

**O'Donnell, Mary Beth**

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**From:** Alvarez, Jose  
**Sent:** Monday, August 18, 2014 4:56 PM  
**To:** 'Engineer Assistant'  
**Cc:** Euler, Gordon; O'Donnell, Mary Beth  
**Subject:** RE: Ridgefield property RV Park use allowance

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Mallory,

Thank you. I've received the letter and will pass it on to the Board of County Commissioners and will also include it in the record for the Comprehensive Plan Update.

Jose Alvarez  
Planner III  
Clark County  
Department of Community Planning  
360.397.2280 x4898

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

**From:** Engineer Assistant [<mailto:ea@deltamanagementco.com>]  
**Sent:** Monday, August 18, 2014 10:41 AM  
**To:** Alvarez, Jose  
**Subject:** Ridgefield property RV Park use allowance

Good Morning Jose,

Wanted to ensure you received a copy of the letter we submitted on Friday. Please let me know if the Board needs anything from us. I look forward to hearing from you.

Thanks again,

Mallory Lewis  
Delta Management Co  
203 E. Reserve Street  
Vancouver WA, 98661  
t. 360-696-4448 EXT 1020  
f. 360-695-1970

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

From: [k5500@deltamanagementco.com](mailto:k5500@deltamanagementco.com) [mailto:k5500@deltamanagementco.com]

Sent: Wednesday, August 13, 2014 5:41 PM

To: Engineer Assistant

Subject: CTX SHOP SCAN --KYOCERA 5500i

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TASKalfa 5500i  
[00:c0:ee:88:61:04]  
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## Delta Management Co., LLC

203 E Reserve Street, Vancouver WA 98661 ph. 360-696-4448 fax 360-695-1970

August 8, 2014

Board of Commissioners  
1300 Franklin St  
Vancouver WA 98661

ORIGINAL  
Rec'd 8/14

Re: RV Park use allowance as part of the Comprehensive Plan Review  
Parcel ID 182153000

This letter is to formally request the Board of Community Planning to amend the use table to include an RV Park in the "IL" designated zone located at 16606 NE 10<sup>th</sup> Ave., Ridgefield, WA 98642 (Parcel ID 182153000) adjacent to the Clark County Fairgrounds. This piece of property is owned by Castle Tree Trust, one of the *Sadri family entities*, and contains 5 acres of level and buildable land which currently sits undeveloped and is an eyesore to the passersby along I5.

The proposed development would consist of approximately 100 RV spaces and amenities that include:

- *An onsite management office*
- *An onsite recreational facility*
- *Free WiFi and Cable access*
- *Onsite laundry facilities*
- *Onsite shower facilities*
- *All facilities in compliance with ADA standards*
- *Security cameras*
- *Well maintained landscaping*
- *Dog park*
- *Swimming pool (per planning feasibility)*



**Kianoosh Keyvani**  
Project Manager / Planner

203 E Reserve Street  
Vancouver, WA 98661  
kkeyvani@gmail.com

Cell (360) 619-2977  
Office (360) 696-4448  
Fax (360) 695-1970

All these amenities aid in our goal to provide excellent customer service while maintaining an average of 95% occupancy in our existing RV parks during the traveling seasons and over 80% occupancy during the off seasons. With over forty years of experience in property development and twenty years of experience owning and managing local RV Parks, we are confident that this development will thrive and be as successful as our other locations. We are proposing an attractive developed property that not only markets itself but also would *enhance the surrounding economic community* by increasing the customer base to local farmers, grocery stores, and local and small businesses. The development would also allow for street frontage improvements along 10<sup>th</sup> Street.

This use will be a great benefit to the local community by targeting *tourists*. The property could be easily marketed with the park located such a *short distance* from the Portland and Vancouver metropolitan areas and *direct access* to and from Interstate 5. With the Property bordering the Fairgrounds, the use would generate an *increase in patrons* to the Clark County Fair and Amphitheater attractions by offering a place for traveling consumers, outside of Clark County, to park, stay and enjoy several days of

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attractions. An RV Park near such a growing and exciting event center would offer a *convenience* to larger, traveling events and vendors

Should the Board allow for the amendment, Clark County as a whole would see an economically *positive impact*. Not only would the park *generate revenue* for the Clark County Fairgrounds and Amphitheater, but also the difference in *property tax*, once developed, would be a substantially significant increase payable directly to Clark County. The County would also benefit from the rise in *taxed sales* of local goods and merchandise in this area. It is also likely that this development, once established, would *encourage other developers* to invest in the area and possibly develop or improve the surrounding neighborhoods.

We take a great deal of pride in our properties, with a management office onsite and the use of security cameras, we would be promoting a safe environment for the park and surrounding areas. While providing a safe atmosphere, the park would also encourage an overall well-being in our on-site recreational facilities. Again, this development would serve to benefit Clark County in increased tax revenues as well as an increase in consumers for the surrounding businesses, agriculture, and the Amphitheater and Fairgrounds. Thank you for your time and attention to this matter. We look forward to hearing from you.

Respectfully,



Asghar R. Sadri  
Trustee of Castle Tree Trust

### References:

The following developed RV parks, owned by Sadri Family entities, are as examples of our proposed development for this property (also see aerial photos on Exhibit A)

**Columbia River RV Park :** Consists of 11.5 acres and 198 RV spaces  
10649 NE 13<sup>th</sup> Ave.  
Portland, OR 97211

**VanMall RV Park :** Consists of 3.85 acres and 101 RV spaces  
10400 NE 53<sup>rd</sup> Ave.  
Vancouver, WA 98662

### Attachments:

Exhibit A – Aerial Photos

Exhibit A

Columbia RV Park – Photo 1



Columbia RV Park – Photo 2

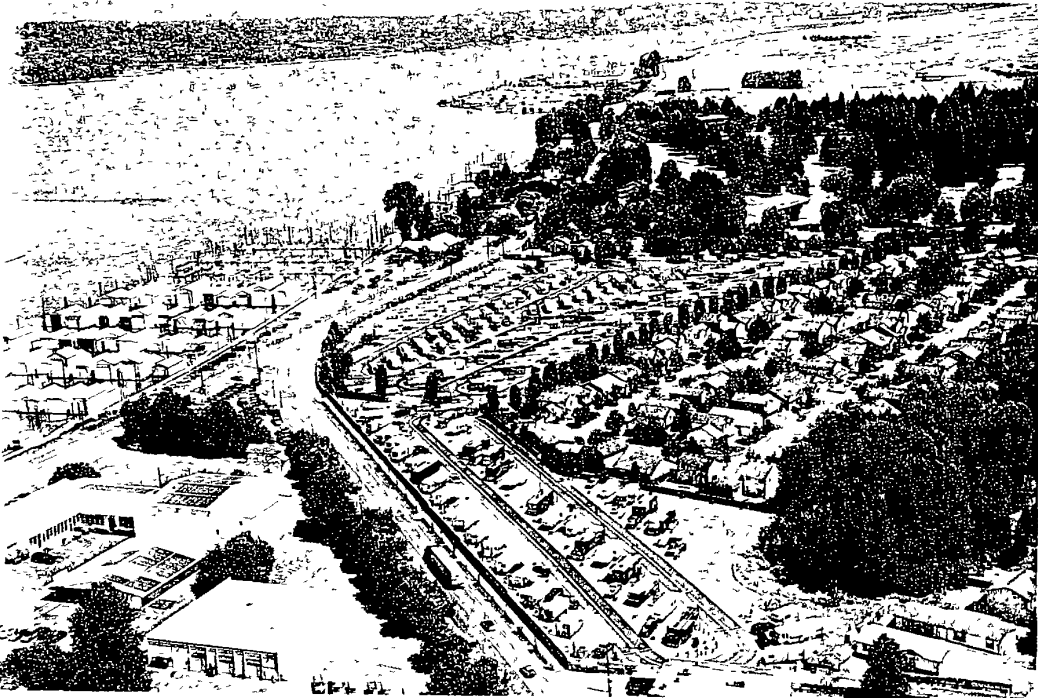
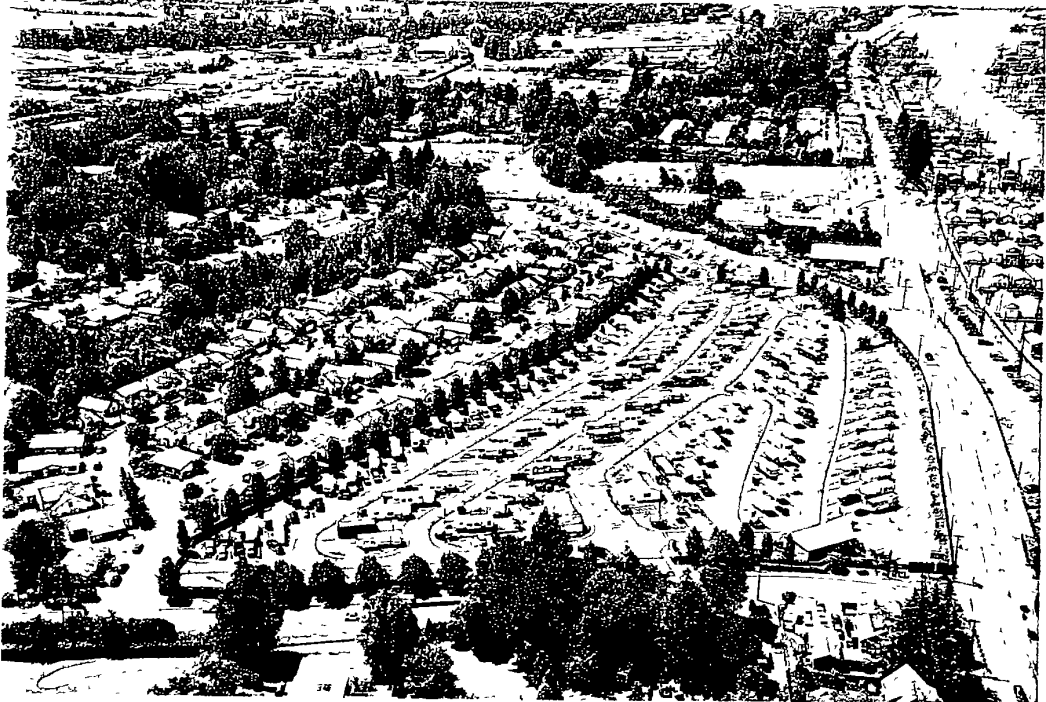


Exhibit A

Columbia RV Park – Photo 3



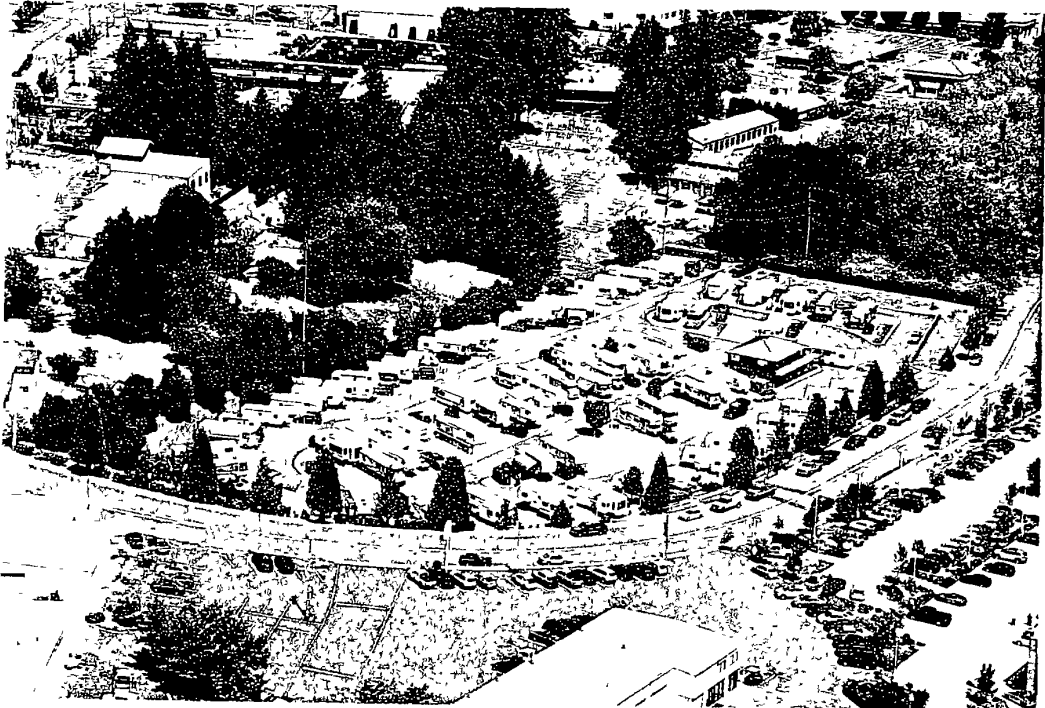
Columbia RV Park – Photo 4





Exhibit A

VanMall RV Park – Photo 1



VanMall RV Park – Photo 2

