

**O'Donnell, Mary Beth**



**From:** Orjiako, Oliver  
**Sent:** Wednesday, June 11, 2014 11:34 AM  
**To:** O'Donnell, Mary Beth  
**Subject:** FW: Zoning proposal  
**Attachments:** Commisioner Letter.pdf; Klein.comp.update.map.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red Category

FYI

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**From:** Madore, David  
**Sent:** Friday, May 30, 2014 3:45 PM  
**To:** Orjiako, Oliver  
**Subject:** FW: Zoning proposal

Oliver, FYI

Anna for Commissioner Madore

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**From:** Todd Klein - Rotschy Inc [<mailto:toddk@rotschyinc.com>]  
**Sent:** Thursday, May 29, 2014 10:46 AM  
**To:** Euler, Gordon; Madore, David; Mielke, Tom  
**Subject:** Zoning proposal

Good morning Gentlemen,

I have sent info for thought in the upcoming 2016 Comp plan  
Thank you for looking,

Regards,

Todd Klein  
Manager  
**East County Materials**  
9210 NE 62<sup>nd</sup> Ave  
Vancouver, WA 98665  
O: 360.253.3054  
F: 360.253.3055  
C: 360.518.6371

**Commissioner Mielke, Madore, and County Staff**

**1300 Franklin Street  
P.O. Box 5000  
Vancouver, Wa. 98666-5000**

Re: 2016 Comprehensive plan update, relationship to Klein properties 40 acres located on Kelly Rd. and Ya colt Mountain Rd zoned FR-80. The second property 32 acres located on NE 259<sup>th</sup> St. zoned AG-20.

Dear Commissioners and County Staff,

My family owns the above properties and would like to go on record requesting smaller lot sizes for both properties. Zoning changes in the upcoming Comprehensive plan need to be made to allow larger land owners opportunity.

Property Info.      Tax parcel # 23050-0000  
   Lot size 40 acres

Tax parcel # ~~23645-000~~  
Lot size 32 acres

*corrected*  
*235645-000*

Request for proposed zoning change includes the following:

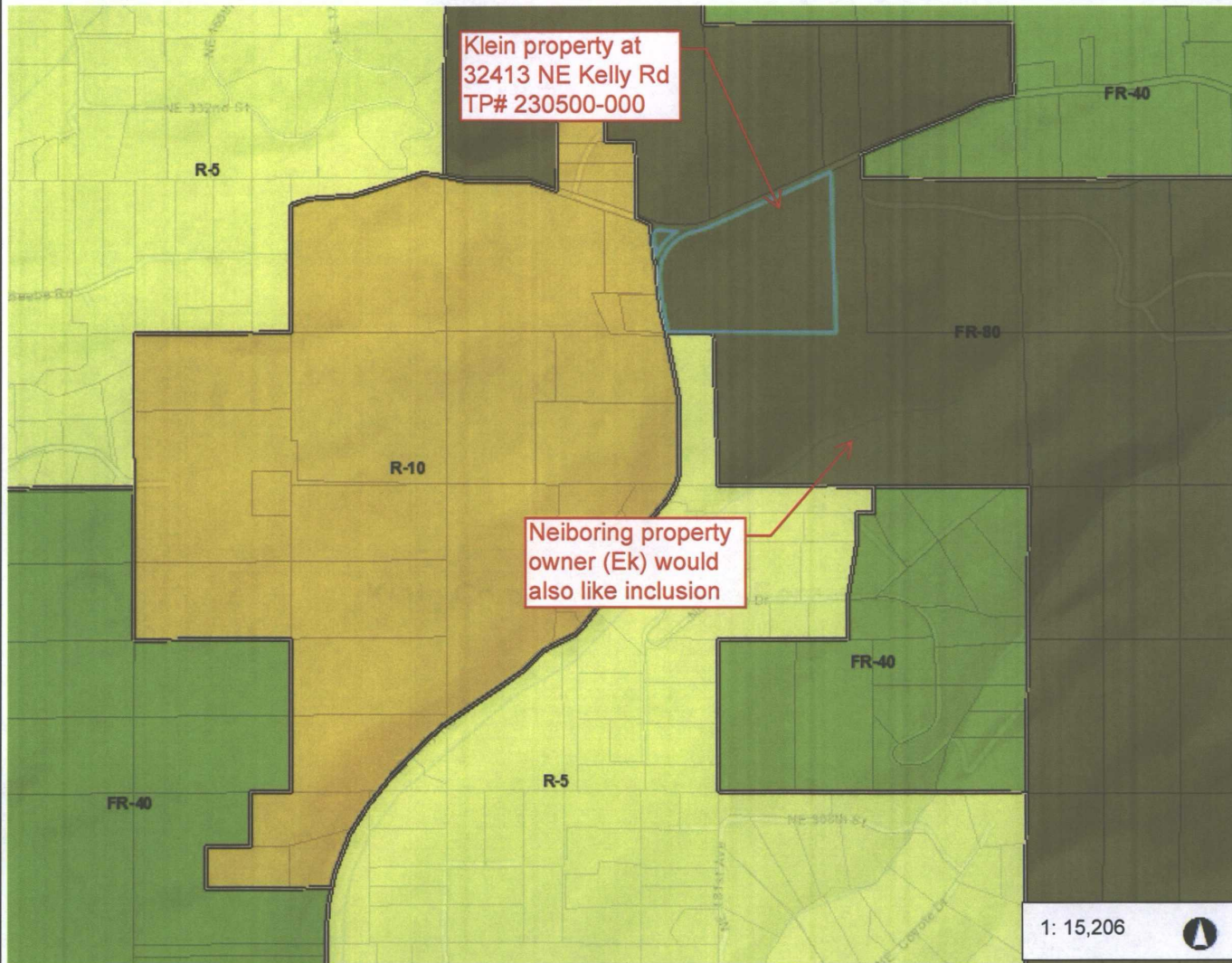
1. Both properties are surrounded on one or all sides with smaller lot size (2.5 -10 acre lots)
2. C.P.U. has main waterlines running along both properties. We worked with C.P.U. to make a suitable site for water reservoir located on Kelly Rd. property.
3. Properties offer multiple building sites with good access, drainage and gentle slope.
4. We are unable to provide a large enough income to support a family of 5 on properties. My wife and I both work outside to pay taxes and fees implemented by the County that continue to be on the rise yearly.
5. I shouldn't be punished for owning larger lots in the rural area. I want to see controlled growth. My family enjoys the aspect of farming, but with the rising cost to operate going up, our motivation to continue go's down without options.
6. More property needs to available for growth. No body wants, or can afford larger tracts. Cost are to high for the younger generation starting out.
7. I am asking for smaller lot sizes for this reason. We want to build smaller farm operations to be able to sell. My hope is younger people can buy, and enjoy what may seem to be a fading dream of what used to a lifestyle.

Thank you for taking the time to read and consider my proposal for rezoning my properties in the upcoming 2016 Comprehensive plan update. Feel free to contact me at (360-687 3611)

Todd and Renee Klein 32413 NE Kelly Rd. Ya colt, Wa.



# Klein Comp Plan Update Request



Klein property at  
32413 NE Kelly Rd  
TP# 230500-000

Neighboring property  
owner (Ek) would  
also like inclusion

- Legend**
- Zoning Overlay**
- Urban Reserve - 10 (UR-10)
  - Industrial Urban Reserve - 20 (UR-20)
  - Railroad Industrial Urban Reserve (RIUR)
  - Railroad Industrial Overlay District (RIOD)
  - Urban Holding - 10 (UH-10)
  - Urban Holding - 20 (UH-20)
  - Urban Holding - 40 (UH-40)
  - Airport Environs Overlay
  - Surface Mining Overlay District
  - Existing Historic Resort
  - Mill Creek Overlay District
  - Highway 99 Overlay District
  - Activity Center Overlay
  - Transitional Area Overlay
  - Single Family Residential Area Overlay
  - Mixed Residential Area Overlay
  - Multifamily Residential Area Overlay
  - 78th Street Property
  - Columbia River Gorge Scenic Area
  - Mixed Use Overlay
  - Vancouver - Multiple Overlays
  - Sewer Capacity Overlay
  - Infill Residential Development Area

**Notes:**

2,534.3 0 1,267.13 2,534.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

**O'Donnell, Mary Beth**

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**From:** Todd Klein - Rotschy Inc <todd@rotschyinc.com>  
**Sent:** Friday, July 11, 2014 12:57 PM  
**To:** O'Donnell, Mary Beth  
**Subject:** Re: Zoning proposal

Hi Mary,  
You are correct. The address is 32413 NE Kelly Rd. Yacolt, Wa.98675  
The tax parcel # is 235645000  
Thank you,

Todd Klein  
Manager  
East County Materials  
9210 NE 62<sup>nd</sup> Ave  
Vancouver, WA 98665  
O: 360.253.3054  
F: 360.253.3055  
C: 360.518.6371

On Jul 11, 2014, at 11:54 AM, "O'Donnell, Mary Beth" <[MaryBeth.O'Donnell@clark.wa.gov](mailto:MaryBeth.O'Donnell@clark.wa.gov)> wrote:

Hello Todd. I am an office assistant in the Community Planning department and working on recording the 2016 Comp Plan documents that we receive. I have an email and letter from you regarding a request for zone change for your two properties.

I have a question for you regarding one of the parcel numbers you listed, 23645-000. That number does not come up in the system and when searching by your name, only parcel 230500-000 comes up. The only address you gave for the parcel in questions is NE 259th St. and as you can imagine, hundreds of properties come up when just entering a search for 259th.

Can you please recheck that parcel number and send me the corrected one if you find it? When entering your document, it is important to reference the parcel number with your request.

Thank you,

Mary Beth O'Donnell, OA II  
Department of Community Planning  
360-397-2280, ext 4958

This e-mail and related attachments and any response may be subject to public disclosure under state law.