



proud past, promising future

CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING



CP16#0299

September 19, 2014

Dale Sanders
Sanders Trucking
21605 NE 10th Avenue
Ridgefield, WA 98642

RE: Response to September 11, 2014 Letter Regarding your request for inclusion of your property at 21605 NE 10th Street as part of the 2016 Comprehensive Plan update.

Dear Mr. Sanders:

Thank you for your letter dated September 11, 2014 regarding your property located at 21605 NE 10th Avenue in Ridgefield. Your request to include your property under the Clark County Comprehensive Growth Management Plan update has been referred to the Community Planning Department.

Your request will involve inclusion of your property into the urban growth boundary because your property is outside an urban growth area and designated a Rural Commercial and zoned existing commercial (CR-1) outside of Rural Centers. Community Planning Department will log your request, along with those of property owners making a similar request for consideration in the current plan update process.

I am sorry that we are unable to provide quick resolution at this time. I will recommend that you follow news reports concerning the plan and watch for announcements about meetings that may be of interest to you. You may sign up for news and announcements by email or also learn more about the growth plan update by visiting our web site at www.clark.wa.gov/planning/2016_update/comments.html If you have questions, please contact Jose Alvarez at (360) 397-2280 ext. 4898.

Sincerely,

Oliver Orjiako, Director
Community Planning Department

c: Community Planning
Jose Alvarez
Mary Beth O'Donnell
Marilee McCall

1300 Franklin Street • P.O. Box 9810 • Vancouver, WA 98666-9810 • tel. [360] 397-2280 • fax [360] 759-6762 • www.clark.wa.gov



SANDERS TRUCKING

21605 NE 10th Ave.
Ridgefield, WA 98642
Phone (360) 936 2738
Fax (360) 828 1797
STRUCKIN4U@AOL.COM

September 11, 2014

Property No. 179113000

Comprehensive Plan
Public Service Building
1300 Franklin St
Vancouver, WA 98642

Dear Oliver Orjiako:

It is extremely important to me that my property at 21605 NE 10th Ave., Ridgefield be included in the Comp. Plan. On the Comp. Plan Map the property is listed as Industrial Reserve.

I have a number of businesses on the property including Pioneer Feed and Sanders Trucking which employ a number of local people and service the local community.

WSDOT (attached) owns 21402 NE 10th Ave., which is on the west side of 10th, one property south of mine. It is not in the Comp. Plan map as urban reserve but Justin Massie of Tapani Construction tells me that they are bringing a low pressure sewer line to the property but without being listed on the Comp. Plan I cannot get access to the sewer line. The septic system on my property is circa 1977, almost 40 years old. I pay taxes on \$966,400., WSDOT pays taxes on \$165,541. after paying 2.5 M. for the property.

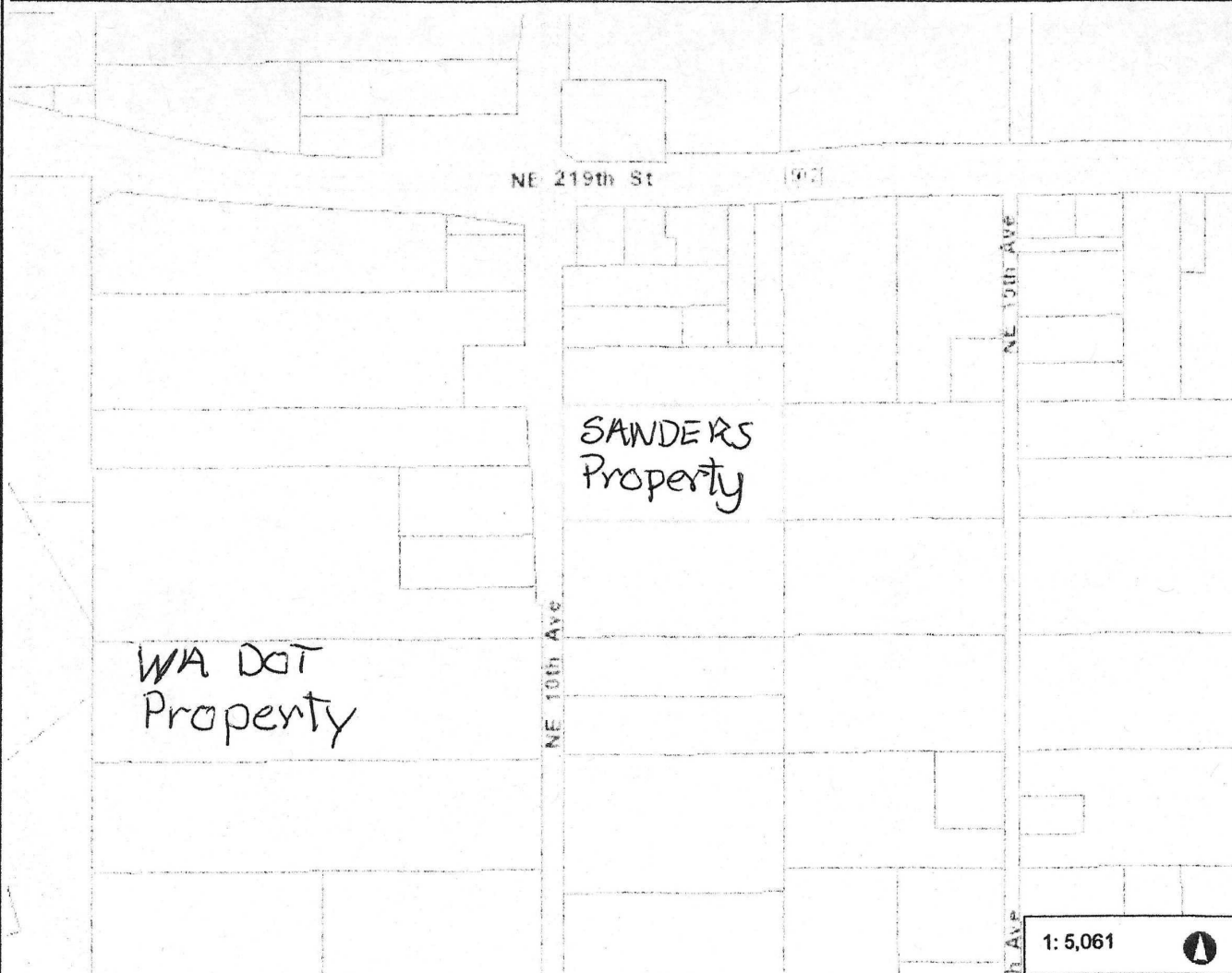
Some additional facts: I pay \$12557. property tax. I have been a Ridgefield resident for 37 years. WSDOT used Emminent Domain in the "taking" of my property in 2007 which, in order to retain my trucking business, I bought this piece of property.

Sincerely

Dale Sanders



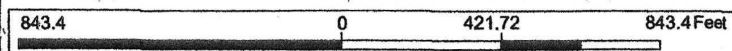
21605 NE 10th Ave



- Legend**
- Building Footprints
 - Taxlots
 - County Outline
 - World Street Map

Notes:
 Pac-West, LLC
 Dale Sanders

1: 5,061



WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Clark County Property Information
 Account Summary

Property Identification Number: 179113000 [MapsOnline](#)
Property Type: Real
Property Status: Active **Tax Status:** Regular
Site Address: 21605 NE 10TH AVE, RIDGEFIELD, 98642 ([Sitius Addresses](#))
Abbreviated Legal Description: #21 OF SEC 2 T3NR1EWM 4.95A

Account	Building	Environmental	Taxes	Auditor Docs	Documents	Permits	Sales Search
Property Owner PAC-WEST LLC		Owner Mailing Address 21605 NE 10TH AVENUE RIDGEFIELD WA , 98642			Property Location Address 21605 NE 10TH AVE, RIDGEFIELD, 98642 Google Maps Street View Bing Maps Birds Eye		

Administrative Data Info...	Land Data	Assessment Data Info...
Zoning Designation Codes... CR-1 Urban Reserve - 20 (UR-20), Industrial Comprehensive Plan Comp. Plan Overlay(s) RC Industrial Reserve 404.03 Clark County Clark Co Fire District 0 Ridgefield South Ridge View Ridge Ridgefield Rural/Resource Clark Public Utilities Fairgrounds NW 1/4,S02,T3N,R1E image: JIE or PDF County No Ridgefield Rural 1 546 Tuesday 7/23/2014 0 Yes No Mapping Indicators	Clark County Road Atlas page 35 Approximate Area Info... 215,622 sq. ft. 4.95 acres no data 057148 020092 Subdivision Survey 057148 020092 Septic Document Details Application Date March 13, 2009 Last Inspected November 14, 2011 Permit: March 10, 1977 date: n/a date: n/a As-Built: March 20, 2009 onlineRME Docs (external site) November 14, 2011	2014 Values for 2015 Taxes Market Value as of January 1, 2014 Land Value \$543,000.00 Building Value \$423,400.00 Total Property \$966,400.00 Taxable Value Total \$966,400.00

2013 Values for 2014 Taxes Market Value as of January 1, 2013 Land Value \$543,000.00 Building Value \$423,400.00 Total Property \$966,400.00 Taxable Value Total \$966,400.00
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Sales History
Sale Date 01/07/2010 Document Type D-QCD Excise Number 647426 Document Number Sale Amount \$0.00
Sale Date 03/15/2007 Document Type DEED Excise Number 608060 Document Number Sale Amount \$1,200,000.00
Sale Date 07/12/2004 Document Type DEED Excise Number 546035 Document Number Sale Amount \$210,000.00

General
Re-valuation Cycle 3 Assessor Neighborhood 9450



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Clark County Property Information Account Summary

Property Identification Number: 179362000 [MapsOnline](#)
Property Type: Real
Property Status: Active **Tax Status:** TOTAL EXEMPTION
Site Address: 21402 NE 10TH AVE, RIDGEFIELD, 98642 ([Situe Addresses](#))
Abbreviated Legal Description: #13 & #14 OF SEC 3 T3NR1EWM 10A

Account	Building	Environmental	Taxes	Auditor Docs	Documents	Permits	Sales Search
Property Owner WASHINGTON STATE				Owner Mailing Address DEPARTMENT OF TRANSPORTATION PO BOX 1709 VANCOUVER WA , 98668 US		Property Location Address 21402 NE 10TH AVE, RIDGEFIELD, 98642 Google Maps Street View Bing Maps Birds Eye	
Administrative Data Info...				Land Data		Assessment Data Info...	
Zoning Designation Codes... R-5				Clark County Road Atlas page 35		2014 Values for 2015 Taxes	
Zoning Overlay(s) Urban Reserve - 20 (UR-20), Industrial				Approximate Area Info... 435,600 sq. ft. 10 acres		Market Value as of January 1, 2014	
Comprehensive Plan R-5				Subdivision Survey 059178		Land Value \$160,431.00	
Comp. Plan Overlay(s) Industrial Reserve						Building Value \$6,110.00	
Census Tract 403.02						Total Property \$166,541.00	
Jurisdiction Clark County				Sales History		Taxable Value	
Fire District Clark Co Fire				Sale Date 05/04/2009		Total \$0.00	
Park District District 0				Document Type D-WARR		2013 Values for 2014 Taxes	
School District Ridgefield				Excise Number 638298		Market Value as of January 1, 2013	
Elementary South Ridge				Document Number		Land Value \$160,431.00	
Middle School View Ridge				Sale Amount \$2,500,000.00		Building Value \$5,274.00	
High School Ridgefield						Total Property \$165,705.00	
Sewer District Rural/Resource				Sale Date 01/20/2006		Taxable Value	
Water District Clark Public Utilities				Document Type D-QCD		Total \$0.00	
Neighborhood Fairgrounds				Excise Number 595705		General	
Section-Township-Range NE				Document Number		Re-valuation Cycle 3	
1/4,S03,T3N,R1E				Sale Amount \$0.00		Assessor Neighborhood 13	
image: JIF or PDE				Sale Date 12/08/2005			
Urban Growth Area County				Document Type DEED			
C-Tran Benefit Area No				Excise Number 581779			
School Impact Fee Ridgefield				Document Number			
Transportation Impact Fee Rural 1				Sale Amount \$949,900.00			
Transportation Analysis Zone 545							
Waste Connections Tuesday							
Garbage Collection Day 3/3/2014							
Last Street Sweeping 0							
CPU Lighting Utility District Yes							
Burning Allowed No Mapping Indicators							

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

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