



3/31/2015

Curt and Deanna Gustafson  
18108 NE 84TH Circle  
Vancouver WA , 98682

RECEIVED  
CLARK COUNTY  
FEB 16 2016  
COMMUNITY DEVELOPMENT  
ADMINISTRATION

Clark County Council and Staff  
1300 Franklin 6<sup>th</sup> Floor  
Vancouver WA 98660

Re: Gustafson Property APN 200537000, 2016 GMA Update, Inclusion of Property into UGB.

Dear County Council, Staff, and To Whom It May Concern:

We are the owners of the above-referenced 20-acre property located adjacent to the existing Vancouver growth boundary. We request that our property be included in the process for inclusion within the UGB.

Our property is a logical choice for inclusion into the UGB at this time. It is bordered by the existing UGB on two sides, where urban residential developments are currently underway. The third side is a fully developed active recreation park and the fourth side is an active equestrian center. The sewer district just made an large investment in the sewer capacity including capacity for our property. Water and all other utilities are available as well.

In the event that our property is not included in the UGB, we agree with the County's current Alternative 4, changing the current AG-20 zoning to a smaller minimum parcel size more in keeping with the immediate surrounding area.

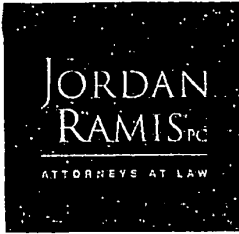
Please be sure our property is included in any and all processes for consideration of inclusion into the boundary and please keep us fully informed of the process and any actions we can or should be making to ensure the greatest potential for success. Thank you for your time and attention to our request.

Sincerely,

Curt and Deanna Gustafson

Attachments: March 3, 2015 Letter from James Howsley, Jordan Ramis, to Clark County  
March 20, 2015 Reply letter from Oliver Orjiako, Clark County

012027



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HAND DELIVERED

March 3, 2015

Tom Mielke  
Clark County Council  
1300 Franklin 6th Floor  
Vancouver WA 98660

David Madore  
Clark County Council  
1300 Franklin 6th Floor  
Vancouver WA 98660

Jeanne Stewart  
Clark County Council  
1300 Franklin 6th Floor  
Vancouver WA 98660

Clark County Community Planning  
Oliver Orjako  
1300 Franklin Street 3rd Floor  
Vancouver WA 98666

Clark County Prosecuting Attorney's Office  
Chris Cook  
Civil Division  
1300 Franklin Street 3rd Floor  
Vancouver WA 98666-5000

Re: **Gustafson Property APN 200537000**  
Our File No. 51516-73506

Dear Council Members, Oliver and Chris:

This office represents Kingston Homes, LLC, the prospective purchaser of the referenced property, which lies adjacent to the Vancouver Urban Growth Area on two sides. We request that the County again include this parcel within the Draft EIS study area for the 2016 GMA Update. I say "again" because this property was first identified as potential urban land in 1994 and 2004 as Alternative 1 and 4 study area. See the attached maps marked Exhibit A.

#### Immediate Area

Of course in the last twenty years much has changed in the Orchards neighborhood, as development steadily continued north to accommodate the expanding population. The land immediately to the south is being developed for single family residential (Urban Oaks<sup>1</sup> and Dunning Meadows<sup>2</sup>). Immediately to the east is the Hockinson Meadows Community Park complete with active recreation such as baseball fields. This functions as an active area urban/regional park. Immediately North is the Silver Buckle equestrian center. Northwest is large lot single family residential located with the Urban Reserve -10

<sup>1</sup> <http://urbannw.net/property-types/urban-oaks.php>;

<http://www.columbian.com/news/2014/oct/19/Urban-NW-Homes-sustainability-market/>;

<sup>2</sup> <http://www.clark.wa.gov/thegrid/documents/SR258-13.pdf>; A copy is attached as an exhibit.

<http://www.newtraditionhomes.com/clark-county-wa/dunning-meadows/east-vancouver-wa/>;

March 3, 2015

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zoning district To the southwest is the Dempsey property which is currently zoned Business Park and apparently will include a public school. To the west (across NE 152nd) lies the Fieldstone Estates Subdivision<sup>3</sup>, Falcon's Nest subdivision, and the Davis property which is zoned BP. The south and west property boundaries are adjacent to the Vancouver Urban Growth Area See Exhibit B.

This property is at the southern end of an isolated AG-20 zoning district which is completely surrounded by commercial and residential zoning districts and several complete or partially complete subdivisions. To our knowledge, no commercial agriculture or food production occurs in this AG-20 district and on this parcel. The remaining AG-20 land is used for the Silver Buckle equestrian center.

Should the County include this on the DEIS alternative map we will provide additional information demonstrating how the parcel meets the test for de-designation. But primarily this area is already characterized by Urban Growth as defined by RCW 36 70A.030(19) which "refers to land having urban growth located on it, or land located in relationship to an area with urban growth as to be appropriate for urban growth." [Emphasis added].

As explained above, urban growth surrounds this property on three sides and a little more if you include the properties to the northwest. But more importantly, Clark Regional Wastewater District located a sewer pump station immediately across the street (152nd Avenue) on the Davis property<sup>4</sup>. A sewer line serves the properties in the immediate vicinity. Water is also readily available. And the transportation infrastructure can readily accommodate the additional growth. Additionally, 152nd is currently being widened.

#### **Immediate Need**

As demonstrated by the development in the area since the 2004 update, demand for housing exists in North Orchards. This land can readily be served by infrastructure already there. This property is a logical choice for inclusion in the Vancouver UGA should the County discover a need for additional residential land as the GMA update continues.

The Orchards neighborhood enjoys several choice amenities that make it one of Clark County's most popular new areas. Since the subject property was considered for urbanization eleven years ago, the supply of available land has declined and quite frankly is unable to keep up with the demand. The logical next step is to dust off the good work done in 2004 for Alternative 1, and reconsider that work in light of the current circumstances.

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<sup>3</sup> [http://www.clark.wa.gov/thegrid/documents/SR266-14\\_000.pdf](http://www.clark.wa.gov/thegrid/documents/SR266-14_000.pdf); A copy is attached as an exhibit

<sup>4</sup> See attached exhibits.

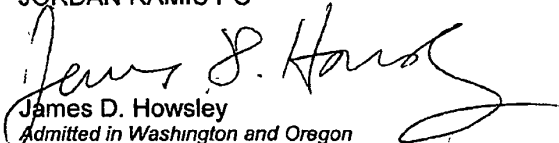
**JORDAN RAMIS PC**  
ATTORNEYS AT LAW

March 3, 2015  
Page 3

Again we ask that the County consider this property on the Draft DEIS map. Thanks for your assistance and I look forward to working with you on a successful 2016 GMA update

Sincerely,

JORDAN RAMIS PC

  
James D. Howsley  
*Admitted in Washington and Oregon*  
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WA Direct Dial (360) 567-3913  
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cc Jeff Wriston



proud past, promising future

CLARK COUNTY  
WASHINGTON

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MAR 23 2015

Jordan Ramis PC  
Attorney at Law

**COMMUNITY PLANNING**

March 20, 2015

James Howsley  
Jordan Ramis, PC  
1499 SE Tech Center Place, Suite 380  
Vancouver, WA 98683

Dear Mr. Howsley:

Thank you for your interest in the Clark County Planning process. We have received your letter dated March 3, 2015 for the Gustafson Property (Tax Parcel 200537000) requesting to be considered for a comprehensive plan and zoning change through the 2016 Comprehensive Plan Update process.

Your request involves de-designation of agricultural resource land. Washington Administrative Code (WAC) 365-190-050 Criteria states that "(1) In classifying and designating agricultural resource lands, counties must approach the effort as a county wide or area-wide process. Counties and cities should not review resource lands designations solely on a parcel-by-parcel process." Therefore, your request will be considered in the context of the broader changes proposed in the rural areas of Clark County.

For more information on the proposals under consideration for the 2016 Comprehensive Growth Management Plan update and to determine if your request is consistent with the proposed amendments please visit our web page at <http://www.clark.wa.gov/planning/2016update/index.html> and subscribe to our Comprehensive Growth Management Plan email list where we will be sending out press releases and meeting notices. You can also look to your local newspapers for press releases and meeting notices.

If you have any questions or concerns please contact Jose Alvarez, Planner III, at 360-397-2280 ext. 4898. Again, thank you for your interest in the Planning process

Sincerely,

Oliver Orjiako, Director  
Community Planning