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December 5, 2014

CP16#0489

VIA E-MAIL & FIRST CLASS MAIL
 oliver.orjiako@clark.wa.gov

Oliver Orjiako
 Community Planning Director
 1300 Franklin Street, 3rd Floor
 P.O. Box 5000
 Vancouver, WA 98666-5000

RE: Holsinger Site Specific Request Tax Parcel Nos. 179112-000 and 179154-000

Dear Oliver:

Our office represents Don Holsinger who owns the properties listed above located just west of NE 15th Avenue directly south of NE 219th (SR 502) in Duluth. Each parcel had significant land acquired for right-of-way as part of the widening of SR 502 so parcel number 179112-00 is about 4.28 acres while 179154-000 is about 3.76 acres. Both parcels have a current zoning and Comprehensive Plan designation of R-5, but both have an overlay of Industrial Reserve.

On behalf of our client we would like to request that the County consider two options for these properties as part of the 2016 GMA update.

Urban Land Use

First, if the County is considering the possibility of bringing the Duluth rural center into the Vancouver Urban Growth Area (UGA) that these properties are included as they already contain the industrial reserve overlay. With the significant investment of public dollars into the I-5/219th interchange and with the widening of SR 502, these properties would be prime candidates to provide job creation opportunities to the County. And probably more importantly, the Clark Regional Wastewater District is currently underway with the Discovery Corridor Wastewater Transmission System project. We are to understand that there is a stub-out sewer line on one of the parcels owned by WSDOT, 179365-000 or 179362-000, connecting back to the 209th Street pump station that could accommodate sewer to Duluth for urban uses.

Rural Land Use

In lieu of the properties being brought into the Vancouver UGA we request that the County consider applying the Rural Center Comprehensive Plan designation with an RC-1 or RC-2.5 zoning designation. This would match the properties immediately to the west.

JORDAN RAMIS PC
ATTORNEYS AT LAW

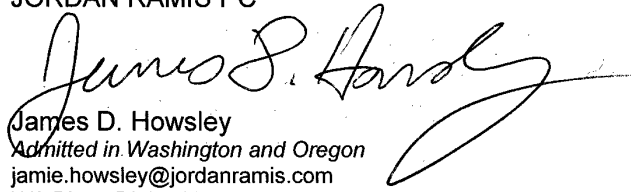
Mr. Oliver Orjiako
July 3, 2014
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Should the County be interested in either proposal, we would be more than happy to provide a more detailed analysis showing how either request meets the intent of the Growth Management Act, County Comprehensive Plan and other economic development documents.

Thank you in advance for your careful consideration of this request.

Sincerely,

JORDAN RAMIS PC



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cc: Client
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