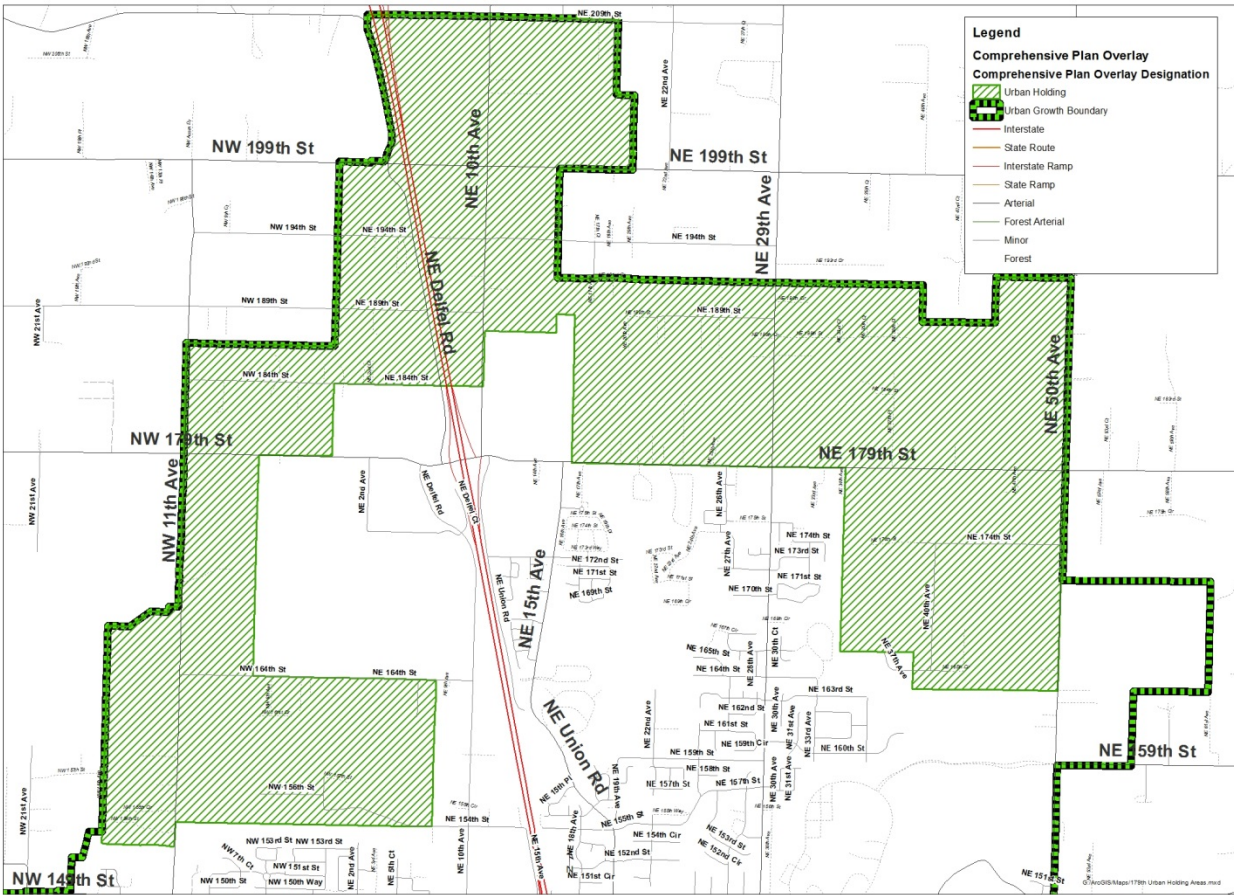
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not Applicable. The proposal is a non-project action.

#### **14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

This is a non-project action. The Urban Holding Overlay area is served by Interstate 5 and many public streets as shown on the following map:



- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site of the proposal and affected area is not served by public transit. However, CTRAN does provide limited special event shuttles to/from the Clark County Fairgrounds adjacent to the Urban Holding Overlay area.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The non-project action would not create additional parking spaces. Any additional parking spaces and their impacts will be evaluated at the time of the development application process.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Requirements for any new roads or improvements will be addressed as part of any future land development project.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No, non-project action.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The proposal for lifting the Urban Holding Overlay would allow more intense urban development to occur. An average of 76,000 daily trips is forecasted upon full buildout of the Urban Holding Overlay area. The forecasted trips were estimated using Clark County's Vacant Buildable Lands Model and applying trip generation rates to the housing and job forecasts.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposal will not interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

- h. Proposed measures to reduce or control transportation impacts, if any:

The 2016 Plan Procedural Guidelines chapter, page 272 identifies the criteria necessary to be met in order to remove the Urban Holding Overlay. The Vancouver UGA West Fairgrounds and East Fairgrounds area states that the "determination that the completion of localized critical links and intersection improvements are reasonably funded as shown on the county 6-year Transportation Improvement Plan or through developer agreement."

Clark County has identified \$66.5 million of transportation projects that are necessary to remove the Urban Holding Overlay. The Clark County Council is scheduled to make several funding decisions that have to be concurrently approved with the removal of the Urban Holding Overlay in order to reasonably fund the \$66.5 Million transportation projects. The funding decisions include 1) an updated Capital Facilities Plan that will add projects to the 20-year project list that benefit the urban holding area by improving safety and mobility, 2) an increase in the Mt. Vista Traffic Impact Fee, 3) approving 4 Developer

Agreements, 5) approve the 2020 budget to include a dedication of REET 2 funding, and 6) approve the 6-year Transportation Improvement Program 2020-2025.

#### 15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? if so, generally describe.

None, non-project action. The Urban Holding Overlay area is rural in nature. As developments occur, an increase in all public services will be required.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None, non-project action.

#### 16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.


None, non-project action. The Urban Holding Overlay area is rural in nature and includes electricity, some public water/wells, septic systems, and telephone.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None, non-project action. As development occurs, urban services will be provided.

#### C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:   
Name of signee: Matt Hermen  
Position and Agency/Organization Planner III, Clark County Public Works  
Date Submitted: August 29, 2019



## D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The removal of the Urban Holding Overlay will open up approximately 2,200 for urban development. The area will see the construction of new transportation improvements and an increase in public services such as water, sewer, fire, schools and law enforcement. Future development will be urban in nature and more intensive than the rural development that currently exists. All future development will have to comply with development standards in Title 40, Clark County Unified Development Code.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

The removal of the Urban Holding Overlay will open up approximately 2,200 for urban development. Future development will be urban in nature and more intensive than the rural development that currently exists. All future development will have to comply with development standards in Title 40, Clark County Unified Development Code protecting critical and habitat areas.

3. How would the proposal be likely to deplete energy or natural resources?

The removal of the Urban Holding Overlay will open up approximately 2,200 for urban development. Future development will be urban in nature and more intensive than the rural development that currently exists. All future development will have to comply with development standards in Title 40, Clark County Unified Development Code.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection: such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The removal of the Urban Holding Overlay will open up approximately 2,200 for urban development. Future development will be urban in nature and more intensive than the rural development that currently exists. All future development will have to comply with

development standards in Title 40, Clark County Unified Development Code such as protecting wetlands, historic, critical and habitat areas.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

There are no shorelines uses in this area. Future development will be urban in nature and more intensive than the rural development that currently exists. All future development will have to comply with development standards in Title 40, Clark County Unified Development Code.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Future development will be urban in nature and more intensive than the rural development that currently exists. An average of 76,000 daily trips is forecasted upon full buildout of the Urban Holding Overlay area. In order to accommodate additional trips, several transportation projects are necessary to be constructed in order to maintain concurrency. Clark County has identified \$66.5 million of transportation projects that are necessary to remove the Urban Holding Overlay. The Clark County Council is scheduled to make several funding decisions that have to be concurrently approved with the removal of the Urban Holding Overlay in order to reasonably fund the \$66.5 Million transportation projects.

Water and Sewer service are also necessary to serve future urban development. Clark Public Utilities District and the Clark Regional Wastewater District have demonstrated in their Capital Facilities Plans that capacity is present to serve the urban development.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Future development will be urban in nature and more intensive than the rural development that currently exists. All future development will have to comply with federal, state, and county development standards in Title 40, Clark County Unified Development Code such as protecting wetlands, historic, critical and habitat areas.

**EXHIBIT 1**  
**Parcels with structures over 45-year old**

181520000	117765070	117428000	181704000	181252000
181235000	181218000	117117000	182178000	181672000
181440000	181445000	185504000	181498000	604445000
181517000	116820000	181693000	117360000	181275000
179414005	181482000	116641000	179153000	117765060
181443000	181453000	117765080	185483000	181305000
181705000	116567000	181700000	117390000	181263000
181267000	184959000	181581000	181251000	181505000
179380000	117740000	116635000	117123000	184957000
179100000	181685000	181476005	185487000	116683000
117150000	116815000	181695005	117063000	182204000
117170000	116610000	179350000	182165000	986033531
182201000	181193000	182170000	181500000	603200000
181203000	117730000	181741000	116642000	179166000
117090000	117121000	181701000	600499000	179168000
117765090	181223000	182155000	610925000	181513000
181448000	116600000	185468000	181236000	181277000
181442000	185531000	179151000	181708000	181496000
181186000	181460000	117430000	181763000	181492000
181675000	117461005	181458000	182185000	117767002
181202000	181689000	181472000	601465000	181284000
181454000	116960000	181471000	602363000	185028005
185543000	117765085	182138000	605054000	117515000
116810000	117147000	179354000	603791000	181719000
181518000	185412000	179352000	179143000	181731000
182167000	185451000	604263000	117060000	181272000
117440000	181449000	117461000	116901000	181245000
116892000	181444010	179152000	116710000	
116640000	179094000	185533000	181710000	
181217000	117425000	182156000	181729000	
116590000	117145000	185426000	181709000	
181735000	116913000	181490000	185500000	
181687000	185427000	604679000	185503000	
117160000	182381000	117370000	181285000	
116675000	181224000	117750000	606955000	
117765095	116912000	179147000	602524000	
116930000	181244000	181494000	601684000	
182157000	117142000	116630000	181509000	
184957005	117140000	181234000	181711000	

**From:** [Sidorov, Larisa](#)  
**Cc:** [Hermen, Matt](#)  
**Bcc:** ["Chehalis Tribal Council"](#); ["Chinook Nation/Indian Country"](#); ["Columbia River Inter-Tribal Fish Commission"](#); ["Confederated Tribes of Grand Ronde"](#); ["Confederated Tribes of Warm Springs"](#); ["Cowlitz Indian Tribe"](#); ["KPDx Fox 49"](#); ["Nisqually Indian Tribe"](#); ["Port of Vancouver"](#); ["City Parks and Recreation"](#); ["Woodland School District #404"](#); ["Guardino, Corrie"](#); ["CCAR"](#); ["Development Review"](#); ["SWCA"](#); ["Tribal Historic Office"](#); ["Eldred, Chris"](#); ["Stephan Abramson"](#); ["Houston Aho"](#); ["Albrecht, Gary"](#); ["Marnie Allen"](#); ["Milada Allen"](#); ["Randy Anrahamson"](#); ["Joe Arndt"](#); ["Brooks, Gordon"](#); ["Keith Pat Baird"](#); ["Jeff Barsness"](#); ["Sandra Bennett"](#); ["Berg, Jo Anne"](#); ["Ken Berg"](#); ["Bill Bjerke"](#); ["Mike Bomar"](#); ["Phil Bourquin"](#); ["Phil Bourquin"](#); ["Patty Boyden"](#); ["Naomi Brandenfels"](#); ["Tim Brewer"](#); ["David Brownell"](#); ["Cgrustue BrownSilva"](#); ["Christie BrownSilva"](#); ["Christie BrownSilva"](#); ["Rex Buck"](#); ["Annette Bullchild"](#); ["Judy Bumbarger-Enright"](#); ["Ken Burgstahler"](#); ["Dave Burlingame"](#); ["Bobby Burns"](#); ["Barb Cabe"](#); ["Larry Campbell"](#); ["Carlson, Linda"](#); ["Carnes, Mike"](#); ["Amber Carter"](#); ["Lisa Cartwright"](#); ["Neil Chambers"](#); ["Chris Chandler"](#); ["Public Library City of Camas"](#); ["Mark Collier"](#); ["Cook, Christine"](#); ["David, Lynda"](#); ["Earl Davis"](#); ["Dunaway, Jon"](#); ["Dennis R. Dykes"](#); ["Eiken, Chad"](#); ["Eric Eisemann"](#); ["J Eldridge"](#); ["Roger Entrekin"](#); ["Roger Entrekin"](#); ["Erin Erdman"](#); ["Teara Farrow"](#); ["Mark R. Feichtinger"](#); ["Jackie Ferry"](#); ["Christy Finnie"](#); ["Vicki Fitzsimmons"](#); ["Vicki Fitzsimmons"](#); ["Rhonda Foster"](#); ["Ricky Frasier"](#); ["Eric Fuller"](#); ["David Gilroy"](#); ["Jode Goudy"](#); ["Green, Jerry External"](#); ["Brent Grening"](#); ["Suzanne Grover"](#); ["Ken Hadley"](#); ["Jennifer Halleck"](#); ["Ken Handley"](#); ["Cecile Hansen"](#); ["Hansen, Steve \(Public Works\)"](#); ["Don Hardy"](#); ["Wuanita Herron"](#); ["Dave Holmes"](#); ["Todd Horenstein"](#); ["James Howsley"](#); ["James Howsley"](#); ["Robert Hubenthal"](#); ["Jackson, Mike"](#); ["Justine James"](#); ["Joseph Jefferson"](#); ["Larry Jennings"](#); ["Roy Johnson"](#); ["Kevin Jolma"](#); ["Ben Joseph"](#); ["Norma Joseph"](#); ["John Karpinski"](#); ["Justin Keeler"](#); ["Jennifer Keene"](#); ["Denny Kiggins"](#); ["Randy Kline"](#); ["Klug, Rob"](#); ["Mitch Kneipp"](#); ["Larry Knight"](#); ["Russell Knutson"](#); ["Marc Krsul"](#); ["Kent C. Landerholm"](#); ["Carol Levanen"](#); ["Dennis Lewarch"](#); ["Andrew Lundgren"](#); ["Patti Lundgren"](#); ["Jason Lyon"](#); ["Kevin Lyons"](#); ["Kerry Lyste"](#); ["Ryan Mackinster"](#); ["Steven Manlow"](#); ["Danny K Marshall"](#); ["Pam Mason"](#); ["Robert Maul"](#); ["McCall, Marilee"](#); ["Nathan McCann"](#); ["Sean McGill"](#); ["Mike Means"](#); ["Barbara Meisenheimer"](#); ["Johnson Meninick"](#); ["Johnson Meninick"](#); ["Jordan Mercier"](#); ["Michael Merlino"](#); ["Aaron Miles"](#); ["Carey Miller"](#); ["Kris Miller"](#); ["Latasha Miller"](#); ["Steve Mullen"](#); ["Laura Murphy"](#); ["Barbara Murray"](#); ["Christine Myers"](#); ["Kathy Neary"](#); ["Charlene Nelson"](#); ["John Nohr"](#); ["SEPA Notifications"](#); ["Ike Nwankwo"](#); ["Ron Onslow"](#); ["adam Osbekoff"](#); ["Dan Penn"](#); ["Judith Perez"](#); ["John Peterson"](#); ["David Powell"](#); ["Randall Printz"](#); ["Randall Printz"](#); ["Stormy Purser"](#); ["Ransom, Matt"](#); ["Nick Redinger"](#); ["Redline, Tina"](#); ["Lisa Renan"](#); ["County Reporters"](#); ["SEPA REVIEW"](#); ["Nathan Reynolds"](#); ["Brandon Reynon"](#); ["David Ripp"](#); ["Bambi Rodriguez"](#); ["Heidi Rosenberg"](#); ["Mark Ross"](#); ["Earngy Sanstrom"](#); ["Paul Scarpelli"](#); ["Scott Schuyler"](#); ["Bridget Schwarz"](#); ["Stacey Shields"](#); ["Robin Shoal"](#); ["Terry Smith"](#); ["Snodgrass, Bryan"](#); ["Dave Socolofsky"](#); ["Sorenson, Scott"](#); ["Cnty Health CPH LandUse"](#); ["Ila Stanek"](#); ["Lua Stanek"](#); ["Joe Steinbrenner"](#); ["Sue Steinbrenner"](#); ["Susan Steinbrenner"](#); ["Steve Stuart"](#); ["George Swanaset Jr"](#); ["Nick Swinhart"](#); ["David Taylor"](#); ["Eric Temple"](#); ["Mary Templeton"](#); ["Jeffrey Thomas"](#); ["Kristen Tiede"](#); ["Richard Till"](#); ["Messinger, Rebecca"](#); ["Teresa Torres"](#); ["Kate Valdez"](#); ["Lynn Valenter"](#); ["Vial, Dave"](#); ["Tyson Vogeler"](#); ["Jackie Wall"](#); ["s wall"](#); ["Leroy Ward"](#); ["Denny Waters"](#); ["Steven T. Webb"](#); ["Bill White"](#); ["Robert Whitlam"](#); ["Jerry Winters"](#); ["Doug Woodruff"](#); ["Sandra Yager"](#); ["Shawn Yanity"](#); ["Richard Young"](#)  
**Subject:** Clark County SEPA DNS: Urban Holding and Capital Facilities Plan  
**Date:** Friday, August 30, 2019 8:32:14 AM  
**Attachments:** [DNS and SEPA Checklist final.pdf](#)

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Greetings,

Clark County is proposing to amend the Clark County Comprehensive Growth Management Plan 2015-2035 and zoning map to remove the Urban Holding Overlay near the I-5/NE179th St. interchange, amend the transportation 20-year Capital Facilities Plan, and update the traffic impact fees. The proposed amendment is a non-project action. Project ID: CPZ2019-00031 and CPZ2019-00017, respectively.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. This is a non-project action per WAC197-11-704(2)(b). Adoption by ordinance of the amendments by the Clark County Council is expected in February 2020. Individual project actions that may occur following these amendments are subject to applicable project level environmental review under Title 40, Clark County Unified Development Code.

Comments are due by: **Tuesday, October 1, 2019**

For more information, contact Matt Hermen at (564) 397-4343 or [matt.hermen@clark.wa.gov](mailto:matt.hermen@clark.wa.gov)



**Matt Hermen**  
Planner III  
PUBLIC WORKS

360.397.4343





STATE OF WASHINGTON  
DEPARTMENT OF COMMERCE  
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
[www.commerce.wa.gov](http://www.commerce.wa.gov)

08/12/2019

Mr. Matt Hermen  
Planner III  
Clark County  
1300 Franklins Street  
Post Office Box 9810  
Vancouver, WA 98666-9810

Sent Via Electronic Mail

Re: Clark County--2019-S-494--60-day Notice of Intent to Adopt Amendment

Dear Mr. Hermen:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

**Proposed Amendment to remove the Comprehensive Plan and zoning urban holding overlays in the I-5/NE 179th St. area. The proposal to remove the urban holding overlays will be accompanied with a Transportation Capital Facilities Plan (CFP) amendments and subsequent Traffic Impact Fee (TIF) adjustments.**

We received your submittal on 08/06/2019 and processed it with the Submittal ID 2019-S-494. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 10/08/2019.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call Ike Nwankwo, (360) 725-2950.

Sincerely,

Review Team  
Growth Management Services

# Urban Holding Removal

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CPZ2019-00031

Matt Hermen

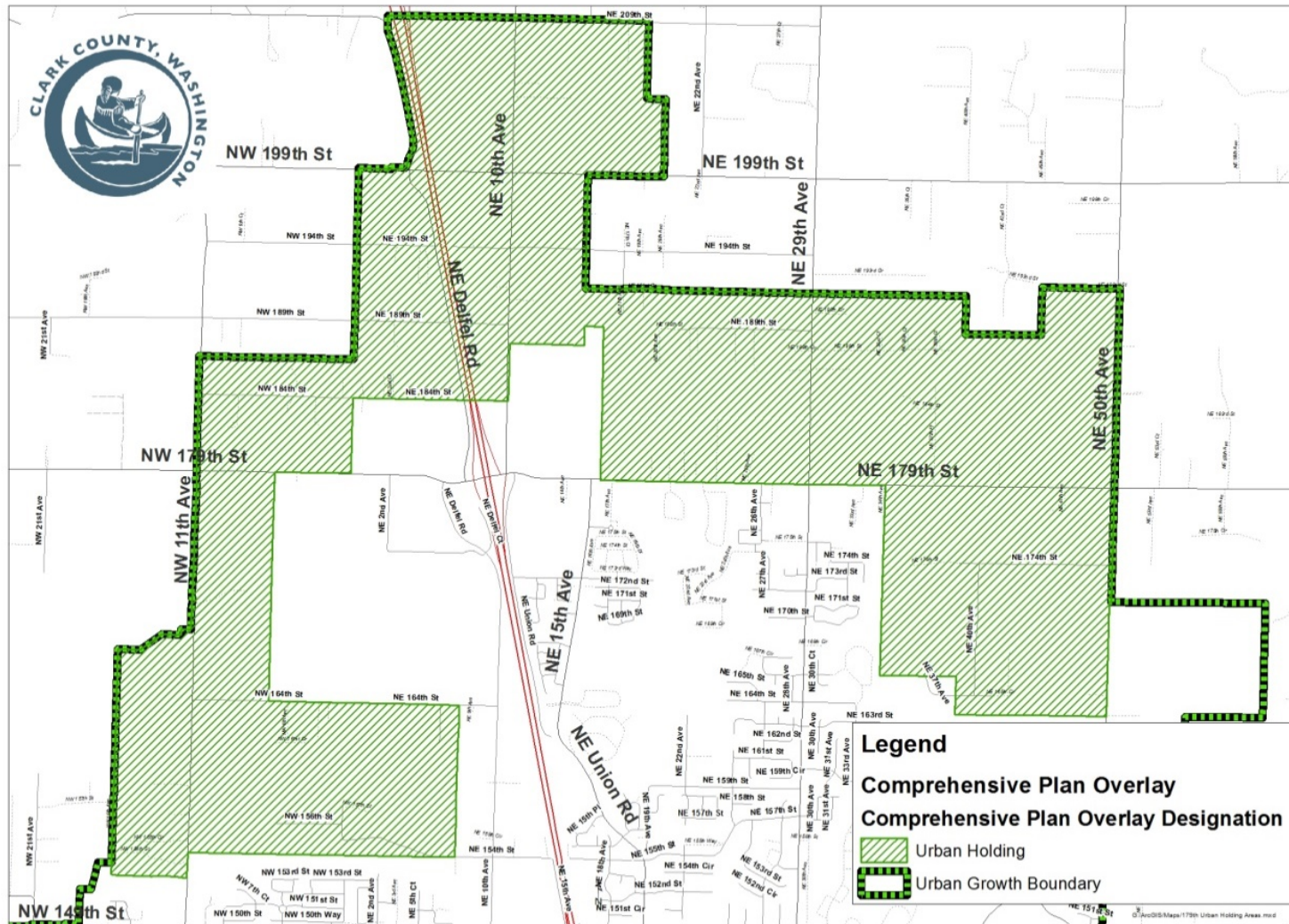
September 19, 2019

5:30 p.m.

Planning Commission Worksession  
6<sup>th</sup> Floor Training Room  
1300 Franklin St.  
Vancouver, WA 98660



# Comprehensive Plan and Zoning Overlay







# Recent Actions

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- **August 20, 2019**

- Clark County Council approved [Resolution 2019-08-05](#)
  - Selected a public financing plan for public infrastructure in the vicinity of NE 179<sup>th</sup> Street, and
  - Authorized entry into Developer Agreements between Clark County and owners of real property in the vicinity of NE 179<sup>th</sup> Street.
    - Development agreement are approved when urban holding is removed.
    - Developer's can submit applications for development before urban holding is removed.
    - Development applications cannot be approved before urban holding is removed.



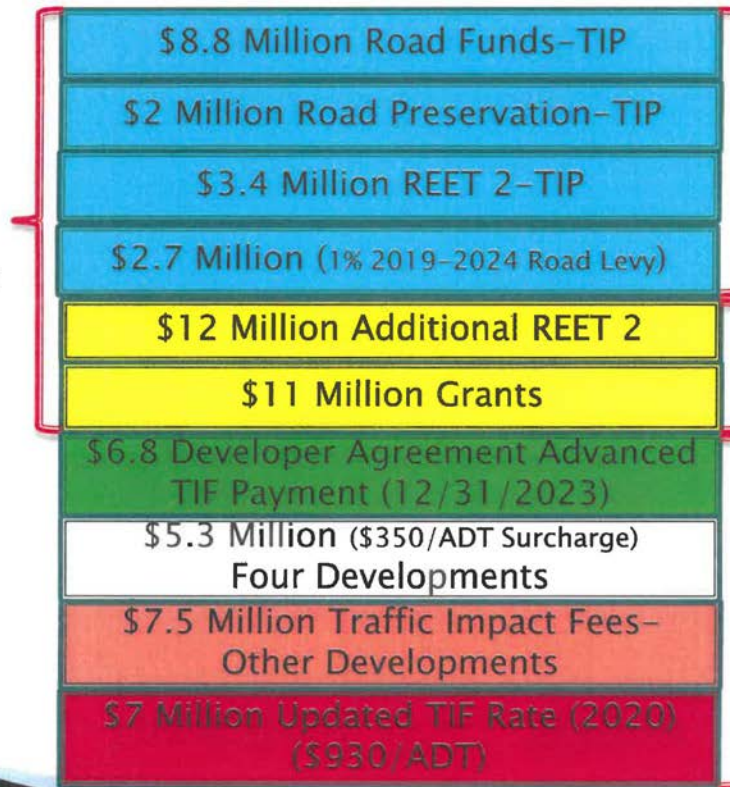
# Public Financing Plan

## EXHIBIT B

### Option 8: No Levy Increase

**Total Cost \$66.5 Million**

\$39.9 total  
possible  
county  
participation



\$16.9  
million  
adopted  
funds 2019

\$23 million  
additional  
resources

\$26.6  
million by  
development

EXHIBIT B



# Actions required to implement Public Financing Plan

---

- Clark County Council must take the following actions:
  - Approve 2020-2025 Transportation Improvement Program (TIP),
  - Amend the Capital Facilities Plan (CFP),
  - Increase Traffic Impact Fees (TIF),
  - Approve the proposed financing plan,
  - Approve the 2020 Budget,
  - Declare five transportation projects “reasonably funded”, and
  - Remove the Comprehensive Plan and zoning urban holding overlays.



# Thank you

**Clark County Public Service Center**  
**1300 Franklin Street • PO Box 5000**  
**Vancouver, WA 98666-5000**



# Urban Holding Removal

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CPZ2019-00031

Matt Hermen

October 8, 2019

6:30 p.m.

Planning Commission Public Hearing  
6<sup>th</sup> Floor Training Room  
1300 Franklin St.  
Vancouver, WA 98660





# Proposal

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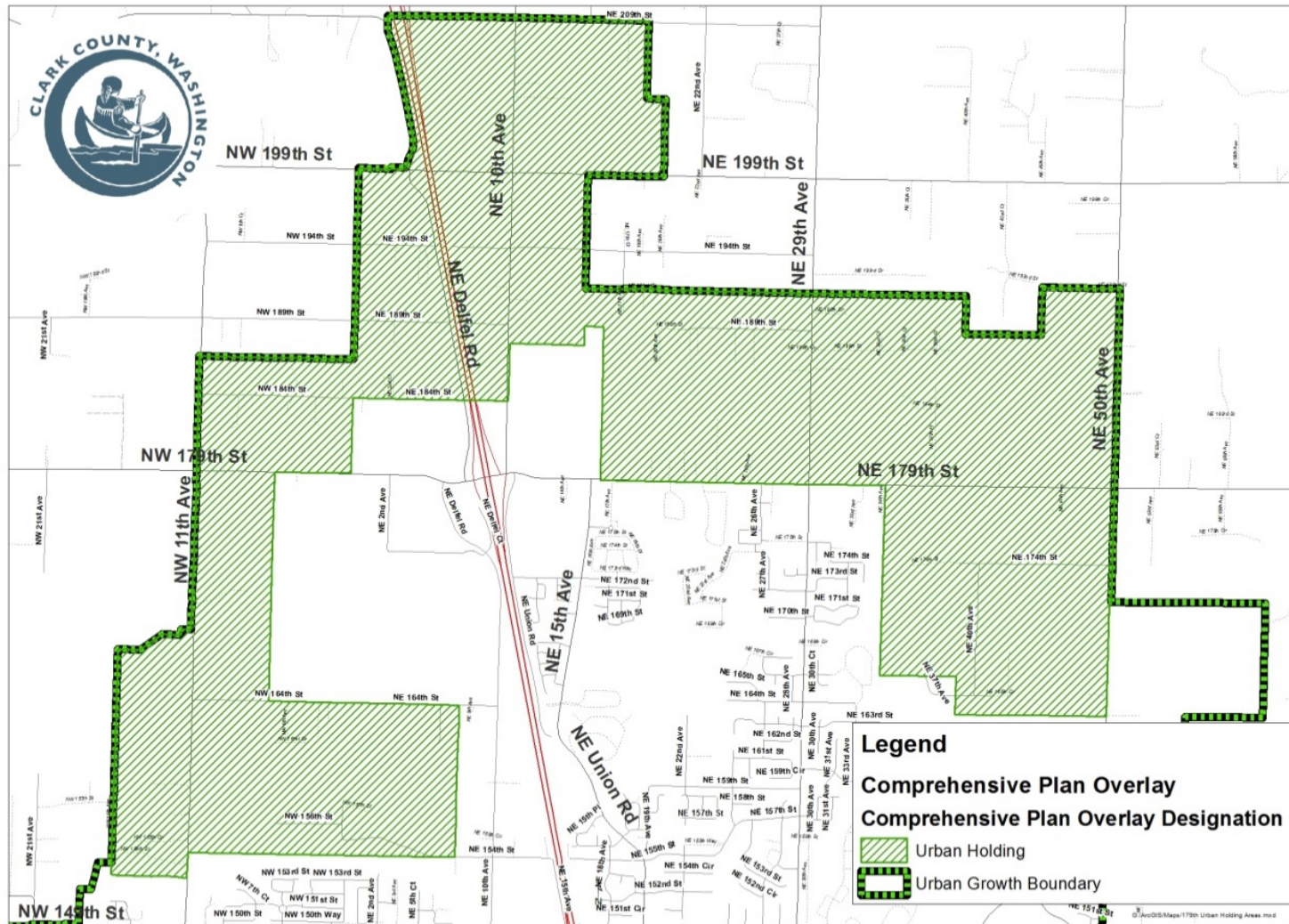
Amend the Comprehensive Plan and Zoning maps to remove the urban holding overlays from approximately 2,200 acres near the I-5/NE 179th Street Interchange area. An amendment to the Comprehensive Plan text is also proposed to remove the procedural guidelines associated with urban holding in the Vancouver Urban Growth Area.

## Criteria:

Determination that the completion of localized critical links and intersection improvements are reasonably funded as shown on the county 6 Year Transportation Improvement Plan or through a development agreement.



# Comprehensive Plan and Zoning Overlay









# Service Requirements

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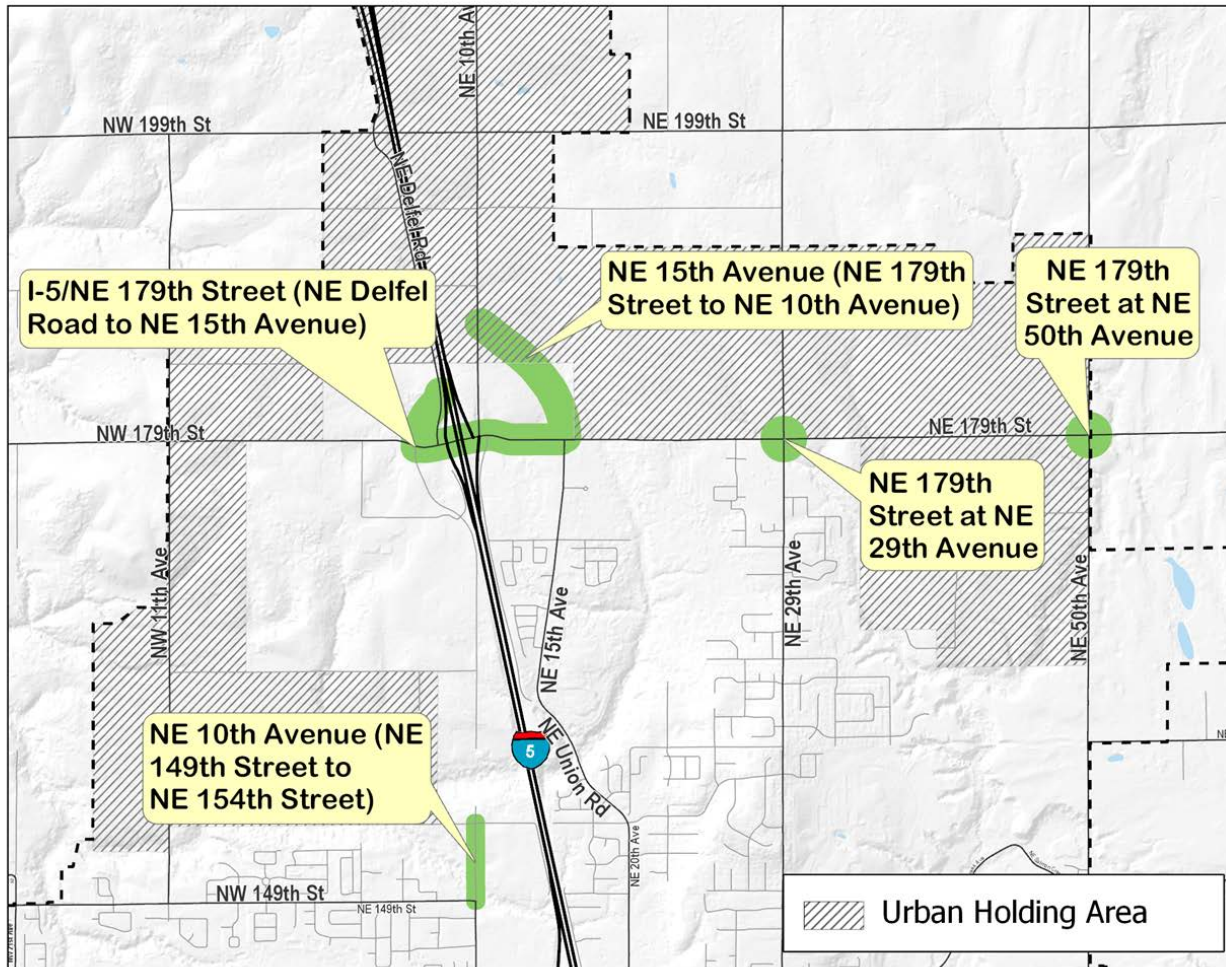
- Direct Concurrency Services
  - Transportation
  - Water
  - Sewer
- Indirect Concurrency Services
  - Schools,
  - Fire Protection,
  - Law Enforcement,
  - Parks and Open Space,
  - Solid Waste,
  - Libraries,
  - Electricity,
  - Gas, and
  - Government Facilities.

Note: While the GMA requires direct concurrency only for transportation facilities, the Comprehensive Plan extends the concept of direct concurrency to cover other critical public facilities of water and sanitary sewer. [Comprehensive Plan, Page 167]





## Transportation Projects Required to be Reasonably Funded



# Water and Sewer Requirements

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## Water:

Clark Public Utilities has reviewed the adopted county land use designations and the adopted countywide population target of 577,431 and has determined that the CPU Water System Plan is fully consistent with the land use provisions and the additional service demands which they entail, subject to the timely issuance of approvals and permits by Clark County. [Comprehensive Plan, Page 171]

## Sewer:

The Alliance serves four Member agencies – the City of Battle Ground, Clark County, Clark Regional Wastewater District and the City of Ridgefield. The Alliance has reviewed the proposed county land use designations and determined that the Capital Plan is fully consistent with these provisions and the additional service demands that they entail. [Comprehensive Plan, Page 174]



# Recent Actions

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- **August 20, 2019**

- Clark County Council approved [Resolution 2019-08-05](#)
  - Selected a public financing plan for public infrastructure in the vicinity of NE 179<sup>th</sup> Street, and
  - Authorized entry into Developer Agreements between Clark County and owners of real property in the vicinity of NE 179<sup>th</sup> Street.
    - Development agreement are approved when urban holding is removed.
    - Developer's can submit applications for development before urban holding is removed.
    - Development applications cannot be approved before urban holding is removed.



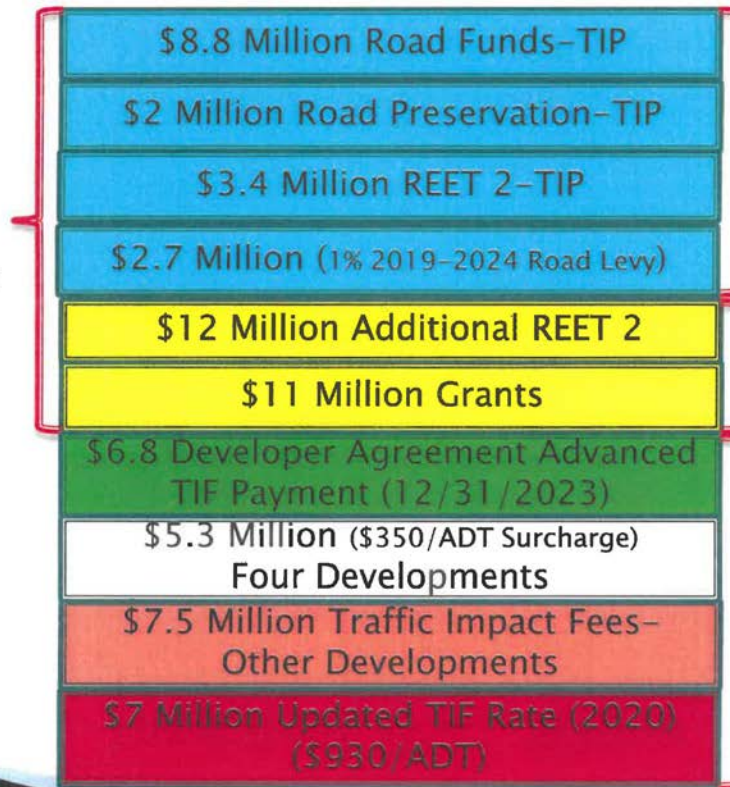
# Public Financing Plan

## EXHIBIT B

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- Clark County Council must take the following actions:
  - Approve 2020-2025 Transportation Improvement Program (TIP),
  - Amend the Capital Facilities Plan (CFP),
  - Increase Traffic Impact Fees (TIF),
  - Approve the proposed financing plan,
  - Approve the 2020 Budget,
  - Declare five transportation projects “reasonably funded”, and
  - Remove the Comprehensive Plan and zoning urban holding overlays.





# Planning Commission Requests

- REET-2 Balance after 2024: \$2.6 Million

I-5/179th Urban Holding Areas Capacity

Zoning	Added Capacity @ Build-Out		
	Housing Units	Population	Jobs
IL	0	0	536
BP	0	0	917
PF	0	0	0
CC	0	0	85
MX	719	1,912	1,313
OR-22	227	605	0
R-12	363	965	0
R1-6	176	469	0
R1-7.5	993	2,640	0
R1-10	1,029	2,736	0
R1-20	1,308	3,480	0
Totals	4,815	12,807	2,852

Source: Clark GIS/VBLM and E. D. Hovee, 2017.





# Staff Recommendation

**APPROVAL** of the proposal to remove urban holding overlays on the subject properties; consistent with the County Councilors adopting a formal finding that the critical links and intersection improvements needed to create transportation capacity sufficient to accommodate the trips generated by the proposal are reasonably funded.

Applicable Criteria	Criteria Met?
CRITERIA FOR ALL MAP CHANGES	
1. Consistency with GMA, Countywide Policies, Community Framework Plan, & Comprehensive Plan	Yes
2. Conformance with Locational Criteria	Yes
3. Site Suitability and Lack of Appropriately Designated Alternative Sites	Yes
4. Amendment Responds to Substantial Change in Conditions, Better Implements Policy, or Corrects Mapping Error	Yes
5. Adequacy/Timeliness of Urban Public Facilities and Services	Yes
CRITERIA FOR PLAN TEXT CHANGES	
1. Initiated and Approved by the County	Yes
2. Consistency with GMA, Countywide Policies, Community Framework Plan, & Comprehensive Plan	Yes



# Thank you

**Clark County Public Service Center**  
**1300 Franklin Street • PO Box 5000**  
**Vancouver, WA 98666-5000**





# AFFIDAVIT OF POSTING PUBLIC NOTICE

Project Name: I-5/NE 179<sup>th</sup> Street Area Urban Holding Removal  
Site Address/Parcel #: \_\_\_\_\_  
Case Number: CPZ2019-00031  
Hearing Date: Planning Commission Hearing October 8, 2019

## POSTING

This is to certify that I, Matt Hermen, applicant/agent for the above referenced project, state that on the 23rd day of September, 2019, I conspicuously posted sign(s) relating to the above referenced project. The sign(s) comply with Clark County Code 40.510.040(E). The sign(s) indicate the date, time, and place of the hearing; the case number(s); the nature and location of the proposal; and instructions for obtaining further information. The sign(s) were posted at the following locations:

(Identify the nearest street, intersection, or address of adjacent property where the sign was posted.)

1. Northside of NE 164<sup>th</sup> St. 200 feet west of the intersection with NE 10<sup>th</sup> Ave.  
\_\_\_\_\_
2. Southside of NE 179<sup>th</sup> St. approximately 100 feet east of the intersection with  
Union Road  
\_\_\_\_\_
3. 2419 NE 179<sup>th</sup> Street. End of the sidewalk  
\_\_\_\_\_
4. Northwest quadrant of the NE 199<sup>th</sup> St. and NE Delfel Road  
Intersection  
\_\_\_\_\_

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the above is true and correct.

Signature *Matt Hermen* Date: September 23, 2019

Print Name Matt Hermen

Return to Community Planning

Page 1 of 1



**NOTICE OF PUBLIC HEARING  
CLARK COUNTY PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that the Clark County Planning Commission will conduct a public hearing on **Tuesday, October 8, 2019 at 6:30 p.m.** at the Public Services Center, 1300 Franklin Street, BOCC Hearing Room, 6<sup>th</sup> Floor, Vancouver, Washington to consider the following:

**CPZ2019-00017** – Capital Facilities Plan Amendments and Traffic Impact Fees Amendments to the Clark County transportation 20-year Capital Facilities Plan and associated traffic impact fees primarily to support the removal of the Urban Holding Overlay near the I-5/NE179th St. interchange.

**CPZ2019-00031** – I-5/NE 179<sup>th</sup> St. Area Urban Holding Overlay removal  
An amendment to the Comprehensive Growth Management Plan 2015-2035 and zoning map to remove the Urban Holding Overlay near the I-5/NE 179th St. interchange.

**Staff Contact:** Matt Hermen at (564) 397-4343 or  
[Matt.hermen@clark.wa.gov](mailto:Matt.hermen@clark.wa.gov)  
**Alternate Staff Contact:** Oliver Orjiako at (564)397-4112 or  
[Oliver.orjiako@clark.wa.gov](mailto:Oliver.orjiako@clark.wa.gov)

The staff reports, related materials and hearing agenda will be available 15 days prior to the hearing date on the county's web page at  
<https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>

Copies are also available at Clark County Community Planning, 1300 Franklin Street, 3<sup>rd</sup> Floor, Vancouver, Washington. For other formats, contact Clark County ADA Office at [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov), voice 564-397-2322, relay 711 or 800-833-6388, fax 564-397-6155.

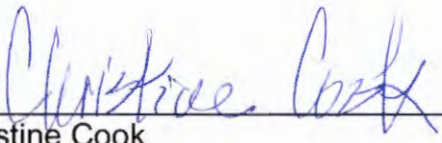
Anyone wishing to give spoken testimony in regard to this matter should appear at the time and place stated above. Written testimony can be provided to the Clark County Planning Commission by e-mailing the clerk of the commission at [Sonja.Wiser@clark.wa.gov](mailto:Sonja.Wiser@clark.wa.gov) or via US Postal Service to the Clark County Planning Commission, c/o Sonja Wiser, PO Box 9810, Vancouver, WA 98666-9810. Written testimony may also be submitted for the record during the hearing. Please ensure that testimony is received at least two (2) business days before the hearing if you would like staff to forward it to the Planning Commission before the hearing.



**For other formats, contact the Clark County ADA Office**  
**Voice 564.397.2322 / Relay 711 or 800.833.6388**  
**Fax 564.397.6165 / Email [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)**

Approved as to Form only:

Anthony Golik  
Prosecuting Attorney

By:   
Christine Cook  
Senior Deputy Prosecuting Attorney

**PLEASE PUBLISH:**  
Please Bill:

**Wednesday, September 18, 2019**  
Clark County Community Planning  
Attn: Sonja Wiser, Program Assistant  
P. O. Box 9810 Vancouver, WA 98666-9810

**Columbian Account 70914**



For other formats, contact the Clark County ADA Office  
Voice 564.397.2322 / Relay 711 or 800.833.6388  
Fax 564.397.6165 / Email [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)



**CLARK COUNTY** WASHINGTON  
**COMMUNITY PLANNING**  
PO Box 9810 • Vancouver, WA 98666-9810

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## *Notice of public hearing*

For other formats, contact the Clark County ADA Office  
Voice 564.397.2322 / Relay 711 or 800.833.6388  
Fax 360.397.6165 / Email [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)



# LAND USE AMENDMENT

## NOTICE OF PUBLIC HEARING





# IN THE KNOW

You have the opportunity to submit feedback on this proposal. *Here's what you need to know.*

## Comprehensive Plan and Zoning Map Amendment (CPZ2019-00031 I-5/NE 179th Street Area Urban Holding Removal)

Clark County Council

### PUBLIC HEARING

**OCT 8 2019 / 6 PM**

Public Service Center  
6th floor Hearing Room  
1300 Franklin Street / Vancouver

### TESTIMONY

Anyone wishing to give testimony in regard to this matter can do so in one of the following ways:

**IN PERSON** Testimony may be given at the hearing. Written testimony may also be submitted for the record during the hearing.

**EMAIL** [rebecca.messinger@clark.wa.gov](mailto:rebecca.messinger@clark.wa.gov)

#### MAIL

Clark County Council  
c/o Rebecca Messinger, Clerk to the Council  
PO Box 5000 / Vancouver, WA 98666-5000

*Information on the hearing process and how to provide effective testimony can be found online at the address below.*

### PROPOSAL MATERIALS

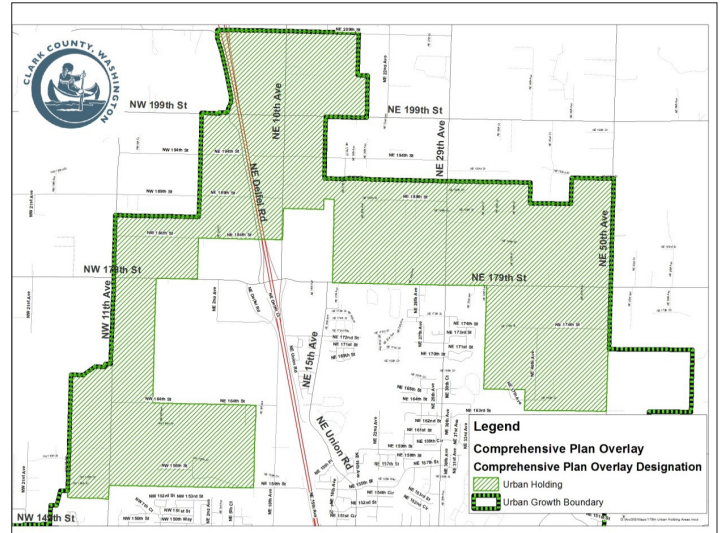
Staff reports, related materials and hearing agenda can be accessed, online or in person, 15 days prior to the hearing date:

#### ONLINE

[www.clark.wa.gov/community-planning/cpz2019-00031](http://www.clark.wa.gov/community-planning/cpz2019-00031)

#### IN PERSON

Public Service Center / Community Planning  
1300 Franklin Street, 3rd floor



### PROPOSAL

Clark County Council will consider a proposal to amend the Clark County comprehensive plan and zoning map to remove the urban holding overlays from approximately 2,200 acres near the I-5/NE 179th Street Interchange area.

The urban holding removal is associated with the implementation of a public financing plan and development agreements that are necessary to reasonably fund critical transportation links and intersection improvements. Once lifted, urban development can occur.

### STAFF CONTACT

Matt Hermen, Planner III  
[matt.hermen@clark.wa.gov](mailto:matt.hermen@clark.wa.gov) / 564.397.4343

# LAND USE AMENDMENT

## Notice of public hearing to consider the following



Clark County Council

## PUBLIC HEARING

**OCT 8 2019 / 6 PM**

### Public Service Center

6th floor Hearing Room  
1300 Franklin Street  
Vancouver, WA



*This hearing is part of the Annual Reviews and Dockets process under CCC chapter 40.560 to amend the 20-Year Growth Management Comprehensive Plan and Clark County Code (Title 40).*

## CPZ2019-00031 I-5/NE 179th Street Area Urban Holding Removal

Clark County Council will consider a proposal to amend the Clark County comprehensive plan and zoning map to remove the urban holding overlays from approximately 2,200 acres near the I-5/NE 179th Street Interchange area.

The urban holding removal is associated with the implementation of a public financing plan and development agreements that are necessary to reasonably fund critical transportation links and intersection improvements. Once lifted, urban development can occur.

## PROPOSAL MATERIALS

Staff reports, related materials and hearing agenda can be accessed, online or in person, 15 days prior to the hearing date:

### ONLINE

[www.clark.wa.gov/community-planning/cpz2019-00031](http://www.clark.wa.gov/community-planning/cpz2019-00031)

### IN PERSON

Public Service Center / Community Planning  
1300 Franklin Street, 3rd Floor

## STAFF CONTACT

Matt Hermen, Planner III  
[matt.hermen@clark.wa.gov](mailto:matt.hermen@clark.wa.gov)  
564.397.4343

OWNER	OWNADDRS	City	State	ZIP
CALVERT TONY G & CALVERT REBEKAH J	6508 NW FIRWOOD DR	VANCOUVER	WA	98665
JOHNSON JIM	20502 A NE 22ND AVE	RIDGEFIELD	WA	98642
NEMETH JOHN & NEMETH JUNE	511 NE 199TH ST	RIDGEFIELD	WA	98642
BASS NANCY SUE	19414 NE 10TH AVE	RIDGEFIELD	WA	98642
HASSELMAN DANIEL	415 NE 194TH ST #43	RIDGEFIELD	WA	98642
LUIS MAXIMINO PEREZ	415 NE 194TH ST #25	RIDGEFIELD	WA	98642
YOUNCE RICHARD L	2014 KAUFFMAN AVE	VANCOUVER	WA	98660
HOWARD KAE	14519 RIVERSHORE DR	VANCOUVER	WA	98683
LOZANO HERIBERTO	PO BOX 1156	RIDGEFIELD	WA	98642
NIELSON BRUCE	415 NE 194TH ST #1	RIDGEFIELD	WA	98642
HOWARD KAE	14519 SE RIVERSHORE DRIVE	VANCOUVER	WA	98683
VANRIDGE MOBILE HOME PARK	PMB 641 STE #103	VANCOUVER	WA	98683
MCELRATH KEVIN	915 NE 6TH AVE	CAMAS	WA	98607
HOWARD KAE	14519 SE RIVERSHORE DR	VANCOUVER	WA	98683
QUINTERO JOSE	415 NE 194TH ST UNIT 2	RIDGEFIELD	WA	98642
MARTINEZ ALFREDO & MARTINEZ TERESA	415 NE 194TH ST #32	RIDGEFIELD	WA	98642
MAGANA DIANA MERCADO	415 NE 194TH ST UNIT 66	RIDGEFIELD	WA	98642
CERNA ARIAS GABRIEL & MARTINEZ MARIA ANGELICA	415 NE 194TH AVE #3	RIDGEFIELD	WA	98642
HOYOS PELAEZ CARLOS JULIAN & GONZALEZ SILVIA	415 NE 194TH ST #10	RIDGEFIELD	WA	98642
KARPSTEIN MUNCHA	PO BOX 132	GRASS VALLEY	OR	97029
HERNANDEZ JUAN & PANIAGUA ZAIRA	415 NE 194TH ST #40	RIDGEFIELD	WA	98642
MAGANA AZUCENA MERCADO	415 NE 194TH ST #30	RIDGEFIELD	WA	98642
BOLINGER JOSEPH E & BOLINGER KATHY L	415 NE 194TH ST #18	RIDGEFIELD	WA	98642
VANDRIDGE MHP	14519 SE RIVERSHORE DR	VANCOUVER	WA	98683
KLEIN MARY L C	415 NE 194TH ST #27	RIDGEFIELD	WA	98642
SCHELL ANITA L	415 NE 194TH ST #60	RIDGEFIELD	WA	98642
STONE DARCI L	415 NE 194TH ST #6	RIDGEFIELD	WA	98642
TORRES EVA A MARTINEZ	415 NE 194TH ST #9	RIDGEFIELD	WA	98642
HOWARD KAE	415 NE 194TH ST #70	RIDGEFEILD	WA	98642
HOWARD KAE TRUST	14519 SE RIVERSHORE DR	VANCOUVER	WA	98683
MERECIAS HUMBERTO C & MALDONADO MARTHA L	415 NE 194TH ST UNIT 64	RIDGEFIELD	WA	98642
HAINES JOYCE	415 NE 194TH ST UNIT 46	RIDGEFIELD	WA	98642
MCCOY SCOTT J	415 NE 194TH ST #14	RIDGEFIELD	WA	98642
VALLE-NONO JUAN MANUEL & VALLE-RAMIREZ ANA	415 NE 194TH ST LOT 4	RIDGEFIELD	WA	98642
TORRES OMAR D	415 NE 194TH ST #37	RIDGEFIELD	WA	98642
HARTMAN BERTHA	415 NE 194TH ST #36	RIDGEFIELD	WA	98642
LARA PAREDES REYNA & MENDOZA ZAPATA FELIX	415 NE 194TH ST UNIT 49	RIDGEFIELD	WA	98642
EQUIHUA RODRIGO & EQUIHUA NORMA	415 NE 194TH ST #12	RIDGEFIELD	WA	98642
VOGEL DENISE	415 NE 194TH ST #28	RIDGEFIELD	WA	98642
ONIEL VICTOR & ONIEL DELILIA	415 NE 194TH ST #38	RIDGEFIELD	WA	98642
DONATO MARIO LAZARO	415 NE 194TH ST #23	RIDGEFIELD	WA	98642
CALLEJA CHRISTIAN & ANDERSON CHRISTINA	415 NE 194TH ST #29	RIDGEFIELD	WA	98642



CARDONA MIRNA	6610 NW WHITNEY RD	VANCOUVER	WA	98665
BREWER MELISSA	415 NE 194TH ST #62	RIDGEFIELD	WA	98642
HARTMAN JOHN M	415 NE 194TH ST #34	RIDGEFIELD	WA	98642
MUNGUIA MARIA & MUNGUIA SAMUEL	415 NE 194TH ST #68	RIDGEFIELD	WA	98642
ORTIZ-MORALES JENNIFER	415 NE 194TH ST #20	RIDGEFIELD	WA	98642
ZINK CONNIE & MOORE D G JR	PO BOX 1198	BRUSH PRAIRIE	WA	98606
NAILLON VANCE E	415 NE 194TH ST UNIT 26	RIDGEFIELD	WA	98642
WOODS JR JOHN & WOODS SHERRY	415 NE 194TH ST SP #16	RIDGEFIELD	WA	98642
BROWN EDWARD & BROWN NANCY	415 NE 194TH ST #21	RIDGEFIELD	WA	98642
	415 NE 194TH ST #51	RIDGEFIELD	WA	98642
WATKINS LEROY & WATKINS MARY	19003 NE 10TH AVE	RIDGEFIELD	WA	98642
CLARK ALDEN M & CLARK SHEREE	345 KALAPUYA WAY	COTTAGE GROVE	OR	97424
SKYWARD INVESTMENTS LLC	PO BOX 1732	BATTLE GROUND	WA	98604
GRAVES THOMAS & GRAVES MARY	313 NW 184TH ST	RIDGEFIELD	WA	98642
PLEASANT VIEW NAZARENE CHURCH	801 NE 194TH ST	RIDGEFIELD	WA	98642
NELSON RODNEY & NELSON KAREN	19000 NE 42ND CT	RIDGEFIELD	WA	98642
WIKSTROM ELAYNA	518 NW 184TH ST	RIDGEFIELD	WA	98642
PLEASANT PLACES ESTATES LLC	18500 SE 35TH ST	VANCOUVER	WA	98683
ANDERSON CARL & ANDERSON PATRICIA	PO BOX 703	RIDGEFIELD	WA	98642
ZUMSTEIN SR DONALD J & ZUMSTEIN JOANNE B TRUSTEE	20316 NE 22ND AVE	RIDGEFIELD	WA	98642
TRINITY CHRISTIAN REFORMED CHURCH (C/S)	20018 NE 22ND AVE	RIDGEFIELD	WA	98642
WAGONER SCOTT D & WAGONER CANDYCE C	1901 NE 191ST CIRCLE	RIDGEFIELD	WA	98642
RELYEA DOUGLAS & RELYEA CARL	8002 NE HIGHWAY 99 #568	VANCOUVER	WA	98665
NASON TERIJO & NASON DEL DEY	3216 NE 225TH CIR	RIDGEFIELD	WA	98642
JONES JERRY W & JONES THERESA A	2218 NE 179TH ST	RIDGEFIELD	WA	98642
BROWN JAMES ALLEN ETAL	18019 NE 25TH AVE	RIDGEFIELD	WA	98642
SIMESTER PAMELA	404 NE 310TH CIR	RIDGEFIELD	WA	98642
OLVERA SANTIAGO AND OLVERA RAMONA	3328 NE 179TH ST	RIDGEFIELD	WA	98642
GRAVES TODD	121 NW 184TH ST	RIDGEFIELD	WA	98642
PFEIFER REBECCA L	210 NW 289TH ST	RIDGEFIELD	WA	98642
GAMBILL PATRICIA	18317 NE 50TH AVE	VANCOUVER	WA	98686
ROMINGER CHUCK	105 NW 95TH CIR	VANCOUVER	WA	98665
OLSON KATHLEEN A	2217 NE 179TH ST #28	RIDGEFIELD	WA	98642
PEDERSON CURTIS R & PEDERSON PATRICIA	2217 NE 179TH ST UNIT 29	RIDGEFIELD	WA	98642
SMITS HENRY RONALD & SMITS ANN D TRUSTEES	2217 NE 179TH ST #30	RIDGEFIELD	WA	98642
SJOLANDER RONALD A & SJOLANDER PATRICIA L TRUSTEES	2217 NE 179TH ST B4	RIDGEFIELD	WA	98642
MURPHY RANDY W & MURPHY KATHRYN M	4336 B NE 174TH ST	VANCOUVER	WA	98686
RITTER WAYNE EDWARD TRUSTEE	3300 NE 164TH ST UNIT BB2	RIDGEFIELD	WA	98642
BROWNBACK SHIRLEY A	3300 NE 164TH ST BB-3	RIDGEFIELD	WA	98642
HILGENDORF RICHARD W & HILGENDORF NANCY J TRUSTEES	3300 NE 164TH ST UNIT BB-4	RIDGEFIELD	WA	98642
CLAYTON E JANICE	3300 NE 164TH ST FF-1	RIDGEFIELD	WA	98642
HURLBERT ALAN S & HURLBERT DUSKA J	7440 W PLEASANT OAK WAY	FLORENCE	AZ	98642
WRIGHT STEVEN L TRUSTEE	3300 164TH ST #FF3	RIDGEFIELD	WA	98642

CLARK LORNA V	3300 NE 164TH ST UNIT X2	RIDGEFIELD	WA	98642
VAN WAGNER MARILYN F TRUSTEE	3300 NE 164TH ST FF4	RIDGEFIELD	WA	98642
HOEKSEL RENEE C	3300 NE 164TH ST GG1	RIDGEFIELD	WA	98642
DUGGAN PATRICIA A	3300 NE 164TH ST GG-2	RIDGEFIELD	WA	98642
KELLER NATALIE CELESTE	3300 NE 164TH ST UNIT GG3	RIDGEFIELD	WA	98642
ANDERSEN JENS B & ANDERSEN JULIA S	3300 NE 164TH ST UNIT GG-4	VANCOUVER	WA	98642
COLBY CHARLES W JR	3300 NE 164TH ST #X-1	RIDGEFIELD	WA	98642
FRASIER RICKY L	14515 NE 72ND AVE	VANCOUVER	WA	98686
FRASIER NITA	14515 NE 72ND AVE	VANCOUVER	WA	98686
RICE ALBERT & RICE LINDA	3300 NE 164TH ST HH-2	RIDGEFIELD	WA	98642
OSBORN GENE W	16500 NW 11TH AVE	RIDGEFIELD	WA	98642
STEVENSON BEN A TRUSTEE ETAL	3300 NE 164TH ST UNIT M2	RIDGEFIELD	WA	98642
MARTIN GREG M & MARTIN JUDY L	3300 NE 164TH STREET UNIT N 1	RIDGEFIELD	WA	98642
JAHNKE JOAN REILLY TRUSTEE	3300 NE 164TH ST N-2	RIDGEFIELD	WA	98642
SHEFFIELD-TAYLOR MAUREEN L & TAYLOR MARK E	3300 NE 164TH ST UNIT J1	RIDGEFIELD	WA	98642
HANNA DOUGLAS C	19902 NE 192ND ST	BRUSH PRAIRIE	WA	98606
NEWSHAM MICHAEL A & MICHEEL BARBARA A	3300 NE 164TH ST E3	RIDGEFIELD	WA	98642
NEUBURGER GERALD & NEUBURGER SANDRA	3300 NE 164TH ST APT E4	RIDGEFIELD	WA	98642
CERVENY SUNNY L	3300 NE 164TH ST APT E5	RIDGEFIELD	WA	98642
SOLMONSON LYNN TRUSTEE	3300 NE 164TH ST UNIT E-6	RIDGEFIELD	WA	98642
DENT BARBARA L	3300 NE 164TH ST UNIT #H-1	RIDGEFIELD	WA	98642
WELLER ARLYCE & WELLER HERBERT	PO BOX 66503	ST. LOUIS	MO	63166
PRESUHN ROBERT E & PRESUHN DEATRA J	3300 NE 164TH ST E2	RIDGEFIELD	WA	98642
BABBITT LORETTA L	3300 NE 164TH ST UNIT D2	RIDGEFIELD	WA	98642
KEOGH BETTY C TRUSTEE	3229 NW 57TH ST	SEATTLE	WA	98107
HERRON P GEOFFREY & HERRON NANCY K	3300 NE 164TH ST #D4	RIDGEFIELD	WA	98642
EVERITT JENNIFER L	16001 NW 11TH AVE # A	RIDGEFIELD	WA	98642
LIES BRIAN	15514 NW 2 AVE	VANCOUVER	WA	98685
LIES RUDY D	213 NE 154TH ST	VANCOUVER	WA	98685
ROTH STRONG WANDA L TRUSTEE	3300 NE 164TH ST #P-2	RIDGEFIELD	WA	98642
FAHNESTOCK SHERIDAN & FAHNESTOCK JOYCE	3300 NE 164TH ST APT P3	RIDGEFIELD	WA	98642
COLEMAN LYNNE & TRYGSTAD CRAIG W	3300 NE 164TH ST	UNIT P4	RIDGEFIEL WA	98642
VERSTEEG DAVID ALAN TRUSTEE	3300 NE 164TH ST #Q1	RIDGEFIELD	WA	98642
MILLER KATHLEEN A & MILLER STEPHEN M	3300 NE 164TH ST UNIT Q2	RIDGEFIELD	WA	98642
BLACK HOLLY H TRUSTEE	3300 NE 164TH ST Q-3	RIDGEFIELD	WA	98642
CROGG PHYLLIS J & CROGG TERRANCE D	3300 NE 164TH ST Q4	RIDGEFIELD	WA	98642
BROWN SHERRY	3300 NE 164TH ST UNIT F2	RIDGEFIELD	WA	98642
BEARHAM JOHN & BEARHAM MARILYN	3300 NE 164TH ST APT G1	RIDGEFIELD	WA	98642
CORNICK STEPHEN R	3300 NE 164TH ST APT G2	RIDGEFIELD	WA	98642
SIMPSON BARBARA	3300 NE 164TH ST UNIT G3	RIDGEFIELD	WA	98642
SCHOENBORN ETHEL	3300 NE 164TH ST G4	RIDGEFIELD	WA	98642
FOSTER CHARLES & FOSTER ZOE	8271 HWY 47	CARLTON	OR	97111
WETTER BOYD & WETTER GRACE	3300 NE 164TH ST UNIT K-2	RIDGEFIELD	WA	98642

BROOKSHIRE JUDITH G	3300 NE 164TH ST L-1	RIDGEFIELD	WA	98642
HOFFMAN DONALD W & HOFFMAN BRENDA L	3300 NE 164TH ST #L2	RIDGEFIELD	WA	98642
DAVIES ALICE M	3300 NE 164TH ST APT L3	RIDGEFIELD	WA	98642
GABRIO GERALD R & GABRIO KRISTI M 25.48%	3300 NE 164TH STREET L-4	RIDGEFIELD	WA	98642
NANCE SUSAN J & DALLECK LYNNE	2217 NE 179TH ST UNIT 70	RIDGEFIELD	WA	98642
LARSON SHIRLEY A TRUSTEE	2217 NE 179TH ST #73	RIDGEFIELD	WA	98642
BULLINGER DAYTON F & BULLINGER LYLA A	2217 NE 179TH ST #74	RIDGEFIELD	WA	98642
PHILLIPS FRANCIS M & PHILLIPS BRENDA F TRUSTEES	2217 NE 179TH ST UNIT 75	RIDGEFIELD	WA	98642
GORRETTA CARL L	2217 NE 179TH ST UNIT 76	RIDGEFIELD	WA	98642
JACKSON V DALE	2217 NE 179TH ST UNIT 72	RIDGEFIELD	WA	98642
ANTHONY BRUCE D & ANTHONY DAWN M	2217 NE 179TH ST UNIT 83	RIDGEFIELD	WA	98642
ROMINE WILLIAM JR & ROMINE YONG	2217 NE 179TH ST #84	RIDGEFIELD	WA	98642
BEAL TOM & BEAL LORIS TRUSTEES	2217 EN 179TH ST UNIT 2	RIDGEFIELD	WA	98642
NORDEN LEE E & NORDEN JANET L	2217 NE 179TH ST UNIT B51	RIDGEFIELD	WA	98642
PASMORE BARBARA J	2217 NE 179TH ST UNIT B52	RIDGEFIELD	WA	98642
SPRAGUE EDWARD & SPRAGUE ETHEL TRUSTEE	2217 NE 179TH ST SS82	RIDGEFIELD	WA	98642
KEYNER WILLY & KEYNER MARIA TERESA	2217 NE 179TH ST UNIT 6	RIDGEFIELD	WA	98642
MATHESON CONSTANCE G	2217 NE 179TH ST #41	RIDGEFIELD	WA	98642
WARNER BARBARAA & JUNGE ROBERT D	2217 NE 179TH ST #85	RIDGEFIELD	WA	98642
O'HAYER JOHN & O'HAYER SANDRA M	2217 NE 179TH ST #86	RIDGEFIELD	WA	98642
LEWIS LAWRENCE H & LEWIS INGE	2217 NE 179TH ST #20	RIDGEFIELD	WA	98642
LAUMAN LESLIE A & LAUMAN KATHLEEN	2217 NE 179TH ST #39	RIDGEFIELD	WA	98642
DURHAM ARNOLD J & DURHAM CAROL M	2217 NE 179TH STREET UNIT 40	RIDGEFIELD	WA	98642
KAPRAL DANIEL F	2217 NE 179TH ST UNIT 42	RIDGEFIELD	WA	98642
ROCKENBACK KAREN K	1015 SW 189TH ST	RIDGEFIELD	WA	98642
MOFFET ERNEST W & MOFFET ELSIE M	5203 139TH AVE SE	BELLEVUE	WA	98006
WOLTER KELVIN M & WOLTER DONNA J	2217 NE 179TH ST #61	RIDGEFIELD	WA	98642
FITZGERALD BARBARA	2217 NE 179TH ST UNIT GG62	RIDGEFIELD	WA	98642
EKERSON JON MICHAEL & EKERSON MARY SUE TRUSTEES	2217 NE 179TH ST UNIT EE57	RIDGEFIELD	WA	98642
DARDEN GEORGE D & DARDEN PATTY SUE TRUSTEES	2217 NE 179TH ST UNIT 58	RIDGEFIELD	WA	98642
BOSKIND CONSTANCE M TRUSTEE	2217 NE 179TH ST #79	RIDGEFIELD	WA	98642
BURGESS LAUREL J & BURGESS JERALD H TRUSTEES	2217 NE 179TH ST UNIT 80	RIDGEFIELD	WA	98642
MOORE JEFFRY B & MOORE CAROLYN J	507 NE 99TH ST SPC 61	VANCOUVER	WA	98665
LARSON GAIL M	18517 NE 2ND CT	RIDGEFIELD	WA	98642
	PO BOX 1567	RIDGEFIELD	WA	98642
REED BARRY	111 NW 184TH ST	RIDGEFIELD	WA	98642
GRAVES TOM & GRAVES MARY	313 NW 184TH ST	RIDGEFIELD	WA	98642
HADALLER JACOB	238 BIRLEY RD	MOSSYROCK	WA	98564
BERNHARDT RANDAL C	1808 NE 209TH ST	RIDGEFIELD	WA	98642
LAGLER ROBERT W	PO BOX 65189	VANCOUVER	WA	98665
LOWE NICK L & BRINTON MEG R	20913 NE 15TH AVENUE	RIDGEFIELD	WA	98642
SCHNEIDER DALE & SCHNEIDER CAROL	1414 NE 209TH ST	RIDGEFIELD	WA	98642
LUND JERRY W & LUND DONNA L TRUSTEE	1628 NE 209TH ST	RIDGEFIELD	WA	98642

BLANKENSHIP LEANNE K	1606 NE 209TH ST	RIDGEFIELD	WA	98642
CARLSON PATRICK & CARLSON DELORES	1702 NE 209TH ST	RIDGEFIELD	WA	98642
PEDRACINI LARRY	PO BOX 90131	PORTLAND	OR	97290
ALLMARAS DAVID L & ALLMARAS DENA L	506 NE 209TH ST	RIDGEFIELD	WA	98642
DEETER ERIC L A	20618 NE DELFEL RD	RIDGEFIELD	WA	98642
VITAL REBECCA	800 NE TENNEY RD SUITE 110/214	VANCOUVER	WA	98685
MCCUTCHEON RUSSELL S & MCCUTCHEON SREE L	515 NE 209TH ST	RIDGEFIELD	WA	98642
JOHNSON JOAN C	20419 NE 10TH AVE	RIDGEFIELD	WA	98642
THOMPSON BETTY J	1601 NE 209TH ST	RIDGEFIELD	WA	98642
ALEKSANDROV BOGDAN V & ALEKSANDROV GALINA P	713 NE 209TH ST	RIDGEFIELD	WA	98642
HEASLEY DELRAE	903 NE 209TH ST	RIDGEFIELD	WA	98642
OVIATT ROBIN D	20801 NE 10TH AVE	RIDGEFIELD	WA	98642
SEPE DOMINIC & SEPE SHANNA A	805 NE 209TH ST	RIDGEFIELD	WA	98642
MUMM CHERYL T & SLAYDON GLEN M ETAL	1719 NE 209TH ST	RIDGEFIELD	WA	98642
RIOS MATTHEW R & RIOS LINDSEY	1815 NE 209TH ST	RIDGEFIELD	WA	98642
WUBBEN JERRY & WUBBEN TAMMY	20600 NE DELFEL RD	RIDGEFIELD	WA	98642
ELDREDGE NATALIE A & JOHNSON JAMES R	20502 NE 22ND AVE	RIDGEFIELD	WA	98642
THOMAS JAMES E & THOMAS DARLA	20402 NE 22ND AVE	RIDGEFIELD	WA	98642
STOREDAHL VICKY J ETAL (C/S)	20112 NE DELFEL RD	RIDGEFIELD	WA	98642
RAM INVESTMENTS LLC	7344 SE JOHNSON CREEK BLVD	PORTLAND	OR	97206
PAUL RYAN E & PAUL MELISSA A	19808 NE DELFEL RD	RIDGEFIELD	WA	98642
FORESIGHT LLC	6100 NE HIGHWAY 99	VANCOUVER	WA	98665
HONG WEN YU & HONG MEI RONG	14241 NW LAKESHORE CT	PORTLAND	OR	97229
FERNAU STANLEY & FERNAU LEAH	1713 NE 199TH ST	RIDGEFIELD	WA	98642
ROBERTS DAVID B & DEARMIN STEVE	PO BOX 895	WOODLAND	WA	98674
VICK HUGH & VICK MARYANN	19701 NE 10TH AVE	RIDGEFIELD	WA	98642
ROBERTS DAVID & DEARMIN STEVE ETAL	PO BOX 895	WOODLAND	WA	98674
DALRYMPLE CAROLYN A	104 NE 194TH ST	RIDGEFIELD	WA	98642
MANTIA JOSEPH & MANTIA SARAFINA M	3745 SE DIVISION ST	PORTLAND	OR	97202
WELLS RANDY JR & WELLS JAMMIE	112 NE 199TH ST	RIDGEFIELD	WA	98642
WELLS RANDY L & WELLS JAMMIE R	112 NE 199TH ST	RIDGEFIELD	WA	98642
ELLIOTT ERIC A & ELLIOTT AMANDA S	105 NE 199TH ST	RIDGEFIELD	WA	98642
CLARK RALPH L & CLARK GWEN ANN ET AL (C/B)	9209 NE 41ST AVE	VANCOUVER	WA	98665
NETZER INGE	10418 NE 163RD ST	BATTLE GROUND	WA	98604
HABERMAN BRIAN	17506 NE DELFEL COURT	RIDGEFIELD	WA	98642
SKAU LYNDA	19521 NE 15TH AVE	RIDGEFIELD	WA	98642
WHITE PATRICK HENRY III & SCHAFER LANI KATHERIN TRUSTEES	19505 NE 15TH AVE	RIDGEFIELD	WA	98642
BASS NANCY SUE ETAL	19414 NE 10TH AVE	RIDGEFIELD	WA	98642
TAYLOR STEVEN	PO BOX 1630	CASTLE ROCK	WA	98611
DOWNS RONALD L & DOWNS KAREN D	608 NE 194TH ST	RIDGEFIELD	WA	98642
BAUER JESSE DWAYNE & BAUER LEANNE	10613 NE 156TH ST	BRUSH PRAIRIE	WA	98606
RESLEFF WAYNE L	1412 NE 194TH ST	RIDGEFIELD	WA	98642
HOWARD KAE TRUSTEE	14519 SE RIVERSHORE DR	VANCOUVER	WA	98683

SCHERGER JOHN S	1017 NE 194TH ST	RIDGEFIELD	WA	98642
HULL GERALD	1507 NE 194TH ST	RIDGEFIELD	WA	98642
WRIGHT CLIFFORD D & WRIGHT TRACY L TRUSTEES	2215 NE 194TH ST	RIDGEFIELD	WA	98642
HOOTS ERIN L & HOOTS DONALD L JR ETAL	2501 NE 194TH ST	RIDGEFIELD	WA	98642
LEBOKI MICHAEL BRADFORD JR TRUSTEE	4409 NE 192ND ST	Ridgefield	WA	98642
PLEASANT ACRES LLC	418 NW ALBEMARLE TER	PORTLAND	OR	97210
BECKER MARCUS J	4407 NE 192ND ST	RIDGEFIELD	WA	98642
RASMUSSEN OLE & RASMUSSEN DEBBIE	100 S DEVINE RD	VANCOUVER	WA	98661
WELCH KENNETH & WELCH PATRICIA	19102 NE 10TH AVE	RIDGEFIELD	WA	98642
WATKINS ROBERT A & WATKINS JULIE L	19003 NE 10TH AVE	RIDGEFIELD	WA	98642
WU SHIH-YIN & LIN YUH-JEAN	18500 SE 35TH ST	VANCOUVER	WA	98683
CONGER STEPHEN D	712 NE 189TH ST	RIDGEFIELD	WA	98642
BREAKER R W & BREAKER GEORGIA TRUSTEE	1819 NE 191ST CIR	RIDGEFIELD	WA	98642
WRIGHT LAWRENCE D & WRIGHT TYMOTHI S TRUSTEES	18903 NE 35TH CT	RIDGEFIELD	WA	98642
FARRELL MICHAEL K & FARRELL SHARON H	18900 NE 38TH CT	RIDGEFIELD	WA	98642
ALLISON-COX ANNA L	419 NW 189TH ST	RIDGEFIELD	WA	98642
HAYDEN DESERY E & HAYDEN BETHENY R	317 NW 189TH ST	RIDGEFIELD	WA	98642
MEULER JOHN & MEULER SALLY	209 NE 189TH ST	RIDGEFIELD	WA	98642
CUSIC CONSTANCE J	701 NE 189TH ST	RIDGEFIELD	WA	98642
RELYEA DOUGLAS H & RELYEA CAROL TRUSTEE	8002 NE HIGHWAY 99 #568	VANCOUVER	WA	98665
WODAEGE SUSAN	18716 NE 10TH AVE	RIDGEFIELD	WA	98642
MACDONALD JAMES EDWIN TRUSTEE	18818 NE 20TH AVE	RIDGEFIELD	WA	98642
RODDA MELVIN W	2441 NE 189TH ST	RIDGEFIELD	WA	98642
MCBRIDE TIMOTHY & MCBRIDE FRANCES S	18813 NE 33RD CT	RIDGEFIELD	WA	98642
ALFERD RAYMOND G & ALFERD SHIRLEY C	18711 NW 11TH AVE	RIDGEFIELD	WA	98642
ZABRISKIE BRYAN D & ZABRISKIE RAMONA J	18807 NE 33RD CT	RIDGEFIELD	WA	98642
ROBERTS STEVEN & ROBERTS LORINDA	2717 NE 188TH CIR	RIDGEFIELD	WA	98642
LAM TUYET NHUNG & LE HOANG N	1000 NW 184TH ST	RIDGEFIELD	WA	98642
KRAUSE TINA MARIE	800 NE TENNEY ROAD STE 110 #313	VANCOUVER	WA	98685
SCHLOSSER KEITH C & SCHLOSSER MYRA L	112 NE 184TH ST	RIDGEFIELD	WA	98642
THREE CREEKS-MUMFORD LLC	101 E 6TH ST STE 350	VANCOUVER	WA	98660
LACKEY DAVID A & LACKEY HOLLY A	18607 NE 29TH AVE	RIDGEFIELD	WA	98642
ACHZIGER VICTOR L & CAMPBELL CORINN A TRUSTEES	2211 NE 189TH ST	RIDGEFIELD	WA	98642
WEBB GAIL IRENE & RAYMOND CAROL A	12401 NE 15TH AVENUE	VANCOUVER	WA	98685
ALLISON JOYCE	18501 NE 29TH AVE	RIDGEFIELD	WA	98642
JOHNSON MICHELLE	801 NW 184TH ST	RIDGEFIELD	WA	98642
CECKA ANDREW M & MCKENNA MAUREEEN	513 NW 184TH ST	RIDGEFIELD	WA	98642
SHURTLIFF RICK A	18403 NE 29TH AVE	RIDGEFIELD	WA	98642
WU CHI-SHIH & LIN JUNG-TZU	18500 SE 35TH ST	VANCOUVER	WA	98683
GRAVES THOMAS E TRUSTEE	313 NW 184TH ST	RIDGEFIELD	WA	98642
DUBRAVAC JOSEPH R & DUBRAVAC JEANETTE	215 NE 184TH ST	RIDGEFIELD	WA	98642
NAFEIE PROPERTIES LLC	PO BOX 1059	RIDGEFIELD	WA	98642
WELLNER TERENCE A	23 WESTRIDGE DR	LAKE OSWEGO	OR	97034



SVISTUNOV NIKITA & SVISTUNOV NELLY	2224 NE 179TH ST	RIDGEFIELD	WA	98642
BASFORD EDWARD & BASFORD BETTY	2412 NE 179TH ST	RIDGEFIELD	WA	98642
ZILKE WILFRED & ZILKE H MARJORIE	8518 NW 19TH AVE	VANCOUVER	WA	98665
HANN THOMAS C & HANN KARI M	18305 NE 50TH AVE	VANCOUVER	WA	98686
FOWLER DEVIN MICHAEL	18313 NE 29TH AVE	RIDGEFIELD	WA	98642
MILES TERRY & MILES SHARLENE	105 NW 194TH ST	RIDGEFIELD	WA	98642
PEDRIN ROBERT	1413 NE 194TH ST	RIDGEFIELD	WA	98642
METTERT THOMAS A	PO BOX 910	RIDGEFIELD	WA	98642
ANYWARE LLC	PO BOX 1359	RIDGEFIELD	WA	98642
INSPIRE MANAGEMENT LIMITED	12020 GREEN HILLS CT	LOS ALTOS HILLS	CA	94022
RESLEFF TOREY	19210 NE 17TH AVE	RIDGEFIELD	WA	98642
HALLEAUX JONATHAN A & KINTZ NORA K	19112 NE 17TH AVE	RIDGEFIELD	WA	98642
ANDERSON KIMBERLEIGH K & ANDERSON TODD A	104 NE 189TH ST	RIDGEFIELD	WA	98642
ANDERSON GARY & ANDERSON JANET	17618 NE 29TH AVE	RIDGEFIELD	WA	98642
BULLINGER JAMES P	19005 NE 10TH AVE	RIDGEFIELD	WA	98642
MCWILLIAMS KEVIN & MCWILLIAMS TRUDIE	19102 NE 42ND CT	RIDGEFIELD	WA	98642
HURFORD ROY DEAN & HURFORD LOIS JAYNE TRUSTEES	19020 NE 50TH AVE	VANCOUVER	WA	98686
KELLER JOHN & KELLER BARBARA	19101 NE 29TH AVE	RIDGEFIELD	WA	98642
CONGER STEPHEN	712 NE 189TH ST	RIDGEFIELD	WA	98642
MAXWELL MICHAEL P	2720 NE 189TH ST	RIDGEFIELD	WA	98642
RICE LOREN P & RICE CAROL G	3115 NE 190TH CIR	RIDGEFIELD	WA	98642
KRAUSE NICKOLAS & KRAUSE TINA	807 NW 189TH ST	RIDGEFIELD	WA	98642
TILTON DOUGLAS R & TILTON KAMI S	205 NW 189TH ST	RIDGEFIELD	WA	98642
SP LLC	PO BOX 5210	EUGENE	OR	97405
THREE CREEKS NORTH LLC	101 E 6TH ST STE 350	VANCOUVER	WA	98660
DORAN MICHELE M TRUSTEE	2119 NE 189TH ST	RIDGEFIELD	WA	98642
KESER MICHAEL & KESER BEVERLY	3100 NE 188TH ST	RIDGEFIELD	WA	98642
LAWRENCE OCTAVIAN & MILLER LACEY ROSE	3106 NE 188TH ST	RIDGEFIELD	WA	98642
SICUREZZA PAUL L & SICUREZZA LI SHING	18810 NE 33RD COURT	RIDGEFIELD	WA	98642
NITSCHKE ROBERT & NITSCHKE PEGGY	3612 NE 188TH ST	RIDGEFIELD	WA	98642
MIKELSON TASHA M	18801 NE 50TH AVE	VANCOUVER	WA	98686
TOSCANO JOSEPH M & TOSCANO CHRISTINE A TRUSTEES	702 NW 184TH ST	RIDGEFIELD	WA	98642
JENKINS RANDALL & JENKINS SHELBE	518 NW 184TH ST	RIDGEFIELD	WA	98642
COULIMORE JON & COULIMORE KRISTAL	118 NW 184TH ST	RIDGEFIELD	WA	98642
ANDERSON MICHAEL D & ANDERSON TINA M	18611 NE 20TH AVE	RIDGEFIELD	WA	98642
STUART ROGER & STUART KATHERINE	2533 NE 189TH ST	RIDGEFIELD	WA	98642
KLAPWIJK MARGARET A TRUSTEE	18612 NE 29TH AVE	RIDGEFIELD	WA	98642
PAULSEN JENNIFER C & PAULSEN JARED D	3504 NE 184TH ST	RIDGEFIELD	WA	98642
KOTS STAN & KOTS MARYANA	18549 NE 50TH AVE	VANCOUVER	WA	98686
WHEATON JOHN H & WHEATON KIMBALL M	621 NW 184TH ST	RIDGEFIELD	WA	98642
LIN YUNG-SHEN & LIN YUEH-CHIN TSAI	18500 SE 35TH ST	VANCOUVER	WA	98683
POULSON DAN & POULSON RETTA	1621 NE STONE LN	HERMISTON	OR	97838
BRODERS STEVEN W	2004 NE 179TH ST	RIDGEFIELD	WA	98642

ANDERSON CARL O	PO BOX 703	RIDGEFIELD	WA	98642
KUO JEW-DONG J & KUO CHIA-JUNG ET AL	7069 ELMSDALE DR	SAN JOSE	CA	95120
JACKSON ROBERT D & JACKSON PAULETTE E (C/B)	1820 SW 26TH CIRCLE	BATTLE GROUND	WA	98604
TANGEN NICOLE & JONES NICHOLAS I	3504 NE 179TH ST	RIDGEFIELD	WA	98642
COOP GORDON & COOP CLAIRE	1304 NE 199TH ST	RIDGEFIELD	WA	98642
ZUMSTEIN DONALD J SR & ZUMSTEIN B JOANNE TRUSTEE	20316 NE 22ND AVE	RIDGEFIELD	WA	98642
CLASSIS COLUMBIA (C/S)	20018 NE 22ND AVE	RIDGEFIELD	WA	98642
SOULE ARDIS C	19711 NE 224TH AVE	BRUSH PRAIRIE	WA	98606
BARNHART EDWARD C & BARNHART ROBBIE L	PO BOX 723	WOODLAND	WA	98674
HOMOLA ROLAND D & HOMOLA BRITTANY E	PO BOX 1885	LA CENTER	WA	98629
TRIBE WAYNE & TRIBE GERALDINE	1715 NE 199TH ST	RIDGEFIELD	WA	98642
WOOD LESLIE E TRUSTEE	2217 NE 179TH ST #9	RIDGEFIELD	WA	98642
FOURNIER RONALD & FOURNIER BETTY	19700 NE 10TH AVE	RIDGEFIELD	WA	98642
BLASKO MICHAEL & BLASKO MICHELLE	17919 NW 11TH AVE	RIDGEFIELD	WA	98642
LIN YUNG-SHEN & LIN YUEH-CHIH TSAI	18500 SE 35TH ST	VANCOUVER	WA	98683
1318 NE 209TH LLC	PO BOX 258	YACOLT	WA	98675
CERAVOLO GINO R & CERAVOLO TRACY L	1721 NE 209TH ST	RIDGEFIELD	WA	98642
YOCHIM STEVEN A & MURRAY JERRENE A	20716 NE 10TH AVE	RIDGEFIELD	WA	98642
SALVEY EARL & SALVEY KAREN	118 NW 194TH ST	RIDGEFIELD	WA	98642
ASHLEY CLIFFORD M & ASHLEY LINDA M	19515 NE 10TH AVE	RIDGEFIELD	WA	98642
STIGUM JANET L	18105 NW 11TH AVE	RIDGEFIELD	WA	98642
WILHOIT CHARLES & WILHOIT DELORES ESTATE	708 NE 194TH ST	RIDGEFIELD	WA	98642
BREUER KARA	1006 NE 194TH ST	RIDGEFIELD	WA	98642
SILVERSTAR PROPERTIES III LLC	2500 E 5TH ST	VANCOUVER	WA	98661
LEVENS KENNETH & LEVENS KAREN	20700 NE 10TH AVE	RIDGEFIELD	WA	98642
SCOTT ISRAEL J & SCOTT CYNTHIA E	912 NE 194TH ST	RIDGEFIELD	WA	98642
BOLINE DEBORAH A & SCHLOSSER KEITH C TRUSTEES	4404 NE 143RD AVE	VANCOUVER	WA	98682
GRIFFIN RONALD & GRIFFIN SHIRLEY	2109 NE 194TH ST	RIDGEFIELD	WA	98642
GALEAI DOUGLAS	19300 NE 50TH AVE	VANCOUVER	WA	98686
DOBBINS STEPHEN & DOBBINS KATHI	19104 NE 42ND CT	RIDGEFIELD	WA	98642
RODDY TIMOTHY J & IRWIN LISA M TRUSTEES	19115 NE 42ND CT	RIDGEFIELD	WA	98642
BIRNO AMER & BIRNO JESSICA	19119 NE 50TH AVE	VANCOUVER	WA	98686
TRINH THONG Q & TRINH NGAN	39000 SE MOFFET RD	WASHOUGAL	WA	98671
FLAPPER ROBERT & FLAPPER CAROLINE	19012 NE 17TH AVE	RIDGEFIELD	WA	98642
LIU SHING YEN & LIAO YING LIANG	19706 SE 25TH ST	CAMAS	WA	98607
MCGOWEN KENNETH & MCGOWEN JOANNE	2420 NE 189TH ST	RIDGEFIELD	WA	98642
TROTTER MICHAEL C & TROTTER TAYLOR E	2604 NE 189TH ST	RIDGEFIELD	WA	98642
BULLINGER JAMES & BULLINGER BEATRICE	19005 NE 10TH AVE	RIDGEFIELD	WA	98642
HUDDLESTON JERRY & HUDDLESTON NAOMI	19001 NE 17TH AVE	RIDGEFIELD	WA	98642
RELYEA DOUGLAS & RELYEA CAROL TRUSTEE	8002 NE HIGHWAY 99 #568	VANCOUVER	WA	98665
COOP JOHN & COOP LINDA	20313 NE 10TH AVE	RIDGEFIELD	WA	98642
GOODMAN HARLAN D & GOODMAN MARY M	18904 NE 35TH CT	RIDGEFIELD	WA	98642
OWEN BROOKS & OWEN JUDY TRUSTEE	21118 NE 29TH AVE	RIDGEFIELD	WA	98642

JOHNSON VERNELL J	613 NW 189TH ST	RIDGEFIELD	WA	98642
GROTH BRIAN	3538 S 3RD WAY	RIDGEFIELD	WA	98642
BARNETT ITHA	3565 NE LOMBARD CT	PORTLAND	OR	97211
SVISTUNOVA NADEZHDA N	2410 NE 179TH ST	RIDGEFIELD	WA	98642
MEULER CURTIS & MEULER JULIE	PO BOX 1674	RIDGEFIELD	WA	98642
OREGON CONFERENCE ADVENTIST CHURCHES	19800 OATFIELD RD	GLADSTONE	OR	97027
RICKETTS JOEY B & RICKETTS LORELEI M	2418 NE 179TH ST	RIDGEFIELD	WA	98642
ROY EDWARD B & ROY LUELLA R TRUSTEES	PO BOX 821389	VANCOUVER	WA	98682
KIENBAUM DALLES J	5415 S CONKLIN RD	GREENACRES	WA	99016
STUART JOSEPH H & STUART SUNSHINE	2525 NE 189TH ST	RIDGEFIELD	WA	98642
BENEDICT WILLIAM & BENEDICT KAREN	2710 NE 188TH CIR	RIDGEFIELD	WA	98642
YOUNG DAVID & YOUNG LEE	18612 NW 11TH AVE	RIDGEFIELD	WA	98642
DAMIS SHEILA K & DAMIS BRADLEY T	2819 NE 188TH CIR	RIDGEFIELD	WA	98642
INCE JUBAL L & INCE ERIN A	3415 NE 188TH ST	RIDGEFIELD	WA	98642
RIEPMA JANELL L & RIEPMA ERIC R	18711 NE 29TH AVE	RIDGEFIELD	WA	98642
CLARK COUNTY PARKS	4700 NE 78TH ST	VANCOUVER	WA	98665
CROWDER DAREL & CROWDER CRYSTAL	PO BOX 1295	RIDGEFIELD	WA	98642
SIREN GLEN G & SIREN JUDY R CO-TRUSTEES	100 NW 184TH ST	RIDGEFIELD	WA	98642
RIEDL LYNN	8112 SE RIVER VIEW LANE	VANCOUVER	WA	98664
HAYES TIMOTHY G & HAYES SANDRA L	1406 NE 199TH ST	RIDGEFIELD	WA	98642
MOBERLY MARY ANN TRUSTEE	419 NW 209TH ST	RIDGEFIELD	WA	98642
FRITZ CEVIN L & FRITZ LINDA A	3610 NE 184TH ST	RIDGEFIELD	WA	98642
JOHNSON MICHAEL & JOHNSON CHRISTINE	323 N LUOMA RD	WOODLAND	WA	98674
ROARK CAROL LEE	504 NW 179TH ST	RIDGEFIELD	WA	98642
KNOWLES THAD A & KNOWLES PEGGY A ETAL	17401 SE 39TH ST #33	VANCOUVER	WA	98683
DELPH GORDON & DELPH EILEEN (C/S)	11749 EXETER AVE NE	SEATTLE	WA	98125
DAY JEFFREY & DAY CATHERINE	1415 NE 199TH ST	RIDGEFIELD	WA	98642
BOGDANOV LYUDMILA & BOGDANOV ALEKSEY	1613 NE 199TH ST	RIDGEFIELD	WA	98642
LEE JEONG HANN	1911 NE 199TH ST	RIDGEFIELD	WA	98642
CLARK COUNTY PUBLIC WORKS	PO BOX 9810	VANCOUVER	WA	98666
BRIERLEY ROBERT & BRIERLEY ASHLEY	701 NW 184TH ST	RIDGEFIELD	WA	98642
FRICE MICHAEL L & FRICE RAEHEL M	611 NW 184TH ST	RIDGEFIELD	WA	98642
COSTEA GABRIEL D & COSTEA SEVASTITA TRUSTEES	16221 NE HOLLADAY ST	PORTLAND	OR	97230
ROLAND ROBERT L	1804 NE 179TH ST	RIDGEFIELD	WA	98642
METCALF RANDOLPH A & METCALF KATHLEEN	2112 NE 179TH ST PMB 162	RIDGEFIELD	WA	98642
JPD BROWN FAMILY LLC	404 NE 310TH CIR	RIDGEFIELD	WA	98642
WILHOIT JODENE L	712 NE 194TH ST	RIDGEFIELD	WA	98642
MAFTEY IRINA	1508 NE 194TH ST	RIDGEFIELD	WA	98642
ABRAHAM GARY C & ABRAHAM THERESA C	18317 NE 29TH AVE	RIDGEFIELD	WA	98642
HAWKINS ZACHERY F & HAWKINS MEGAN S	18316 NE 50TH AVE	VANCOUVER	WA	98686
MARTIN EDWARD DEVEREUX & MARTIN JANNIE	703 NW 184TH ST	RIDGEFIELD	WA	98642
FORBES EDWARD G	11 COUNTRY CLUB DR	LONGVIEW	WA	98632
GLASER WILLIAM D & GLASER SUSAN K	PO BOX 1457	VANCOUVER	WA	98668

SEIGAL MARILYN J	23619 NE 174TH CT	BATTLE GROUND	WA	98604
TOULSON WILLIAM & TOULSON JANET	18000 NW 11TH AVE	RIDGEFIELD	WA	98642
RUNCKEL DOUGLAS & RUNCKEL EVELYN	3419 PRINGLE RD SE	SALEM	OR	97302
DOUBLE RONNIE L	2210 NE 179TH ST	RIDGEFIELD	WA	98642
ORANGE DONALD & ORANGE MARY	4104 NE 35TH AVE	VANCOUVER	WA	98661
BARTON JAMES SR & BARTON CLAUDETTE	2808 NE 179TH ST	RIDGEFIELD	WA	98642
LEGKUN PAVEL & LEGKUN GALINA G	17916 NE 50TH AVE	VANCOUVER	WA	98686
BRUTON GORDON D JR & STEPHENS MARYBETH	3224 NE 179TH ST	RIDGEFIELD	WA	98642
TRIBE GLENN O & TRIBE BETTY J TRUSTEES	3004 NE 179TH ST	RIDGEFIELD	WA	98642
DEMERS JOHN R & FELLOWS-DEMERS ANNETTE M TRUSTEES	7564 SW ROANOKE DR N	WILSONVILLE	OR	97070
RESLEFF WAYNE	1509 NE 194TH ST	RIDGEFIELD	WA	98642
GOEDERT SANDRA	19118 NE 10TH AVE	RIDGEFIELD	WA	98642
MORGUS JUDITH A TRUSTEE	3607 NE 193RD CIR	RIDGEFIELD	WA	98642
BLODGETT EDWARD	19200 NE 17TH AVE	RIDGEFIELD	WA	98642
WADE CLIFFORD & WADE CONSTANCE	102 NE 189TH ST	RIDGEFIELD	WA	98642
ALMY ROBERT & ALMY CAROL	19100 NE 10TH AVE	RIDGEFIELD	WA	98642
STOUT ALLEN LIFE ESTATE ETAL	10506 WAUNA ST SW	LAKEWOOD	WA	98498
RELYEA DOUGLAS H & RELYEA CAROL TRUSTEES	8002 NE HIGHWAY 99 #568	VANCOUVER	WA	98665
BULLINGER JAMES JR & HEINDEL DENISE	19007 NE 10TH AVE	RIDGEFIELD	WA	98642
BROWN MANDY SUE	707 NW 189TH ST	RIDGEFIELD	WA	98642
JACKMAN DONALD & JACKMAN DEBORAH	705 NW 189TH ST	RIDGEFIELD	WA	98642
RICHARDSON JO ANN TRUSTEE	307 NW 189TH ST	RIDGEFIELD	WA	98642
OLVERA ADELA & NINO-PALACIOS JUAN C ETAL	3328 NE 179TH ST	RIDGEFIELD	WA	98642
IBEN RAY W TRUSTEE	114 NW 179TH ST	RIDGEFIELD	WA	98642
TOULSON WILLIAM J & TOULSON JANET L	18000 NW 11TH AVE	RIDGEFIELD	WA	98642
TSYMBAL GALINA	18801 NE 10TH AVE	RIDGEFIELD	WA	98642
BULLINGER JAMES & BULLINGER BEA	911 NE 189TH ST	RIDGEFIELD	WA	98642
MCDOWELL RODNEY J	2910 NE 188TH ST	RIDGEFIELD	WA	98642
MANN LAUREEN	3420 NE 188TH ST	RIDGEFIELD	WA	98642
ROBISON HORACE JR & ROBISON MARCIA ANN TRUSTEE	18814 NE 38TH CT	RIDGEFIELD	WA	98642
WUBBEN MARK T	18804 NE 33RD CT	RIDGEFIELD	WA	98642
THREE CREEKS MUMFORD LLC	101 E 6TH ST STE 350	VANCOUVER	WA	98660
STUART ROGER L	2533 NE 189TH ST	RIDGEFIELD	WA	98642
GRANT DEE DEE & GRANT JOHN	2608 NE 161ST ST	RIDGEFIELD	WA	98642
BUCK DAVID F D & BUCK RHONDA L	3611 NE 188TH ST	RIDGEFIELD	WA	98642
AKERS KENNETH & AKERS SANDRA	3711 NE 188TH ST	RIDGEFIELD	WA	98642
SMITH DANIEL JR & SMITH JODI	18703 NE 50TH AVE	VANCOUVER	WA	98686
GREGORY GAYLE A	718 NW 184TH ST	RIDGEFIELD	WA	98642
GRAVES TODD THOMAS	6905 NE 119TH STREET	VANCOUVER	WA	98686
STINE TERRY & STINE REDA	306 NW 184TH ST	RIDGEFIELD	WA	98642
FEFELOV TIMOFEY & FEFELOV YELENA	18615 NE 29TH AVE	RIDGEFIELD	WA	98642
STOLBERG MARK & STOLBERG KAREN	18606 NW 11TH AVE	RIDGEFIELD	WA	98642
PR2 PROPERTIES LLC	PO BOX 87908	VANCOUVER	WA	98687

VAN OMEN JENNIFER & COUVILLION THOMAS	18508 NW 11TH AVE	RIDGEFIELD	WA	98642
LINDBERG THOMAS & LINDBERG CYNTHIA	18605 NE 50TH AVE	VANCOUVER	WA	98686
WIKSTROM JOHN	616 NW 184TH ST	RIDGEFIELD	WA	98642
STINE TERRY L & STINE REDA M	306 NW 184TH ST	RIDGEFIELD	WA	98642
OSBORN ARLENE A	18517 NE 29TH AVE	RIDGEFIELD	WA	98642
GOHL DAVID C & GOHL ANGELA F	PO BOX 365	BRUSH PRAIRIE	WA	98606
CLARK COUNTY GENERAL SERVICES - SHERIFF	911 N 65TH AVE	RIDGEFIELD	WA	98642
COCKLIN PROPERTIES LLC	235 RIVER ST	ST HELENS	OR	97051
CHURCHMAN DEBRA K & CHURCHMAN ARLISS L	601 NE 184TH ST	RIDGEFIELD	WA	98642
ANDERSON BRIAN & ANDERSON SANDRA	PO BOX 2802	VANCOUVER	WA	98668
MCCORMACK JEFFREY S & MCCORMACK SHEILA K	18315 NE 29TH AVE	RIDGEFIELD	WA	98642
MOWREY DELVENA R TRUSTEE	3516 NE 179TH ST	RIDGEFIELD	WA	98642
RAYNER EDWARD A (C/S)	18317 NE 50TH AVE	VANCOUVER	WA	98686
STEWART MARTY A & STEWART MARIA J	18316 NE 50TH AVE	VANCOUVER	WA	98686
BROOKS DANIEL L & WARNE-BROOKS SHEILA K	4012 NE 179TH ST	VANCOUVER	WA	98686
NYE MARTIN & NYE CHERIE	3815 NW CREEKSIDE DR	VANCOUVER	WA	98685
GORANSON JOSEPH & GORANSON VIRGINIA	18112 NE 50TH AVE	VANCOUVER	WA	98686
RIDGEFIELD 822 LLC	8103 SE EVERGREEN HWY	VANCOUVER	WA	98664
SOBEL CHRISTOPHER E & SOBEL CHARISSA J	716 NW 179TH ST	RIDGEFIELD	WA	98642
ROMINGER HOMEPLACE LLC	12112 NW 31ST AVE	VANCOUVER	WA	98665
THREE CREEKS INVESTORS LLC	101 E 6TH ST STE 350	VANCOUVER	WA	98660
PETERS GARY J	2217 NE 179TH ST #27	RIDGEFIELD	WA	98642
DUNNAVANT TERRANCE & DUNNAVANT HEATHER	3307 NE 179TH ST	RIDGEFIELD	WA	98642
ASSEM SARAH	4417 NE 179TH ST	VANCOUVER	WA	98686
NEEL MARK & NEEL SHERRI	17810 NE 47TH AVE	VANCOUVER	WA	98686
SAKAI EUGENE K & STOLBERG ANN E	2217 NE 179TH ST UNIT B3	RIDGEFIELD	WA	98642
SHELTON ROBERT K & SHELTON DIAN L	18019 NE 29TH AVE	RIDGEFIELD	WA	98642
ROARK CAROL LEE TRUSTEE	504 NW 179TH ST	RIDGEFIELD	WA	98642
PERU SARAH E & PERU ALEX S	2222 NE 179TH ST	RIDGEFIELD	WA	98642
HANNULA LONNY	3920 NE 179TH ST	VANCOUVER	WA	98686
TRIBE MICHAEL G	17919 NE 29TH ave	RIDGEFIELD	WA	98642
LUDWIG CHARLES & LUDWIG CAROL	4310 NE 179TH ST	VANCOUVER	WA	98686
H & B ENTERPRISES BATTLE GROUND	1216 E MAIN ST	MEDFORD	OR	97504
WEBB GARY F TRUSTEE	61927 BEHRENS LANE	SUMMERVILLE	OR	97876
PAGEL THOMAS L & PAGEL SANDRA L	17501 NE 50TH AVE	VANCOUVER	WA	98686
ROE ZACHARY	17811 NE 47TH AVE	VANCOUVER	WA	98686
ROSS ANN E	17710 NE 33RD AVE	RIDGEFIELD	WA	98642
CLARK COUNTY GENERAL SERVICES - FAIRGROUNDS	17402 NE DELFEL RD	RIDGEFIELD	WA	98642
TANGEN LELAND CARL & TANGEN FRANCES ANN TRUSTEES	17710 NE 34TH AVE	RIDGEFIELD	WA	98642
BENTON JONATHAN B	3513 NE 179TH ST	RIDGEFIELD	WA	98642
SPEY CAST LLC	418 NW ALBEMARLE TER	PORTLAND	OR	97210
MORGAN SHIRLEY	4401 NE 179TH ST	VANCOUVER	WA	98686
NEWTON HOLLY O N & CHANDLER MAX S	17712 NE 50TH AVE	VANCOUVER	WA	98686

PACE AMY LYNN & PACE LAMAR	13308 NE 242ND ST	BATTLE GROUND	WA	98604
DOUGLAS DAVID C TRUSTEE	4607 NE 178TH ST	VANCOUVER	WA	98686
HERGESHEIMER DEAN & HERGESHEIMER SHARON A	4404 NE 174TH ST	VANCOUVER	WA	98686
VOOSEN FREDERICK O & HATHAWAY CAROL A	4505 NE 178TH ST	VANCOUVER	WA	98686
MURPHY RANDY W & MURPHY KATHRYN M	4336 NE 174TH ST	VANCOUVER	WA	98686
TANGEN LELAND & TANGEN FRANCES	17710 NE 34TH AVE	RIDGEFIELD	WA	98642
PERESSINI JASON D & PERESSINI NOEL	4508 NE 174TH ST	VANCOUVER	WA	98686
DRIVER TIMOTHY & DRIVER CHERYL	4701 NE 178TH ST	VANCOUVER	WA	98686
NEWBERRY SHAWN ALAN & NEWBERRY DANIELLE MARIE	407 E OAK ST	YACOLT	WA	98675
PREW THOMAS C & PREW JENI L	17414 NE 50TH AVE	VANCOUVER	WA	98686
LONG DONALD & LONG DENISE	17508 NE 34TH AVE	RIDGEFIELD	WA	98642
FRASIER RICKY & FRASIER DEANNA	4112 NE 174TH ST	VANCOUVER	WA	98686
RANCORE CLAUDIA	17323 NW 11TH AVE	RIDGEFIELD	WA	98642
BEDIENT DARYL M & BEDIENT NOBUE	4115 NE 174TH ST	VANCOUVER	WA	98686
ROOT ROBERT & ROOT ANNETTE	2210 W MAIN ST	BATTLE GROUND	WA	98604
CATES GAROLD F	3417 NE 136TH WAY	VANCOUVER	WA	98686
ROOT ROBERT & ROOT ANNETTE	17101 NE 40TH AVE	VANCOUVER	WA	98686
GONZALES LLOYD & GONZALES GAYLE	17117 NW 11TH AVE	RIDGEFIELD	WA	98642
KAYS LARRY & KAYS JANICE	17109 NW 11TH AVE	RIDGEFIELD	WA	98642
WINIECKI TADEUS & WINIECKI NANCY	16810 NE 40TH AVE	VANCOUVER	WA	98686
SLOAN SAMUEL A & SLOAN JUDITH A TRUSTEES	3300 NE 164TH ST BB1	RIDGEFIELD	WA	98642
ONEAL ALICE TRUSTEE	16716 NE 40TH AVE	VANCOUVER	WA	98686
DOMAN JARED T & DOMAN KIMBERLY A	211 NW 150TH WAY	VANCOUVER	WA	98685
LESTER ROGER & LESTER MELODY	3803 NE 165TH CIR	VANCOUVER	WA	98686
EVERSON-JOHNSON FARMS LLC	14101 SE 38TH ST	VANCOUVER	WA	98684
MICHALEK ROBIN	28313 NE 96TH AVE	BATTLE GROUND	WA	98604
COLUMBIA LAND TRUST	850 OFFICERS ROW	VANCOUVER	WA	98661
OLSON DARIN J & OLSON MELISSA K	500 NW 161ST CIR	RIDGEFIELD	WA	98642
WAINWRIGHT RICHARD & WAINWRIGHT SALLY	605 NE 164TH ST	RIDGEFIELD	WA	98642
TICHENOR GARY E & TICHENOR JANET G TRUSTEES	16316 NE 6TH CT	RIDGEFIELD	WA	98642
BROWN ROBERT W & BROWN TRACY L	509 NW 161ST CIR	RIDGEFIELD	WA	98642
ROMBACH JAMES & ROMBACH MARY	501 NW 161ST CIR	RIDGEFIELD	WA	98642
STUTTS GERALD D & STUTTS JOY CO-TRUSTEES	15815 NW 18TH AVE	VANCOUVER	WA	98685
MILLER WILLIAM C & MILLER JACQUELINE	15606 NW 2ND AVE	VANCOUVER	WA	98685
KRUG KENNETH A & KRUG LAURA	1701 NW 157TH ST	VANCOUVER	WA	98685
BINNS WILLIAM G & BINNS MONICA TRUSTEES	8009 NE 19TH CT	VANCOUVER	WA	98665
GILBERT JOHN F	800 NE TENNEY RD PMB 122	VANCOUVER	WA	98685
GEHLEN JOSEPH C & GEHLEN ROSALIE A	15612 NW 16TH AVE	VANCOUVER	WA	98685
MASON ROBERT A & MASON JAN W	1514 NW 155TH CIR	VANCOUVER	WA	98685
SUNDEM GEORGE A TRUSTEE	1214 NW 155TH CIR	VANCOUVER	WA	98685
JOHNSON MITCH S & JOHNSON DANA S	15515 NW 2ND AVE	VANCOUVER	WA	98685
DORSETT FREDERIC T	614 NE 154TH ST	VANCOUVER	WA	98685
LINDSAY WILLIAMM P & SCHROCK LINDSAY KELLI	15406 NW 11TH AVE	VANCOUVER	WA	98685

FURTADO JESSE	415 NE 154TH ST	VANCOUVER	WA	98685
AGUIAR FREYA	521 NE 154TH ST	VANCOUVER	WA	98685
G&G PROPERTY INVESTMENTS LLC	330 COLMON DR	PORT TOWNSEND	WA	98368
WILCOX LEE & WILCOX JACQUELINE	15211 NW 21ST AVE	VANCOUVER	WA	98685
MILLER BYRON & MILLER LINDA	1508 NW 151ST ST	VANCOUVER	WA	98685
MILLER KRISTINE L & MILLER SCOTT W	1408 NW 151ST ST	VANCOUVER	WA	98685
KIRGISS SCOTT D & KIRGISS SHELLY R	PO BOX 1241	BATTLE GROUND	WA	98604
FRASIER RICKY L & FRASIER DEANNA M	4112 NE 174TH ST	VANCOUVER	WA	98686
GONZALES LLOYD	17117 NW 11TH AVE	RIDGEFIELD	WA	98642
FRASIER RICKY L & FRASIER DEANNA	4112 NE 174TH ST	VANCOUVER	WA	98686
PAGEL THOMAS L	17501 NE 50TH AVE	VANCOUVER	WA	98686
LUNDGREN ANDREW K & LUNDGREN PATRICIA	4113 NE 174TH ST	VANCOUVER	WA	98686
BOSLAUGH TOBIN & BOSLAUGH KATARZYNA	18501 NE 101ST AVE	BATTLE GROUND	WA	98604
FRASIER TOMMY L & FRASIER NITA A	14515 NE 72ND AVE	VANCOUVER	WA	98686
PUGH STEVEN & PUGH COLLEEN	4208 NE 174TH ST	VANCOUVER	WA	98686
LAUB ROBERT M & LAUB RACHELLE L	16714 NW 11TH AVE	RIDGEFIELD	WA	98642
MCRAE JEFFREY & MCRAE BONNIE	17303 NE 50TH AVE	VANCOUVER	WA	98686
VIERBARTON E	4805 NE 174TH ST	VANCOUVER	WA	98686
MILLER MICHAEL G & MILLER RHONDA R	17103 NW 11TH AVE	RIDGEFIELD	WA	98642
PERRIN WILLIAM F & PERRIN ANN A TRUSTEES	16915 NE 40TH AVENUE	VANCOUVER	WA	98686
EVERSAUL SCOTT & EVERSAUL ANGELA	13311 NE 4TH CT	VANCOUVER	WA	98685
MARTIN SHARON J PALMER	16925 NW 11TH AVE	RIDGEFIELD	WA	98642
AUSTIN ELIZABETH ETAL	8612 NW 21ST AVE	VANCOUVER	WA	98665
BOSLAUGH DAVID & BOSLAUGH MARGIE	16610 NE 37TH AVE	VANCOUVER	WA	98686
PERRY JAMES D & PERRY SANDRA	16607 NE 37TH AVE	VANCOUVER	WA	98686
BISHOP JARED & BISHOP LARRY	16417 NW 11TH AVE	RIDGEFIELD	WA	98642
MARSO JEFFERY N & YE CHRISTINE	16606 NE 37TH AVE	VANCOUVER	WA	98686
ADAMS LYLE C & ADAMS ROBERTA J TRUSTEES	3300 NE 164TH ST APT HH1	RIDGEFIELD	WA	98642
LAMMERS GREGORY S & LAMMERS HEIDI C	16508 NE 37TH AVE	VANCOUVER	WA	98686
WARD CHRISTOPHER G	16504 NE 37TH AVE	VANCOUVER	WA	98686
RICHARDSON DAVID A & RICHARDSON CHRISTINA M	16201 NW 11TH AVE	RIDGEFIELD	WA	98642
DOMAN JARED & DOMAN KIMBERLY	211 NW 150TH WAY	VANCOUVER	WA	98685
OLSON DARIN J & OLSON MELISSA K	500 NW 161ST CIR	RIDGEFIELD	WA	98642
SACULLES ENYA	PO BOX 65796	VANCOUVER	WA	98665
MILL CREEK FOREST PUD HOMEOWNERS ASSOCIATION	3801 NE 165TH CIR	VANCOUVER	WA	98686
PLOIUM JAMES A	807 NE 164TH ST	RIDGEFIELD	WA	98642
WANKE WAYNE & WANKE KIMBERLY	16112 NE 6TH CT	RIDGEFIELD	WA	98642
DEVORE DAVID & DEVORE SALLY	609 NW 161ST ST	RIDGEFIELD	WA	98642
EVERITT JOHNNIE L	16001 NW 11TH AVE	RIDGEFIELD	WA	98642
XU LI & YOUNG ROGER	19800 SE 25TH ST	CAMAS	WA	98607
KOELTZOW SHARON & KOELTZOW DAVID	15810 NW 11TH AVE	VANCOUVER	WA	98685
SPRAGUE-GIRTEN LEAH C	15709 NW 2ND AVE	VANCOUVER	WA	98685
ETEN JOHN M	15710 NW 11TH AVE	VANCOUVER	WA	98685



WHITE ZACKERY W & WHITE SHANNA R	15709 NW 11TH AVE	VANCOUVER	WA	98685
RICE KAREN L	15704 NW 11TH AVE	VANCOUVER	WA	98685
SCHULTZ HEIDI P & SCHULTZ GEOFFREY C	1520 NW 155TH CIR	VANCOUVER	WA	98685
LIES RUDY & LIES MARY ETAL	213 NE 154TH ST	VANCOUVER	WA	98685
MICHALIK EDWARD & MICHALK JUANITA	1590 ZAPATA DR	EL DORADO HILLS	CA	95762
RITTER EUGENE A & RITTER JANET D	1415 NW 154TH ST	VANCOUVER	WA	98685
RITTER EUGENE & RITTER JANET	1415 NW 154TH ST	VANCOUVER	WA	98685
SMITH DAVID & SMITH GEORGIA	15020 NW 16TH AVE	VANCOUVER	WA	98685
SHEUERMAN SUZANNE & GARRETT MAUREEN	1301 NW 150TH CIR	VANCOUVER	WA	98685
CHRISTENSEN RUSTY L & CHRISTENSEN DIANA L	16802 NE 50TH AVE	VANCOUVER	WA	98686
JONDAHL WINTON & JONDAHL MAUREEN	16927 NW 11TH AVE	RIDGEFIELD	WA	98642
MAIER RICHARD A JR & MAIER COLLEEN N	3808 NE 165TH CIR	VANCOUVER	WA	98686
DAWKINS MARK & DAWKINS DENISE	610 NW 161ST CIR	RIDGEFIELD	WA	98642
FIGONE RICHARD R & FIGONE TARA TRUSTEE	606 NW 161ST CIR	RIDGEFIELD	WA	98642
LEVESQUE DANA & LEVESQUE RITA	3300 NE 164TH ST UNIT M1	RIDGEFIELD	WA	98642
WOOTEN CARL W & WOOTEN DENISE K	41189 POMEGRANATE COURT	MADERA	CA	93636
HORTON CARL & HORTON HELENE	3300 NE 164TH ST E-1	RIDGEFIELD	WA	98642
HUGGINS GREGORY K & HUGGINS DENISE M TRUSTEES	16608 NE 37TH AVE	VANCOUVER	WA	98686
PLOIUM JACQUELYN J	709 NE 164TH ST	RIDGEFIELD	WA	98642
HATHAWAY AARON R & HATHAWAY LINDSEY N	16217 NE 50TH AVE	VANCOUVER	WA	98686
KUBINIEC RICHARD & FALKENBERG SABINE	16519 NE 37TH AVE	VANCOUVER	WA	98686
NIELSEN LYLE & NIELSEN LYNDA	16516 NE 37TH AVE	VANCOUVER	WA	98686
SHANNON RENEE	3300 NE 164TH ST D-1	RIDGEFIELD	WA	98642
JOHNSON RICK	3807 NE 165TH CIRCLE	VANCOUVER	WA	98686
SIEBERT CLARK & SIEBERT MARY	809 NW 164TH ST	RIDGEFIELD	WA	98642
THOMPSON EMILY MALAGA & SKALICKY JOSEPH J	303 NW 164ST ST	RIDGEFIELD	WA	98642
RICHARDSON HOWARD & RICHARDSON TAYA	219 NW 164TH ST	RIDGEFIELD	WA	98642
SCHLAPPI ARNOLD E & SCHLAPPI DIXIE TRUSTEE	619 NE 164TH ST	RIDGEFIELD	WA	98642
PLOIUM JOSEPH & PLOIUM LAURA	16317 NE 9TH AVE	RIDGEFIELD	WA	98642
COLLINS CASEY & COLLINS SUSAN	16014 NW 6TH AVE	RIDGEFIELD	WA	98642
WATSON KYLE & WATSON BARBARA	411 NW 161ST CIR	RIDGEFIELD	WA	98642
KNOTTNERUS JOHN & KNOTTNERUS LEE	16104 NE 6TH CT	RIDGEFIELD	WA	98642
GERLACH KRISTY & HUFFMAN STEVEN	14217 SILVER FIRS DR	EVERETT	WA	98208
KAY DAVID & KAY KIM	16309 NE 50TH AVE	VANCOUVER	WA	98686
ANDRE BRETT RAYMOND & GLAFKA-ANDRE KRISTIN R	15902 NW 11TH AVE	RIDGEFIELD	WA	98642
THOMPSON ERIC & THOMPSON BARBARA	15816 NW 16TH AVE	VANCOUVER	WA	98685
NAVIGATO MATTHEW L & SHOTWELL KENNETH L	110 NW 157TH ST	VANCOUVER	WA	98685
UNDERWOOD THOMAS R & UNDERWOOD PATRICIA J	15808 NW 11TH AVE	VANCOUVER	WA	98685
ROBINSON BRIAN SCOTT & ROBINSON LYNN M	15701 NW 11TH AVE	VANCOUVER	WA	98685
HILL MICHAEL T & HARWOOD HOLLY C	100 NW 157TH ST	VANCOUVER	WA	98685
NELSON TIMOTHY R & NELSON STEVEN J	15604 NW 11TH AVE	VANCOUVER	WA	98685
LIES RUDY D & LIES MARY C ETAL	1304 NE 154TH ST #105	VANCOUVER	WA	98685
LOWELL BRIAN C & LOWELL ANNA P	15711 NW 18TH AVE	VANCOUVER	WA	98685

VIGOREN RANDY & VIGOREN STACEY	1614 NW 157TH ST	VANCOUVER	WA	98685
FLEMING WILLIAM A & FLEMING MARJORIE G TRUSTEES	15614 NW 11TH AVE	VANCOUVER	WA	98685
RUZSA CATHERINE R & TAYLOR EDWARD L	605 NW 156TH ST	VANCOUVER	WA	98685
HAAGENSON NW & SM TRUSTEES	15516 NW 2ND AVE	VANCOUVER	WA	98685
LIES BENJAMIN S	15507 NW 2ND AVE	VANCOUVER	WA	98685
ZAROSINSKI DEAN & ZAROSINSKI JENNIE	1400 NW 155TH CIR	VANCOUVER	WA	98685
MILLER JACQUELINE & MILLER WILLIAM	1337 PRESSLER CT S	SALEM	OR	97306
MULLER DAVID J TRUSTEE	15510 NW 16TH AVE	VANCOUVER	WA	98685
HOWELL HOWARD JR & HOWELL JANELLE M	612 NE 154TH ST	VANCOUVER	WA	98685
LIES RUDY D & LIES MARY ETAL	1304 NE 154TH ST STE 105	VANCOUVER	WA	98685
LIES RUDY F	15514 NW 2ND AVE	VANCOUVER	WA	98685
LIES RUDOLPH F	15508 NW 2ND AVE	VANCOUVER	WA	98685
MULLEN MARK & MULLEN NANCY	15402 NW 16TH AVE	VANCOUVER	WA	98685
CHENG TSAI-YING TRUSTEE	15501 NW 11TH AVE	VANCOUVER	WA	98685
KELLER GARRETT ONEIL & KELLER ERIN SHEA	15306 NW 11TH AVE	VANCOUVER	WA	98685
LIES RUDY & LIES MARY & LIES BRIAN & LIES LURIE JO	1304 NE 154TH ST	VANCOUVER	WA	98685
INGRAM BERT & INGRAM SHIRLEY	711 NE 154TH ST	VANCOUVER	WA	98685
FLORY BRIAN M & FLORY JENNY P	15114 NE 11TH AVE	VANCOUVER	WA	98685
GLENDENNING TRAVIS & GLENDENNING REBECCA J	6100 NE HWY 99	VANCOUVER	WA	98665
GEORGE DANIEL H & GEORGE LINDSEY ANNE	701 NE 154TH ST	VANCOUVER	WA	98685
RASMUSSEN JASON W	1402 NW 151ST ST	VANCOUVER	WA	98685
BONTA MCDON L & BONTA GAYLE D	15015 NW 14TH AVE	VANCOUVER	WA	98685
ASCH CARL L	19209 NE 29TH AVE	RIDGEFIELD	WA	98642
HILL BRADLEY & HILL CHRISTINE	1200 NW 155TH CIR	VANCOUVER	WA	98685
WEST RONALD T & WEST KELLIE A	15600 NW 11TH AVE	VANCOUVER	WA	98685
SELLERS LARRY MICHAEL & SELLERS LINDA KAY TRUSTEES	3300 NE 164TH ST P1	RIDGEFIELD	WA	98642
SCHILLING JON A & SCHILLING VELNA TRUSTEE	19117 NE 29TH AVE	RIDGEFIELD	WA	98642
CLARK COUNTY	PO BOX 9810	VANCOUVER	WA	98666
BURGER CHARLES R & BURGER PHYLLIS E	3300 NE 164TH ST UNIT F-1	RIDGEFIELD	WA	98642
KLATTENOFF JOHN & BERNASH DEANNA	2217 NE 179TH ST UNIT L-69	RIDGEFIELD	WA	98642
JONES RICHARD E & JONES E CAROLE	2217 NE 179TH ST UNIT 1	RIDGEFIELD	WA	98642
JOHNSON FRANKLIN H & JOHNSON JANET A	2217 NE 179TH ST UNIT 81	RIDGEFIELD	WA	98642
BLIVEN RAYMOND D & BLIVEN LINDA J	2217 NE 179TH ST UNIT 5	RIDGEFIELD	WA	98642
OIEN TONI J	2217 NE 179TH ST UNIT 19	RIDGEFIELD	WA	98642
RENAISSANCE VISTA VISTA GLEN HOA	16420 SE MCGILLIVRAY BLVD	VANCOUVER	WA	98683
MCCLELLAND CLIFFORD E	305 NW 164TH ST	RIDGEFIELD	WA	98642
SIGRIST ANDREW J & SIGRIST KYLE J	917 NW 11TH AVE	BATTLE GROUND	WA	98604
DARR NORMA J	1100 NE 85TH AVE	VANCOUVER	WA	98664
MOORE CAROLYN E 20% INT	19808 NE 22ND AVE	RIDGEFIELD	WA	98642
PERRY JAMES V & PERRY MARY LEE	19305 NE 17TH AVE	RIDGEFIELD	WA	98642
WILLIAMS GREGORY C & WILLIAMS KRISTINE L	2001 NE 194TH ST	RIDGEFIELD	WA	98642
BYMAN JOEL & BYMAN SOFIA A	18817 NE 50TH AVE	VANCOUVER	WA	98686
BLADOW CRAIG D	19912 NE 22ND AVE	RIDGEFIELD	WA	98642

GULLICKSON SCOTT	1201 NW 189TH ST	RIDGEFIELD	WA	98642
ALFERD RAYMOND G & ALFERD SHIRLEY TRUSTEES	18711 NW 11TH AVE	RIDGEFIELD	WA	98642
HAUSER MIKE TRUSTEE	2809 NE 189TH	RIDGEFIELD	WA	98642
ANDERSON DEANNA L & JENSEN MIRANDA L	1018 NW 179TH ST	RIDGEFIELD	WA	98642
LIES RUDY & LIES MARY	213 NE 154TH ST	VANCOUVER	WA	98685
MAMMENG GORAL J & BONNIE K TRUSTEES	17137 NE 40TH AVE	VANCOUVER	WA	98686
PERRIN WILLIAM F & PERRIN ANN A	16915 NE 40TH AVE	VANCOUVER	WA	98686
STEINMUELLER WILLIAM E & STEINMUELLER JEANETTE ETAL	320 NW 87TH ST	VANCOUVER	WA	98665
NEAL CHERYL A	208 NW 179TH ST	RIDGEFIELD	WA	98642
FRASIER NORMAN & FRASIER DORIS	218 NW 184TH ST	RIDGEFIELD	WA	98642
KRAUS TINA & GRAVES TODD TRUSTEES	807 NW 189TH ST	RIDGEFIELD	WA	98642
MACREADY THOMAS J	18913 NE 10TH AVE	RIDGEFIELD	WA	98642
CARLSON JAMES N & CARLSON ALLISON C	1932 NE 179TH ST	RIDGEFIELD	WA	98642
LIKNESS TIMOTHY A	222 NW 199TH ST	RIDGEFIELD	WA	98642
BURTON MARK & BURTON LORI	2219 NW 199TH ST	RIDGEFIELD	WA	98642
HENDRICKSON DAVID & HENDRICKSON TERESA	218 NW 194TH ST	RIDGEFIELD	WA	98642
CLARK COUNTY GENERAL SERVICES - AMPHITHEATRE	17200 NE DELFEL RD	RIDGEFIELD	WA	98642
ALTIG GROVER J & ALTIG BARBARA	215 NW 189TH ST	RIDGEFIELD	WA	98642
SCHULZE DAVID G	3221 SE WOODBURN RD	WASHOUGAL	WA	98671
EFRAIMSON SANDRA E	19002 NE 50TH AVE	VANCOUVER	WA	98686
KUO JEW-DONG J & KUO CHIA-JUNG ETAL	7069 ELMSDALE DR	SAN JOSE	CA	95120
HORNER JEFFREY D	210 NW 189TH ST	RIDGEFIELD	WA	98642
TALAL FAINA & TALAL MOISEY	13376 SW BENCHVIEW TERR	TIGARD	OR	97223
NGUYEN TRU C & CHU MY T ETAL	106 NW 199TH ST	RIDGEFIELD	WA	98642
BEICKEL BENJAMIN J & BEICKEL ANGEL J	1701 NE 199TH ST	RIDGEFIELD	WA	98642
ENGLISH KENNETH L & ENGLISH CATHY D TRUSTEES	19500 NE 17TH CT	RIDGEFIELD	WA	98642
CHECHELNITSKIY GEORGE & CHECHEINITSKIY NATALIA	1700 NE 199TH ST	RIDGEFIELD	WA	98642
DO SON T & LAM MAI T	18507 NW 11TH AVE	RIDGEFIELD	WA	98642
CLARK COUNTY FAIRGROUNDS RV PARK & STORAGE LLC	16500 SE FIRST ST #144	VANCOUVER	WA	98684
HARTNETT MICHAEL J JR & HARTNETT JANICE	200 NW 184TH ST	RIDGEFIELD	WA	98642
EYSTER DANIEL J & EYSTER MELISSA A	2605 NE 189TH ST	RIDGEFIELD	WA	98642
MCDANIEL MICHAEL & MCDANIEL JOAN	3013 NE 190TH CIR	RIDGEFIELD	WA	98642
DOBBINS JASON T	2021 NE 189TH ST	RIDGEFIELD	WA	98642
NELSEN SCOTT & NELSEN AMBER	305 NW 194TH ST	RIDGEFIELD	WA	98642
VENN HEATHER C	21708 NE 259TH	BATTLE GROUND	WA	98604
MCCORKLE RICK	2701 NE 194TH ST	RIDGEFIELD	WA	98642
MCCORKLE RICK & MCCORKLE LORI	2701 NE 194TH ST	RIDGEFIELD	WA	98642
WATKINS RANDY & WATKINS DEBORAH	300 NE 154TH ST	VANCOUVER	WA	98685
SMITH BRADLEY H & SMITH STEPHANIE	418 NE 154TH ST	VANCOUVER	WA	98685
THOMPSON JERRY & THOMPSON KATHRYN	3511 NE 174TH ST	VANCOUVER	WA	98686
MANDT CONRAD & MANDT KATHLEEN	3701 NE 179TH ST	RIDGEFIELD	WA	98642
SCHURMAN SUSAN A	19300 NE 29TH AVE	RIDGEFIELD	WA	98642
KNIGHT JAMES CHRISTOPHER & KNIGHT ROSEMARY	19112 NE 29TH AVE	RIDGEFIELD	WA	98642

BATEMAN GEORGE W	3411 NE 179TH ST	RIDGEFIELD	WA	98642
MEIER LARRY L & MEIER PEGGY L	2221 NE 189TH ST	RIDGEFIELD	WA	98642
DAVIS BARBARA J & DAVIS BILLY E	19210 NE 29TH AVE	RIDGEFIELD	WA	98642
BUSHA CATHLEEN	308 NE 154TH ST	VANCOUVER	WA	98685
MILLER PHILLIP C JR & MILLER LINDA G	500 NE 154TH ST	VANCOUVER	WA	98685
WILLIAMS DEBORAH	3619 NE 179TH ST	RIDGEFIELD	WA	98642
WOMACK GREGORY W & WOMACK SUZANNE J	3604 NE 174TH ST	VANCOUVER	WA	98686
PETERSON SHAWN	2217 NE 189TH ST	RIDGEFIELD	WA	98642
WEBER WAYNE & WEBER JOAN TRUSTEE	217 NE 164TH ST	RIDGEFIELD	WA	98642
OIEN GAVIN J & OIEN JOCELYN H	15418 NW 16TH AVE	VANCOUVER	WA	98685
FLETCHER JAMES A & FLETCHER CYNTHIA L	7346 LEAVENWORTH TRL	MEAD	OK	73449
MANOR LAND COMPANY INC	PO BOX 61983	VANCOUVER	WA	98666
WOOD JOSHUA & WOOD KAYLIN	17805 NE 29TH AVE	RIDGEFIELD	WA	98642
LEE WEIZHONG TRUSTEE	17209 NE 33RD CT	RIDGEFIELD	WA	98642
FERDOWSALI MICHAEL J & TEHRANCHI ELAHEH N TRUSTEES	17211 NE 33RD CT	RIDGEFIELD	WA	98642
HOUSER JASON	18901 NE 38TH COURT	RIDGEFIELD	WA	98642
M & H WASHINGTON PROPERTY LLC	333 NW 9TH AVE #1504	PORTLAND	OR	97209
NARANJO PIEDAD & ARREOLA MARGARITA MARTINEZ	3806 NE 179TH ST	RIDGEFIELD	WA	98642
MAGNETT RICHARD D JR & MAGNETT CAMBRIA D	18400 NE 37TH PL	RIDGEFIELD	WA	98642
MORGAN KATHERINE A TRUSTEE	13023 NE HWY 99 STE 7- PMB 357	VANCOUVER	WA	98686
SAMPSON RUTH C	238 GREENFIELD AVE	SAN MATEO	CA	94403
WISNER DANIEL D & WISNER DANIELLE R ETAL	1087 LEWIS RIVER RD #259	WOODLAND	WA	98674
CASSELLS LEE V & CASSELLS LUCILLE TRUSTEE	5409 NW 209TH ST	RIDGEFIELD	WA	98642
LOWE INVESTMENT GROUP LLC	2517 NE 136TH ST	VANCOUVER	WA	98686
KIMBALL LAVERN & KIMBALL CAROLYN TRUSTEE	1915 NE 209TH ST	RIDGEFIELD	WA	98642
EVANS JACK T & EVANS DORIS I	2217 NE 179TH ST #53	RIDGEFIELD	WA	98642
SPENCER THOMAS E & SPENCER COLLEEN B TRUSTEES	308 NW 153RD ST	VANCOUVER	WA	98685
SMITH NATHAN J	210 NW 153RD ST	VANCOUVER	WA	98685
VOELTZ JEREMY B & VOELTZ ERIN M	206 NW 153RD ST	VANCOUVER	WA	98685
WWYU PROPERTIES LLC	618 ATWATER RD	LAKE OSWEGO	OR	97034
MILAM TERRY & MILAM AMY	11002 NE 102ND AVE	VANCOUVER	WA	98685
NESS DARYL S & NESS VICKI K TRUSTEES	17803 NE 26TH AVE	RIDGEFIELD	WA	98642
KIMBALL JOHN W & KIMBALL LOUISE G	1819 NE 209TH ST	RIDGEFIELD	WA	98642
FERJANCIC ERIK	17713 NE 33RD AVE	RIDGEFIELD	WA	98642
ROBINETT RUSSELL D & ROBINETT JENNIFER L	15019 NW 21ST AVE	VANCOUVER	WA	98685
TSYMBAL SERGEY	3109 NE 179TH ST	RIDGEFIELD	WA	98642
GIVENS CRAIG LEE & GIVENS JAYE M	16509 NE 40TH AVE	VANCOUVER	WA	98686
HIS HEART FOUNDATION	16424 NE 40TH AVE	VANCOUVER	WA	98686
MACLEAN MARY M & RAGAN EDWARD A	218 NW 153RD ST	VANCOUVER	WA	98685
KEIM JASON	222 NW 153RD ST	VANCOUVER	WA	98685
MASTER ASSOCIATION OF WHIPPLE CREEK PROPERTIES	PO BOX 65176	VANCOUVER	WA	98665
FRANKLIN JAMES	12423 S SUKI CT	PHOENIX	AZ	85044
EICHWALD TODD A & MALLARD KERI	106 NE 153RD ST	VANCOUVER	WA	98685

KINNEY JULIE B & KINNEY MICHAEL H	110 NE 153RD ST	VANCOUVER	WA	98685
SHEPHERD MARK & SHEPHERD MARY	114 NE 153RD ST	VANCOUVER	WA	98685
PERSA AUGUSTIN D & PERSA CLAUDIA D	2008 NW KELLY RD	VANCOUVER	WA	98665
WHIPPLE CREEK MASTER ASSOCIATION	PO BOX 65176	VANCOUVER	WA	98665
HANSAKER LONNIE JOEL & HANSAKER CAROLINE	603 NE 154TH ST	VANCOUVER	WA	98685
HEFELY HEATH SCOTT & METCALF JULIE DIANE TRUSTEES	16618 NE 50TH AVE	VANCOUVER	WA	98686
LAPIERRE FRANCIS & LAPIERRE SHARON	17002 NE 50TH AVE	VANCOUVER	WA	98686
BRUMBAUGH JOSEPH & BRUMBAUGH BERNITA	16508 NE 40TH AVE	VANCOUVER	WA	98686
YORKE STEVE & YORKE CHRISTINE	17811 NE 26TH AVE	RIDGEFIELD	WA	98642
CLARK COUNTY CLEAN WATER PROGRAM	PO BOX 9810	VANCOUVER	WA	98666
ROBERTSON SHAWN DEAN & ROBERTSON SANDRA	16425 NE 40TH AVE	VANCOUVER	WA	98686
HOFFMAN KEVIN & HOFFMAN HOLLEY	312 NW 153RD ST	VANCOUVER	WA	98685
SELLIKEN SUSAN R	214 NW 153RD ST	VANCOUVER	WA	98685
ROZHKO VITALI & ROZHKO HELEN	116 NW 153RD ST	VANCOUVER	WA	98685
PELLATI PAUL A & PELLATI DEBRA	108 NW 153RD ST	VANCOUVER	WA	98685
MILLER MARY	100 NW 153RD ST	VANCOUVER	WA	98685
HELLER CARROL ANN	15309 NE 3RD AVE	VANCOUVER	WA	98685
SCHUMAN DUANE & SCHUMAN MICHELLE	17807 NE 26TH AVE	RIDGEFIELD	WA	98642
MEADOWS AT 179TH HOA	14205 SE 36TH ST #100	BELLEVUE	WA	98606
WOOLSEY MICHAEL G & WOOLSEY FRANCES M TRUSTEES	3814 NE 188th ST	RIDGEFIELD	WA	98642
HUFFMAN MICHELE C & HUFFMAN DENNIS K TRUSTEES	3819 NE 188TH ST	RIDGEFIELD	WA	98642
FLORY JENNY PATRICIA & FLORY BRIAN MARK	15114 NW 11TH AVE	VANCOUVER	WA	98685
CURRY ROBIN L	3205 NE 179TH ST	RIDGEFIELD	WA	98642
SHEFCHEK MARY ANN	7203 NE 141ST AVE	VANCOUVER	WA	98682
LAPIERRE FRAN & LAPIERRE SHARRI	17002 NE 50TH AVE	VANCOUVER	WA	98686
LAWRENCE BRETT T	15016 NW 9TH AVE	VANCOUVER	WA	98685
PFEIFER KEITH G & PFEIFER SHARON K	102 NW 164TH ST	RIDGEFIELD	WA	98642
RINTA JAMES & RINTA MARCIA L	21012 NE 10TH AVE	RIDGEFIELD	WA	98642
HE JING-HUA & ZHANG YI TRUSTEES	14295 NW SPRUCERIDGE LN	PORTLAND	OR	97229
BURBANK RHETT E & BURBANK KAREN R	4731 FELICITY LN	PACE	FL	32571
HAEBE JOSEPH J & HAEBE RACHEL A	15301 NE 3RD AVE	VANCOUVER	WA	98685
COLE BRADLEY D & COLE JESSICA J	316 NW 153RD ST	VANCOUVER	WA	98685
RINTA JAMES & RINTA MARCIA	21012 NE 10TH AVE	RIDGEFIELD	WA	98642
RINTA ERIK J & RINTA KELLI N 2/3 INT	908 NE 209TH ST	RIDGEFIELD	WA	98642
HARTKE THOMAS M & HARTKE LADONNA TRUSTEES ETAL	1111-A NW 131ST WAY	VANCOUVER	WA	98685
JUAN & VIV INVESTMENTS LLC	2720 NE 175TH ST	RIDGEFIELD	WA	98642
BECK NICK & BECK STACIE	16102 NE 10TH AVE	RIDGEFIELD	WA	98642
BWW RIDGEFIELD PROPERTIES LLC	15908 NE 10TH AVE	VANCOUVER	WA	98642
GILLINGHAM PROPERTIES LLC	15812 NE 10TH AVE	RIDGEFIELD	WA	98642
RABER THOMAS F	18209 NW 11TH AVE	RIDGEFIELD	WA	98642
LEE CHRISTOPHER & LEE SHANNON	1001 NW 184TH ST	RIDGEFIELD	WA	98642
BABB AVON LEE	621 SPYGLASS DR	EUGENE	OR	97401
CAUGHELL-RUSH JULIE A	17807 NE 17TH AVE	RIDGEFIELD	WA	98642

CATCHINGS ROBERT & CATCHINGS MAJELLA	17811 NE 17TH AVE	RIDGEFIELD	WA	98642
CHEN JAMES JIN-LONG & CIANG JANE HUI-CHEN 10%	10702 NE 44TH ST	VANCOUVER	WA	98682
TREJO EDWIN & TREJO CAITLIN R	604 NE 164TH STREET	RIDGEFIELD	WA	98642
MURRAY DONALD K & MURRAY VIRGINIA A TRUSTEES	800 NE 154TH ST	VANCOUVER	WA	98685
GIMSE JAMES K & GIMSE KAREN S	17812 NE 17TH AVE	RIDGEFIELD	WA	98642
TRAUB WILLIAM & TRAUB GENEVIEVE	819 NW 184TH ST	RIDGEFIELD	WA	98642
TASKEY MICHAEL & TASKEY PAMELA	15315 NE 3RD AVE	VANCOUVER	WA	98685
HANNAH WILLIAM G & HANNAH JUDY L	21051 AVENIDA MAGNIFICA	LAKE FOREST	CA	92630
DENO BRIAN	17800 NE 17TH AVE	RIDGEFIELD	WA	98642
JANOCH JOSEPH EMIL & JANOCH KAREN BENEDECK	17722 NE 17TH AVE	RIDGEFIELD	WA	98642
KNIGHT STEVEN J & KNIGHT GRETCHEN M	17714 NE 17TH AVE	RIDGEFIELD	WA	98642
WALSETH FLOYD D & WALSETH HELEN M TRUSTEES	17713 NE 17TH AVE	RIDGEFIELD	WA	98642
STRAND SOLPHUS R	17721 NE 17TH AVE	RIDGEFIELD	WA	98642
PENSCO TRUST COMPANY CUSTODIAN FBO KEITH G PFEIFER IRA 50%	PO BOX 173859	DENVER	CO	80217
MORE SPACE STORAGE LLC	407 4TH ST	MUKILTEO	WA	98275
LEE LEO & LEE CATHERINE Y	2268 WESTBOROUGH BLVD	STE 302-249	SAN FRAN CA	
STANDISH SHARON & STANDISH RICHARD J III	17808 NE 17TH AVE	RIDGEFIELD	WA	98642
PAETZ SHELLEY L	17718 NE 17TH AVE	RIDGEFIELD	WA	98642
MILLER JAMES W & MILLER DARDENELL L TRUSTEES	17815 NE 17TH AVE	RIDGEFIELD	WA	98642
HEGEDUS ROSEMARY D	17717 NE 17TH AVE	RIDGEFIELD	WA	98642
HELLAND STEVE & HELLAND MARSHA	7720 NE HWY 99 STE D #160	VANCOUVER	WA	98665
ELEVATE CHURCH VANCOUVER	406 NE 184TH ST	RIDGEFIELD	WA	98642
CHUMOV ANDREY & CHUMOV NATALIA	17810 NE 26TH AVE	RIDGEFIELD	WA	98642
IZOTOV ALEKSANDER L & IZOTOV YULIYA S	17806 NE 26TH AVE	RIDGEFIELD	WA	98642
OLSON ALSTON A TRUSTEE	2419 NE 179TH ST	RIDGEFIELD	WA	98642
KAM JESSICA APRIL & KIM JOHN YE-WON	3216 NE 171ST ST	RIDGEFIELD	WA	98642
HALEBIAN JOHN DONALD & HALEBIAN MARIELENA TRUSTEES	531 N BEACHWOOD DR	BURBANK	CA	91506
SIERRA T G LLC	P O BOX 258	YACOLT	WA	98675
PUCKETT WILLIAM DONALD	2773 NE ANDRESEN RD	VANCOUVER	WA	98661
PITTMAN GERALD WAYNE & PITTMAN JOAN DEE TRUSTEES	17802 NE 26TH AVE	RIDGEFIELD	WA	98642
WATT JONATHAN V & WATT EBIGALE L	3619 NE 174TH ST	VANCOUVER	WA	98686
CRAWFORD JAMES M & CRAWFORD SHIRLEY R CO-TRUSTEES	17009 NE 33RD AVE	RIDGEFIELD	WA	98642
HALL WILLIAM W & HALL ANGELA CO-TRUSTEES	2012 HALL FAMILY REVOCABLE LIVING TRUST	RIDGEFIELD	WA	
COCHRAN DUSTIN K & COCHRAN POURNIMA D	17021 NE 33RD AVE	RIDGEFIELD	WA	98642
BERGIN PATRICK R & BERGIN MOLLY D	17215 NE 33RD CT	RIDGEFIELD	WA	98642
SCRANTON RUSSELL & SCRANTON CALLIE	16337 NE 50TH AVE	VANCOUVER	WA	98686
VEACH DONALD & VEACH JOAN	3718 NE 174TH ST	VANCOUVER	WA	98686
REGENCY ESTATES HOA	13023 NE HWY 99	STE 7-60	VANCOUV WA	98686
GARDNER SCHOOL PROPERTY MANAGEMENT LLC	16413 NE 50TH AVE	VANCOUVER	WA	98686
LARSON CLIFFORD & LARSON GAIL	18517 NE 2ND CT	RIDGEFIELD	WA	98642
NIELSON MARILI N	27408 NE 69TH AVE	BATTLE GROUND	WA	98604
ARRELL RICHARD G	10213 NE 28TH CT	VANCOUVER	WA	98686
FRITZ RYAN M & FRITZ HEATHER J	3707 NE 174TH ST	VANCOUVER	WA	98686

ERNST CAROL A	17013 NE 33RD AVE	RIDGEFIELD	WA	98642
ORR LEONARD	17005 NE 33RD AVE	RIDGEFIELD	WA	98642
CHRISTIANO MARK J & CHRISTIANO LAURIE S	17205 NE 33RD CT	RIDGEFIELD	WA	98642
SMITH-ROOT INC	16603 NE 50TH AVE	VANCOUVER	WA	98686
BROOKS DEBRA LOU ETAL	PO BOX 1567	RIDGEFIELD	WA	98642
JESN ENTERPRISES INC	312 EDWARDS LANE	VANCOUVER	WA	98661
BROOKS GARY ALLEN	20600 NE 10TH AVE	RIDGEFIELD	WA	98642
MATHEWS DEAN WILLIAM & MATHEWS JENNIFER ECKHARDT	2810 NE 145TH CIRCLE	VANCOUVER	WA	98686
ACTON DAVID L	16510 NE 50TH AVE	VANCOUVER	WA	98686
VELDA NELSON LLC	2800 COUNTRY CLUB DR	MEDFORD	OR	97504
WEBB PHILLIP SCOTT & WEBB DENISE	13805 NE SALMON CREEK AVE	VANCOUVER	WA	98686
VENNE MICHAEL & VENNE KATHY	20500 NE DELFEL RD	RIDGEFIELD	WA	98642
WILSON MICHAEL R JR	8409 NE 55TH ST	VANCOUVER	WA	98662
PACIFIC LIFESTYLE HOMES INC	11815 NE 99TH STREET SUITE 1200	VANCOUVER	WA	98682
HOFFER DALLON	16811 NE 40TH AVENUE	VANCOUVER	WA	98686
SNOEN GARETT R & MASUDA ALISON S	4303 NE 165TH CIR	VANCOUVER	WA	98686
WHIPPLE CREEK VILLAGE HOA	800 NE TENNEY RD #100-348	VANCOUVER	WA	98686
RIDGEFIELD SCHOOL DIST #122	510 PIONEER ST	RIDGEFIELD	WA	98642
SIX POINTE PROPERTIES LLC	PO BOX 1567	RIDGEFIELD	WA	98642
BONEBRAKE SHAWN W	516 NE 199TH ST	RIDGEFIELD	WA	98642
MILL CREEK JV LLC	PO BOX 61426	VANCOUVER	WA	98666
GRAVES TODD T & STEWART NICHOLE H	121 NW 184TH ST	RIDGEFIELD	WA	98642
HARDMAN SHARRY	408 199TH ST	RIDGEFIELD	WA	98642
BIRCHWOOD FARMS LLC	4312 NE 115TH ST	VANCOUVER	WA	98686
ROMANO KESS T & ROMANO KATRINA K	3016 SW 6TH AVE	CAMAS	WA	98607
CEDAR TREE ACRES LLC	418 NW ALBEMARLE TER	PORTLAND	OR	97210
AILANJIAN MARK D & AILANJIAN CATHLEEN H MANAGING CO-TRUSTEES	14414 NE 63RD CT	VANCOUVER	WA	98686
TURKINGTON ROBYN RENEE	3604 NE 179TH ST	RIDGEFIELD	WA	98642
SOLTI MAGDOLNA & SOLTI IMRE TRUSTEES	3608 NE 179TH ST	RIDGEFIELD	WA	98642
MARTINEZ JESUS NARANJO & RODRIGUEZ CHANTAL	18107 NE 37TH PL	RIDGEFIELD	WA	98642
MATT HERMEN	PO BOX 9810	VANCOUVER	WA	98666
MARILLEE MCCALL	PO BOX 5000	VANCOUVER	WA	98666