

O'Donnell, Mary Beth

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CP16#0431

From: Orjiako, Oliver
Sent: Wednesday, November 05, 2014 8:51 AM
To: Euler, Gordon; Alvarez, Jose; O'Donnell, Mary Beth
Cc: Cook, Christine
Subject: FW: Write your Commissioner/Ruud Van der Salm

Just FYI

-----Original Message-----

From: Madore, David
Sent: Tuesday, November 04, 2014 4:15 PM
To: Orjiako, Oliver
Subject: FW: Write your Commissioner/Ruud Van der Salm

-----Original Message-----

From: ruudster19@aol.com [<mailto:ruudster19@aol.com>]
Sent: Friday, October 24, 2014 7:59 AM
To: Cnty Board of Commissioners General Delivery; Mielke, Tom; Madore, David; Barnes, Ed
Subject: Write your Commissioner

Internet Form Results:

FORM: emailform.asp
FORM submitted at 10/24/2014 7:59:26 AM

First Name: Ruud
Last Name: van der Salm
Phone: UNANSWERED
Email: ruudster19@aol.com
Address: 3707 NE 100th Circle
City: Vancouver
State: WA
Subject: Proposed zone changes to AG 20
Message: Dear Commissioners,

Upon receiving our surveys in the fall of 2013, i wrote the following to Clark County (commplan@clark.wa.gov):

"To Whom it may concern,

I received your survey regarding the size of AG-20. As a land owner we would like to have the option of being zoned AG-10. However, what are the end results of such a switch. Would we see a higher property valuation (even in Current Use)? The higher the taxes on AG land and the more encroachment, the more

pressure to move agriculture operations out of the county. We've been here since 1981 and we would like to stay here.

The second question is " I would prefer the flexibility of clustering new lots in a corner of my property." What does this mean exactly and what options would it give us and at what cost?"

I never received a reply and thus did not fill out our survey cards.

In January, Mr. Madore asked Mr. Van Nortwick if there was any way to avoid property tax increases with the proposed zone changes.

"(Mr Madore) asked Van Nortwick if there were any alternatives.

"No," Van Nortwick said. "Because, David, what you are doing is you're making their property more valuable. And when you make their property more valuable, the percent of the total value of the county goes up, and that's why it shifts over. You're only going to get that property tax shift if you actually increase the value of their property," Van Nortwick said.

Madore asked whether it's fair to increase taxes based on the potential for the property to be subdivided.

"Yes," Van Nortwick said. "Because the potential is what people are paying for . people buy lots because of the potential to buy a home.""

To me it looks like these proposed zone changes will benefit those who want to stop farming in Clark County and the developer/construction industry. This proposal would tax those farms wanting to continue their business in Clark County more. Am i wrong in this assessment?

Sincerely,
Ruud van der Salm

Clark County Form Mailer, 2014

O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Wednesday, November 05, 2014 11:20 AM
To: 'ruudster19@aol.com'
Cc: O'Donnell, Mary Beth
Subject: Write Your Commissioner

Dear Ruud Van der Salm:

Your email correspondence was forward to me so it can be included in the 2016 comp plan index. County staff will index your comment. I will however, suggest that you also contact the County Assessor (Peter Van Nortwick) at the County Assessor's Office. The phone number is 397-2391. He or someone in his shop will be able to answer your questions relating to property tax and the potential tax implications of the proposed changes in Agriculture and Forest zones. The county is proposing to reduce the minimum parcel size in Agriculture from 20 to 10 and in Forest Tier II from 40 to 20. I hope this is helpful. Please, let me know if you have any further questions. Thanks.

Kind Regards,

Oliver