

**O'Donnell, Mary Beth**

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**From:** Keri Lightfoot <kliteft@gmail.com>  
**Sent:** Tuesday, November 18, 2014 10:51 AM  
**To:** Cnty 2016 Comp Plan  
**Subject:** Landowner comments/request regarding 2016 Comprehensive Growth Plan for Clark County

203566000  
OP16# 0474

November 17, 2014

Clark County, Washington

Comprehensive Growth Management Plan

RE: Property # 203566000 @ 23700 NE 178<sup>th</sup> St, Brush Prairie, WA 98606

My husband Doug and I own the referenced property. While we appreciate the proposed growth plan (Alternative 2) for our area, we are requesting a complete de-designation in zoning of our property from an FR 40/FR 2 to a RURAL designation with ability to subdivide into 3-5 acre parcels and to be included within the urban growth boundary. In 1994, prior to the growth management act, our property was zoned for residential. In 1994, our property was randomly down zoned by the county to AG, Forest Tier 2 and yet our house resides in a neighborhood of 7 houses. Moreover, we are supported by residential water service and we are surrounded by residential zoned properties and/or properties that are non-conforming in size to their current zoning (as per the County's property information website).

Despite when the decision was made to allow surrounding properties to subdivide (i.e. before or after 1994), I feel we are being held to a standard that is not consistent and is unfair. We are again requesting the opportunity, as so many others have done around us, to subdivide our property into 3-5 acre parcels. I have a long list of examples below of neighboring properties that are still today zoned FR 40/FR 2 just as we are - but have non-conforming lot sizes. Additionally, all of these properties are classified the same way on the county's environmental constraints pages.

Information about our property and our immediate neighbors is below. As I stated above all of these properties are zoned on the county website as FR 40/FR 2 despite the current lot sizes.

23700 NE 178<sup>th</sup> St, Brush Prairie (Lightfoot) – 21.65a

23512 NE 178<sup>th</sup> St, Brush Prairie (Eric and Michelle Solari) – 2.93a

23511 NE 178<sup>th</sup> St, Brush Prairie (Paul and Vanessa Fitzgerald) – 2.52a

23611 NE 178<sup>th</sup> St, Brush Prairie (Frank and Meredith Page) – 3.01a

23703 NE 178<sup>th</sup> St, Brush Prairie (Ken and Sandy Mantha) - 2.78a

23303 NE 178<sup>th</sup> St, Brush Prairie (Jim and Marla Azinger) – 2.74a

23606 NE 178<sup>th</sup> St, Brush Prairie (Ray and Nancy Scheimer) – 2.79a

*Original owners of all of this property Gordon and Kathleen Homola*

Boundary line adjustments were made in 2003

There is another street (180<sup>th</sup>) to the North of us that appears to be the same type of situation. The property on 180<sup>th</sup> was all owned at one time by Melvin and Verda Homola. All addresses are classified as FR-40 and FR-2 but have lot sizes ranging from 1-6 acres. The addresses include:

23609 NE 180<sup>th</sup> St, Brush Prairie

23401 NE 180<sup>th</sup> St, Brush Prairie

23700 NE 180<sup>th</sup> St, Brush Prairie

23607 NE 180<sup>th</sup> St, Brush Prairie

Lastly, there is another property directly to the south of us that was once 54.91a that has recently been subdivided into multiple lots (6a – 14a plots). All of the properties below were and remain classified as FR-40 and FR-2. The addresses include the following:

17301 NE Home Rd., Brush Prairie

17305 NE Home Rd., Brush Prairie

17309 NE Home Rd., Brush Prairie

17403 NE Home Rd., Brush Prairie

17405 NE Home Rd., Brush Prairie

Thank you for your consideration. If you have additional questions or need to reach me, please feel free to contact me via email or my mobile phone number below.

Regards,

*Keri Lightfoot*

360/448-0146 Mobile