

Schroader, Kathy



From: Orjiako, Oliver
Sent: Wednesday, May 25, 2016 3:58 PM
To: Albrecht, Gary, Alvarez, Jose, Anderson, Colete, Euler, Gordon, Hermen, Matt, Kamip, Jacqueline, Lebowsky, Laurie, Lumbantobing, Sharon, Orjiako, Oliver, Schroader, Kathy, Wiser, Sonja
Subject: FW: Comp Plan Submission - Holt Group Request re APNs 181466-000, 181548-000, 181580-000, 181581-000
Attachments: Holt Group Request to Comp Plan pdf

FYI and for the record Thanks

From: Lisa McKee [<mailto:lisa.mckee@jordanramis.com>]
Sent: Wednesday, May 25, 2016 2:29 PM
To: Orjiako, Oliver; Cnty 2016 Comp Plan
Cc: Jamie Howsley
Subject: Comp Plan Submission - Holt Group Request re APNs 181466-000, 181548-000, 181580-000, 181581-000

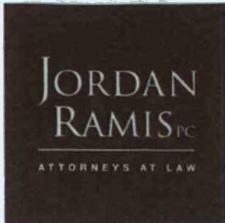
Hello,

Attached is a letter from Jamie Howsley for submission to the Comp Plan record. If you have any trouble opening the attachment please let us know.

Thank you

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VIA E-MAIL
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May 25, 2016

Board of County Councilors & Planning
Commission
c/o Oliver Orjiako
Clark County Community Planning
PO Box 9810
Vancouver WA 98666

Clark County Community Planning
Attn: 2016 Comp Plan Record
PO Box 9810
Vancouver WA 98666-9810

Re: Holt Group Request On Tax Parcel Nos. 181466-000, 181548-000 and 181580-000, 181581-000
Our File No. 52205-73093

Dear Chair Boldt, Councilors and Planning Commissioners:

I am writing this letter to follow-up on my testimony from last night. As I explained, I have been busy working on a draft development agreement for the Holt Group holdings on 179th as a follow-up to the work session last week and I thought just to double check the zoning to add a recital in the agreement and noticed that the preferred alternative showed that the Comprehensive Plan and Zoning designations changed on these parcels from Urban Low R1-7.5.

I have been involved with these properties, the Zilke and Birchwood properties, for well more than a decade, first defending them at the Growth Management Hearings Board for the Urban Reserve Overlay in the 2004 plan appeals, and eventually up through the Court of Appeals and back down to the Growth Management Hearings Board for their inclusion in the Vancouver UGA with the 2007 plan adoption. The zoning and corresponding comprehensive plan designation has always been for Urban Low residential with R1-7.5 zoning. It makes no sense to change those designations, especially since we have been advocating for that zoning and have not had a chance to implement it due to urban holding not due to desires of the property owner/developer.

The bottom line is that a change on these properties would put one of the two major private sector partners on the 179th interchange project in a serious predicament and jeopardy of moving forward with helping the County finance an interim and long term solution.

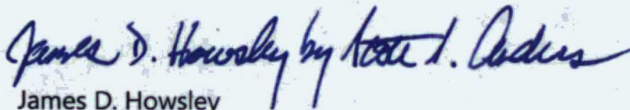
JORDAN RAMIS PC
ATTORNEYS AT LAW

Chair Boldt
Councilors
Planning Commissioners
May 25, 2016
Page 2

Our request is that the zoning remains as it is for these properties and to allow us to proceed forward with working on the 179th funding solution with the County. If you need additional background on this I am more than happy to provide copies from my files on this property which number several boxes by now. Thank you for your thoughtful consideration.

Very truly yours,

JORDAN RAMIS PC



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