



CP16#0323

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

Subject: Parcel 119206-157

Mr. Alvarez:

On behalf of the residents of Windsong Acres (NE 177<sup>th</sup> Circle, Battle Ground) we request your assistance.

We've spoken with Erin Erdman (Community Development Director for Battle Ground) regarding an apparent zoning discrepancy on the parcel of land identified in the subject header of this letter. She directed us to contact you.

The County shows the parcel as Industrial. It is landlocked. All surrounding property is residential with most parcels 1 to 5 acres with custom homes. Ms. Erdman indicates that the property is within the UGB of Battle Ground but has not been annexed (with no pending plans to do so). She told us that Battle Ground shows the parcel as Urban Light in their 2016 plan.

Ms. Erdman suggested we contact you to determine how to go about aligning the zoning designations. It is our belief that since all surrounding properties are residential that a land locked parcel developed for anything other than residential would be incongruous and incompatible.

We would appreciate your assistance and direction as to how to go about getting that parcel rezoned.

Dick Rylander  
11416 NE 177<sup>th</sup> Circle  
Battle Ground, WA 98604  
360-666-2562  
[Drylander51@gmail.com](mailto:Drylander51@gmail.com)

Inclusions:

- 1) Clark Country property Information Parcel: 119205157
- 2) Map of surrounding area
- 3) Copy of email from Ms Erdman

9/23/2014 Discussion follow up - drylander51@gmail.com - Gmail  
<https://mail.google.com/mail/u/0/?ui=2&pli=1#inbox/1481fd2ef6d252ce> 1/1

Erin Erdman Sep 12 (11 days ago)  
to bradfresch, debora\_d\_fresc., CenturyLink, me

Hello everyone,

I started typing individual responses and realized I could answer everyone's questions with 1 e-mail so here you go.

It appears that the property in question (to the east of Whispering Meadows, wetland area) shows up as multiple different designations throughout this process for some reason.

However the map in our- City of Battle Ground Adopted Comprehensive Plan shows this parcel as urban low on the land use map. This is what the City would reference if we were to annex that land between now and the new update (which we have no plans to do). Also Sam and I discussed this and we are in agreement that should be all designated as low density residential and will make sure that our new comprehensive plan update will reflect that decision.

It does appear that there is some industrial zoning currently on the property which is through the County so if someone were to try and develop it now it would fall under the county designation.

Thanks and let me know if you have any other questions.

Erin Erdman  
Community Development Director  
City of Battle Ground  
office (360) 342-5044  
cell (360) 601-0349 [www.cityofbg.org](http://www.cityofbg.org)



**Land Records**

- Property Info Center
- GIS MapsOnline
- Subdivision Browser
- Quarter Sections
- Auditor Records
- Parcel Alteration Forms

[New Search](#)

**Clark County Property Information**

**Account Summary**

**Property Identification Number:** 119205157 [MapsOnline](#)  
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** ([Situs Addresses](#))  
**Abbreviated Legal Description:** MEADOWLAND ESTATES #2 TT A 20A

**Demographics**

- Socioeconomic Data
- Census 2010 Profiles

**GIS Programs**

- Index of Atlas Maps
- GIS Metadata
- GIS Training
- Annexation Tracker

**Storefront**

- Digital Data
- Applications
- Publications
- Printed Maps
- Custom Maps
- Photography
- Developer's Packet

**Reports**

- Vacant Lands

**Contacts**

- Staff List
- Office Location

Account	Building	Environmental	Taxes	Auditor Docs	Documents	Permits	Sales Search
<b>Property Owner</b> CAROLINES ENTERPRISES LLC				<b>Owner Mailing Address</b> 9901 NE 170TH ST 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> <a href="#">Info...</a>				<b>Land Data</b>		<b>Assessment Data</b> <a href="#">Info...</a>	
Zoning Designation <a href="#">Codes</a> BP				Clark County Road Atlas <a href="#">page 28</a>		<b>2014 Values for 2015 Taxes</b>	
Zoning Overlay(s) Urban Holding - 40 (UH-40)				Approximate Area <a href="#">Info...</a> 871,200 sq ft		Market Value as of January 1, 2014	
Comprehensive Plan I				Subdivision MEADOWLAND ESTATES		Land Value \$0 00	
Comp Plan Overlay(s) none				Survey 024144		Building Value \$0 00	
Census Tract 404 08				<b>Sales History</b>		Total Property \$0 00	
Jurisdiction Clark County				Sale Date 04/11/2003		<b>Taxable Value</b>	
Fire District Clark Co Fire				Document Type D-QCD		Total \$0 00	
Park District District 0				Excise Number 547517		<b>2013 Values for 2014 Taxes</b>	
School District Battle Ground				Document Number		Market Value as of January 1, 2013	
Elementary Maple Grove				Sale Amount \$0 00		Land Value \$0 00	
Middle School Maple Grove						Building Value \$0 00	
High School Middle Prairie						Total Property \$0 00	
Sewer District Clark Regional						<b>Taxable Value</b>	
Water District Clark Public Utilities						Total \$0 00	
Neighborhood Meadow Glade Nbrhd						<b>General</b>	
Section-Township-Range SW 1/4,S10,T3N,R2E image' .JIF or .PDF						Re-valuation Cycle 3	
Urban Growth Area Battle Ground						Assessor Neighborhood 53	
C-Tran Benefit Area No							
School Impact Fee Battle Ground							
Transportation Impact Fee Battle Ground							
Transportation Analysis Zone 531							
Waste Connections Friday							
Garbage Collection Day n/a							
Last Street Sweeping 0							
CPU Lighting Utility District No							
Burning Allowed No Mapping Indicators							
Wildland Urban Interface/Intermix							

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)

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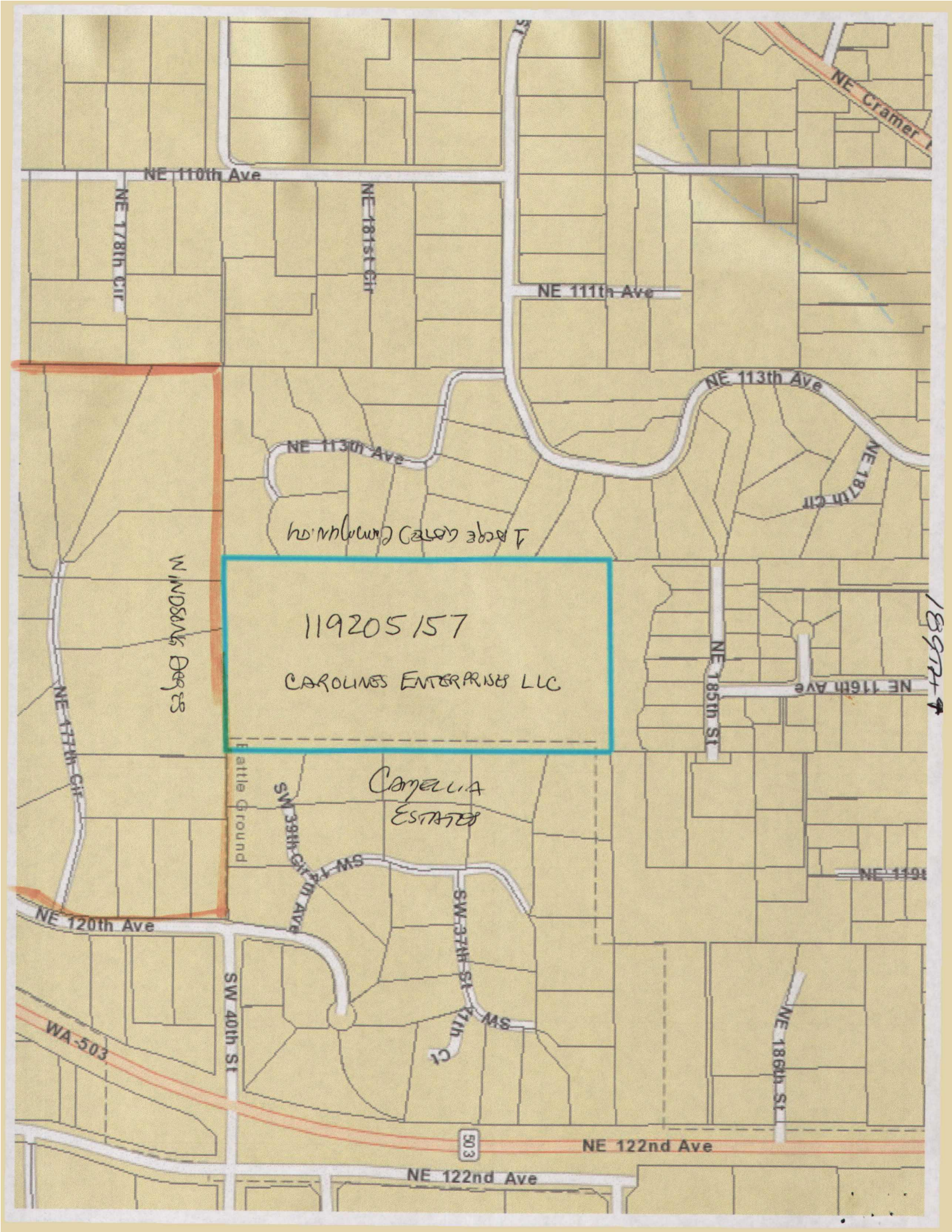
[\[Legal Stuff\]](#)

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1 acre (approx) (handwritten)

119205157

CAROLINE'S ENTERPRISES LLC

WINDSOR DORES

Camellia Estates

18977