

November 14, 2017

Clark County Planning Commission  
C/o Sonja Wisner, Program Assistant  
Clark County Community Planning  
P. O. Box 9810  
Vancouver, WA 98666

Dear Sonja:

We own 5 parcels of bare land in the NE ¼ of section 28 T3N R2E Wm. Two of the parcels (#81 & #86) are being cited in the overlay map for inclusion in the county freight rail-dependent overlay between NE 119<sup>th</sup> Street and NE 149<sup>th</sup> Street. Three of our parcels (#85, #37 and #4) are not included in the overlay.

We are requesting that all five parcels be included in the freight rail-dependent overlay.

We feel that all five lots should be included in the overlay for the following reasons:

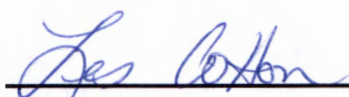
- 1.) All five of our lots are contiguous
- 2.) Currently, all five lots are exactly zoned the same i.e., AG-20 with a zoning overlay of railroad industrial urban reserve.

The two parcels that are already cited to be part of the freight rail-dependent overlay are: #81 sec 28 T3N R2E Wm 14.99 A and #86 Sec 28 T3N R2E WM 1.81 A.


The three parcels that we feel should also be included so all 5 lots can basically be treated as one lot are:  
#85 SEC 28 T3N R2E WM 5.00A, #37 Sec 28 T3N R2E WM 2.35 A and #4 Sec 28 T3N R2E WM 4.28 A.

Copies of the account summary for each of the five parcels are included.

Thank you for your consideration.

A handwritten signature in blue ink that reads "Les Cotton".

Les Cotton

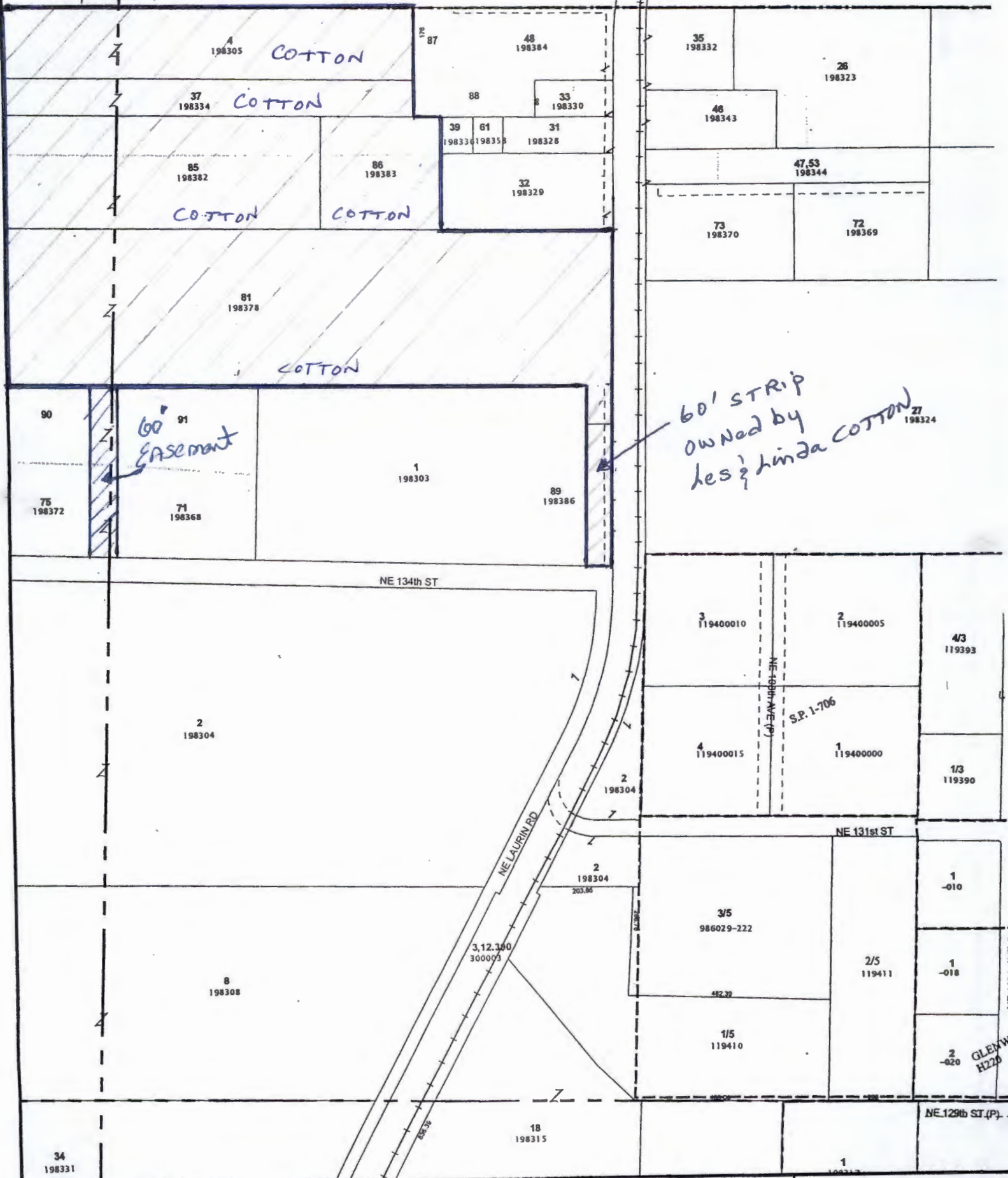
A handwritten signature in blue ink that reads "Linda M. Cotton".

Linda Cotton



NE 1/4 SEC 28 T3N R2E WM

28.84 Acres Total



Printed: February 28, 2017  
Scale - 1:3600  
1" = 300'

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Clark County  
Geographic Information System

NE Qtr of Sect



## Clark County Property Information

## Account Summary

**Property Identification Number:** 198378000 [MapsOnline](#)



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**Property Type:** Real

**Supplemental:** Land valued as Farm and Agricultural Land

**Property Status:** Active **Tax Status:** Regular

**Site Address:** ([Situs Addresses](#))

**Abbreviated Legal Description:** #81 SEC 28 T3N R2EWM 14.99A

Account	Building	Environmental	Taxes	Auditor Docs	Documents	Permits	Sales Search
<b>Property Owner</b> COTTON LESLIE & COTTON LINDA		<b>Owner Mailing Address</b> 17709 NE 102ND AVE BATTLE GROUND WA , 98604 US			<b>Property Location Address</b> <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>		

<b>Administrative Data</b>	<b>Land Data</b>	<b>Assessment Data</b> <a href="#">Info...</a>
<a href="#">Info...</a>	Clark County Road Atlas page 27	<b>2017 Values for 2018 Taxes</b>
Zoning Designation - Codes Agriculture-20 (AG-20)	Approximate Area <a href="#">Info...</a> 652,964 sq. ft. 14.99 acres	Market Value as of January 1, 2017
Zoning Overlay(s) Railroad Industrial Urban Reserve	Subdivision no data	Land Value \$308,858.00
Comprehensive Plan AG	Survey No Records	Building Value \$0.00
Comp. Plan Overlay (s) Railroad Industrial Reserve	<b>Sales History</b>	Total Property \$308,858.00
Census Tract 407.09	Sale Date 04/07/2017	<b>Taxable Value</b>
Jurisdiction Clark County	Document Type EAS	Total \$12,153.00
Fire District FD 5	Excise Number 0	<b>2016 Values for 2017 Taxes</b>
Park District n/a	Document Number 5393837	Market Value as of January 1, 2016
School District Battle Ground Glenwood Heights Laurin Prairie	Sale Amount \$0.00	Land Value \$278,968.00
Sewer District Rural/Resource		Building Value \$0.00
Water District Clark Public Utilities		Total Property \$278,968.00
Neighborhood Greater Brush Prairie		<b>Taxable Value</b>
Section-Township-Range NE 1/4,S28,T3N,R2E image: <a href="#">.PDF</a>		Total \$11,935.00
Section-Township-Range NW 1/4,S28,T3N,R2E image: <a href="#">.PDF</a>		<b>General</b>
Urban Growth Area County		Re-valuation Cycle 3
C-Tran Benefit Area No		Assessor Neighborhood 14
School Impact Fee Battle Ground		
Transportation Impact Fee Rural		
Transportation Analysis Zone 512		
Waste Connections Garbage Collection Day Friday		
Last Street Sweeping n/a		
CPU Lighting Utility District 0		
Burning Allowed Yes		
Wildfire Danger Area No		
Public Health Food Inspector District District 1		
Public Health WRAP Inspector District District 2		

# Property and Land Records Informa

Map Sites Find Parcel Search Locate Address Print Map Legal Tech Support



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**Parcel Report**

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Property Information Center

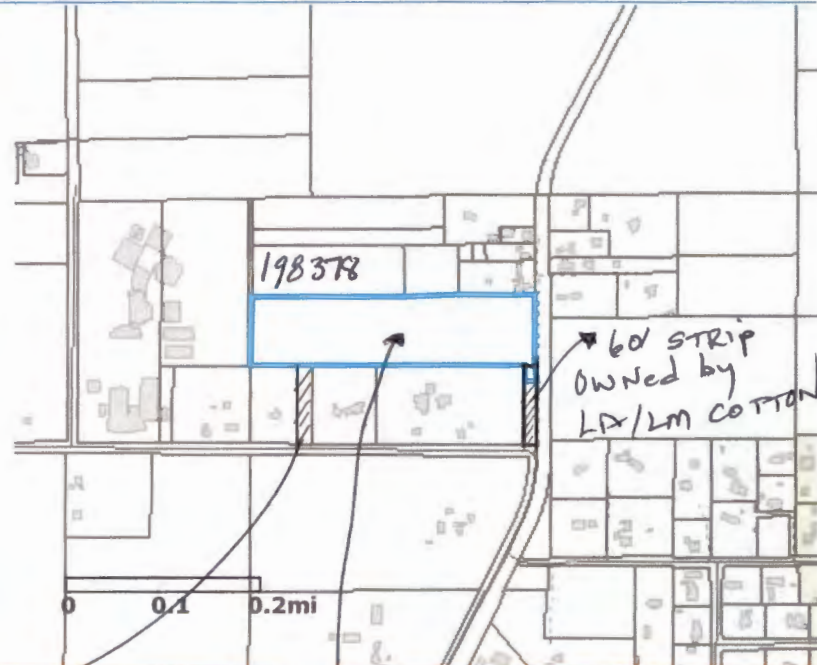
**Parcel Information**

Account Number:

**Property Location Address**  
no situs address available

**Property Owner**  
COTTON LESLIE & COTTON LIN

**Owner Mailing Address**  
17709 NE 102ND AVE  
BATTLE GROUND WA, 98604



60' EASEMENT  
FROM ROBERT JAGELSKI  
ESTATE TO LA/LM  
COTTON

# 81 SEC 28 T3N R2E WM  
14.99 ACRES



## Clark County Property Information

## Account Summary

**Property Identification Number:** 198382000 [MapsOnline](#)



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**Property Type:** Real

**Supplemental:** Land valued as Farm and Agricultural Land

**Property Status:** Active **Tax Status:** Regular

**Site Address:** ([Situs Addresses](#))

**Abbreviated Legal Description:** #85 SEC 28 T3N R2EWM 5.00 A

Account	Building	Environmental	Taxes	Auditor Docs	Documents	Permits	Sales Search
<b>Property Owner</b> COTTON LESLIE & COTTON LINDA		<b>Owner Mailing Address</b> 17709 NE 102ND AVE BATTLE GROUND WA , 98604 US			<b>Property Location Address</b> <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>		



<b>Administrative Data</b>	<b>Land Data</b>	<b>Assessment Data</b> <a href="#">Info...</a>
<a href="#">Info...</a>	Clark County Road Atlas page 27	<b>2017 Values for 2018 Taxes</b>
Zoning Designation - Codes Agriculture-20 (AG-20)	Approximate Area <a href="#">Info...</a> 217,800 sq. ft. 5 acres	Market Value as of January 1, 2017
Zoning Overlay(s) Railroad Industrial Urban Reserve	Subdivision no data	Land Value \$210,909.00
Comprehensive Plan AG	Survey No Records	Building Value \$0.00
Comp. Plan Overlay (s) Railroad Industrial Reserve		Total Property \$210,909.00
Census Tract 407.09	<b>Sales History</b>	<b>Taxable Value</b>
Jurisdiction Clark County	Sale Date	Total \$4,048.00
Fire District FD 5	Document Type	<b>2016 Values for 2017 Taxes</b>
Park District n/a	Excise Number	Market Value as of January 1, 2016
School District Battle Ground Elementary Middle School High School Glenwood Heights Laurin Prairie	Document Number	Land Value \$190,498.00
Sewer District Rural/Resource	Sale Amount	Building Value \$0.00
Water District Clark Public Utilities		Total Property \$190,498.00
Neighborhood Greater Brush Prairie		<b>Taxable Value</b>
Section-Township-Range NE 1/4,S28,T3N,R2E image: <a href="#">.PDF</a>		Total \$3,975.00
Section-Township-Range NW 1/4,S28,T3N,R2E image: <a href="#">.PDF</a>		<b>General</b>
Urban Growth Area County		Re-valuation Cycle 3
C-Tran Benefit Area No		Assessor Neighborhood 14
School Impact Fee Battle Ground		
Transportation Impact Fee Rural		
Transportation Analysis Zone 512		
Waste Connections Garbage Collection Day Friday		
Last Street Sweeping n/a		
CPU Lighting Utility District 0		
Burning Allowed Yes		
Wildfire Danger Area No		
Public Health Food Inspector District District 1		
Public Health WRAP Inspector District District 2		

# Property and Land Records Information

Map Sites	Find Parcel	Search	Locate Address	Print Map	Legal	Tech Support
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Layers	Search
<b>Parcel Report</b>	
<a href="#">Zoom To Parcel on Map</a> <a href="#">Property Information Center</a>	
<b>Parcel Information</b>	
Account Number:	
<b>Property Location Address</b> no situs address available	
<b>Property Owner</b> COTTON LESLIE & COTTON LIN	
<b>Owner Mailing Address</b> 17709 NE 102ND AVE BATTLE GROUND WA, 98604	

198382-000

0 0.1 0.2mi

## Clark County Property Information

### Account Summary

 [New Search](#)

**Property Identification Number:** 198383000 [MapsOnline](#)



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**Property Type:** Real

**Supplemental:** Land valued as Farm and Agricultural Land

**Property Status:** Active **Tax Status:** Regular

**Site Address:** ([Situs Addresses](#))

**Abbreviated Legal Description:** #86 SEC 28 T3N R2EWM 1.81 A

Account	Building	Environmental	Taxes	Auditor Docs	Documents	Permits	Sales Search
<b>Property Owner</b> COTTON LESLIE & COTTON LINDA		<b>Owner Mailing Address</b> 17709 NE 102ND AVE BATTLE GROUND WA , 98604 US			<b>Property Location Address</b> <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>		

<b>Administrative Data</b>	<b>Land Data</b>	<b>Assessment Data</b> <a href="#">Info...</a>
<a href="#">Info...</a>	Clark County Road Atlas page 27	<b>2017 Values for 2018 Taxes</b>
Zoning Designation - Codes Agriculture-20 (AG-20)	Approximate Area <a href="#">Info...</a> 78,844 sq. ft. 1.81 acres	Market Value as of January 1, 2017
Zoning Overlay(s) Railroad Industrial Urban Reserve	Subdivision no data	Land Value \$162,369.00
Comprehensive Plan AG	Survey No Records	Building Value \$0.00
Comp. Plan Overlay (s) Railroad Industrial Reserve	<b>Sales History</b>	Total Property \$162,369.00
Census Tract 407.09	Sale Date	<b>Taxable Value</b>
Jurisdiction Clark County	Document Type	Total \$1,467.00
Fire District FD 5	Excise Number	<b>2016 Values for 2017 Taxes</b>
Park District n/a	Document Number	Market Value as of January 1, 2016
School District Battle Ground Glenwood Heights Laurin Prairie	Sale Amount	Land Value \$146,656.00
Sewer District Rural/Resource		Building Value \$0.00
Water District Clark Public Utilities		Total Property \$146,656.00
Neighborhood Greater Brush Prairie		<b>Taxable Value</b>
Section-Township-Range NE 1/4,S28,T3N,R2E image: <a href="#">.PDF</a>		Total \$1,441.00
Urban Growth Area County		<b>General</b>
C-Tran Benefit Area No		Re-valuation Cycle 3
School Impact Fee Battle Ground		Assessor Neighborhood 14
Transportation Impact Fee Rural		
Transportation Analysis Zone 512		
Waste Connections Garbage Collection Friday Day		
Last Street Sweeping n/a		
CPU Lighting Utility District 0		
Burning Allowed Yes		
Wildfire Danger Area No		
Public Health Food Inspector District District 1		
Public Health WRAP Inspector District District 2		

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360) 397-2391, Email: [asrgis@clark.wa.gov](mailto:asrgis@clark.wa.gov)

# Property and Land Records Informa

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[Property Information Center](#)

**Parcel Information**

Account Number:

**Property Location Address**  
no situs address available

**Property Owner**  
COTTON LESLIE & COTTON LIN

**Owner Mailing Address**  
17709 NE 102ND AVE  
BATTLE GROUND WA, 98604



 New Search

## Clark County Property Information

### Account Summary

**Property Identification Number:** 198334000 [MapsOnline](#)



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**Property Type:** Real

**Supplemental:** Land valued as Farm and Agricultural Land

**Property Status:** Active **Tax Status:** Regular

**Site Address:** ([Situs Addresses](#))

**Abbreviated Legal Description:** #37 SEC 28 T3NR2EWM 2.35A

<a href="#">Account</a>	<a href="#">Building</a>	<a href="#">Environmental</a>	<a href="#">Taxes</a>	<a href="#">Auditor Docs</a>	<a href="#">Documents</a>	<a href="#">Permits</a>	<a href="#">Sales Search</a>
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<b>Property Owner</b> COTTON LESLIE & COTTON LINDA	<b>Owner Mailing Address</b> 17709 NE 102ND AVE BATTLE GROUND WA , 98604 US	<b>Property Location Address</b> <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>
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<b>Administrative Data</b>	<b>Land Data</b>	<b>Assessment Data</b> <a href="#">Info...</a>
<a href="#">Info...</a>	Clark County Road Atlas page 27	<b>2017 Values for 2018 Taxes</b>
Zoning Designation Agriculture-20 - Codes (AG-20)	Approximate Area <a href="#">Info...</a> 102,366 sq. ft.	Market Value as of January 1, 2017
Zoning Overlay(s) Railroad Industrial Urban Reserve	2.35 acres	Land Value \$167,939.00
Comprehensive Plan AG	Subdivision no data	Building Value \$0.00
Comp. Plan Overlay (s) Railroad Industrial Reserve	Survey No Records	Total Property \$167,939.00
Census Tract 407.09	<b>Sales History</b>	<b>Taxable Value</b>
Jurisdiction Clark County	Sale Date	Total \$1,905.00
Fire District FD 5	Document Type	<b>2016 Values for 2017 Taxes</b>
Park District n/a	Excise Number	Market Value as of January 1, 2016
School District Battle Ground Elementary Glenwood Middle School Heights High School Laurin Prairie	Document Number	Land Value \$151,687.00
Sewer District Rural/Resource	Sale Amount	Building Value \$0.00
Water District Clark Public Utilities		Total Property \$151,687.00
Neighborhood Greater Brush Prairie		<b>Taxable Value</b>
Section-Township-Range NE 1/4,S28,T3N,R2E image: <a href="#">.PDF</a>		Total \$1,871.00
Section-Township-Range NW 1/4,S28,T3N,R2E image: <a href="#">.PDF</a>		<b>General</b>
Urban Growth Area County		Re-valuation Cycle 3
C-Tran Benefit Area No		Assessor Neighborhood 14
School Impact Fee Battle Ground		
Transportation Impact Fee Rural		
Transportation Analysis Zone 512		
Waste Connections Garbage Collection Friday Day		
Last Street Sweeping n/a		
CPU Lighting Utility District 0		
Burning Allowed Yes		
Wildfire Danger Area No		
Public Health Food Inspector District District 1		
Public Health WRAP Inspector District District 2		

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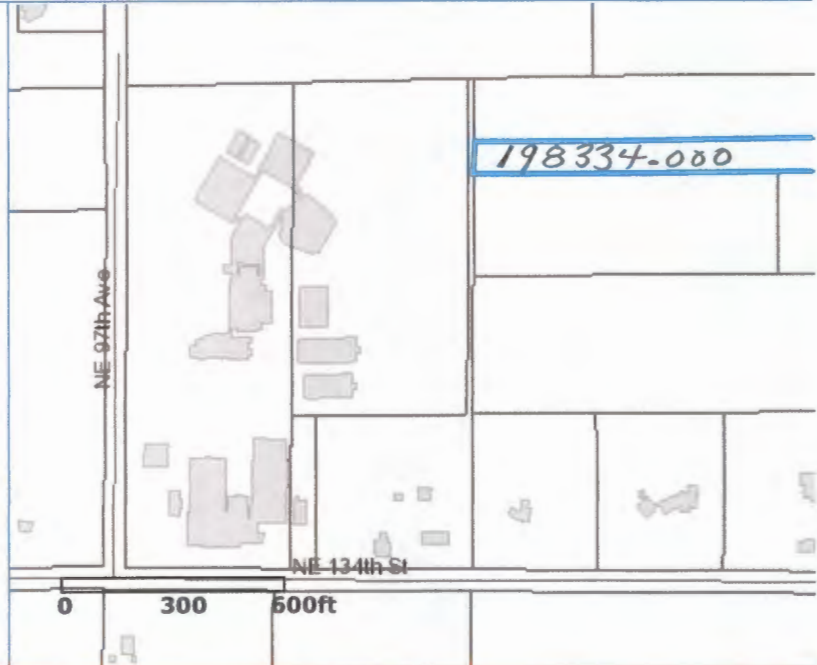
Parcel Information

Account Number:


**Property Location Address**  
no situs address available

**Property Owner**  
COTTON LESLIE & COTTON LIN

**Owner Mailing Address**  
17709 NE 102ND AVE  
BATTLE GROUND WA, 98604





 New Search

# Clark County Property Information

## Account Summary

**Property Identification Number:** 198305000 [MapsOnline](#)



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**Property Type:** Real

**Supplemental:** Land valued as Farm and Agricultural Land

**Property Status:** Active **Tax Status:** Regular

**Site Address:** ([Situs Addresses](#))

**Abbreviated Legal Description:** #4 SEC 28 T3NR2EWM 4.28A

<a href="#">Account</a>	<a href="#">Building</a>	<a href="#">Environmental</a>	<a href="#">Taxes</a>	<a href="#">Auditor Docs</a>	<a href="#">Documents</a>	<a href="#">Permits</a>	<a href="#">Sales Search</a>
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<b>Property Owner</b> COTTON LESLIE & COTTON LINDA	<b>Owner Mailing Address</b> 17709 NE 102ND AVE BATTLE GROUND WA , 98604 US	<b>Property Location Address</b> <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>
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<b>Administrative Data</b>	<b>Land Data</b>	<b>Assessment Data</b> <a href="#">Info...</a>
<a href="#">Info...</a>	Clark County Road Atlas page 27	<b>2017 Values for 2018 Taxes</b>
Zoning Designation - Codes Agriculture-20 (AG-20)	Approximate Area <a href="#">Info...</a> 186,437 sq. ft.	Market Value as of January 1, 2017
Zoning Overlay(s) Railroad Industrial Urban Reserve	4.28 acres	Land Value \$202,038.00
Comprehensive Plan AG	Subdivision no data	Building Value \$0.00
Comp. Plan Overlay (s) Railroad Industrial Reserve	Survey No Records	Total Property \$202,038.00
Census Tract 407.09	<b>Sales History</b>	<b>Taxable Value</b>
Jurisdiction Clark County	Sale Date	Total \$3,470.00
Fire District FD 5	Document Type	<b>2016 Values for 2017 Taxes</b>
Park District n/a	Excise Number	Market Value as of January 1, 2016
School District Battle Ground Glenwood Heights Laurin Prairie	Document Number	Land Value \$180,013.00
Sewer District Rural/Resource	Sale Amount	Building Value \$0.00
Water District Clark Public Utilities		Total Property \$180,013.00
Neighborhood Greater Brush Prairie		<b>Taxable Value</b>
Section-Township-Range NE 1/4,S28,T3N,R2E image: <a href="#">.PDF</a>		Total \$3,408.00
Section-Township-Range NW 1/4,S28,T3N,R2E image: <a href="#">.PDF</a>		<b>General</b>
Urban Growth Area County		Re-valuation Cycle 3
C-Tran Benefit Area No		Assessor Neighborhood 14
School Impact Fee Battle Ground		
Transportation Impact Fee Rural		
Transportation Analysis Zone 512		
Waste Connections Garbage Collection Day Friday		
Last Street Sweeping n/a		
CPU Lighting Utility District 0		
Burning Allowed Yes		
Wildfire Danger Area No		
Public Health Food Inspector District District 1		
Public Health WRAP Inspector District District 2		

# Property and Land Records Informa

Map Sites	Find Parcel	Search	Locate Address	Print Map	Legal	Tech Support
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[Property Information Center](#)

**Parcel Information**

Account Number:  
**Property Location Address**  
no situs address available  
**Property Owner**  
COTTON LESLIE & COTTON LIN  
**Owner Mailing Address**  
17709 NE 102ND AVE  
BATTLE GROUND WA, 98604

