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3 8 4 6 4 *
CP 16-0338

October 15, 2014

Mr. Oliver Orjiako
Clark County Community
Planning Department
1300 Franklin Street
Post Office Box 9810
Vancouver, Washington 98666-9810

Subject: 2016 Comprehensive Plan Update
Property at 21605 N.E. 10th Avenue

179113-000
Ridgfield 98602

Dear Oliver:

I represent Pac-West, LLC, also known as Sanders Trucking, which owns property at 21605 N.E. 10th Avenue. Dale Sanders previously asked the County to consider adding this property to the Vancouver UGA, and I am reaffirming that request. It is currently in Urban Reserve, with CR-1 zoning, and an industrial zone overlay. According to County policy, property that is in the Urban Reserve is slated for eventual inclusion in the UGA. The County has also signaled that this property is appropriate for the light industrial zone, which my client supports.

Alternatively, my client would be amenable to a text amendment that would allow light industrial uses in the CR-1 zone since these uses are what is currently occurring, and this is what is planned for the area. Second, my client would like to connect to sewer. Sewer is already allowed in rural centers if the sewer lines exist, UDC 40.370.010(C), so it should not be a major policy change to allow connection to sewer for properties within rural centers if sewer is nearby. We understand that there is a major sewer project planned in the area that my client would like to connect to once installed.



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Please docket these requests and add me to the mailing list for any updates. Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'LMB', with a long horizontal flourish extending to the right.

LeAnne M. Bremer, P.C.

cc: Dale Sanders
Gordon Euler