

O'Donnell, Mary Beth

* 7 2 5 7 3 9 *

CP16#0473

From: Pamela Poelvoorde <pamelahp@msn.com>
Sent: Tuesday, November 18, 2014 1:13 PM
To: Cnty 2016 Comp Plan
Cc: Mielke, Tom; Madore, David; Barnes, Ed; Snell, Marty; Orjiako, Oliver; marilee.maccall@clark.wa.gov; Benton, Don; chris.clifford@clark.wa.gov; Cnty Board of Commissioners General Delivery; commplanning@clark.gov; Lebowsky, Laurie
Subject: Fw: GROWTH PLAN UPDATE original Vancouver school records-JLA CC fair-urban holding

RE: Growth Plan Update 2016 and remove urban holding on my property.
Property ID#181449000, physical: 19110 NE 50th Ave, Vancouver 98686
current zoning: R1-7.5
proposed zoning: R1-20

To all decision making parties in regards to the proposed alternatives for the comp plan for 2016.

I will make this brief: As I have said many times, **NO**, I do not want the zoning to change. I have requested in every available way of communication, workshops, hearings, letters, emails, one on one conversations for 22 years. Be it the board of commissioners', or planning I have asked for this zoning and to **lift the urban holding**, it was finally included in the comp plan in 2008 with this zoning. I am continuing to ask to have the urban holding lifted.

I would like all to consider and to recall this is the same property Future Wise protested in Olympia earlier this year and lost.

If anyone wants to read further as to why leaving the current zoning is the "fair" and "best" thing to do, please read my last communications below starting with David Madore July 11th, 2013.

Regards;

Pam Poelvoorde
12714 NE 43rd Ave
Vancouver, WA 98686

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

From: Pamela Poelvoorde
To: Benton, Don
Sent: Saturday, April 05, 2014 3:29 PM
Subject: Re: original Vancouver school records-JLA CC fair-urban holding

Don,

In a less formal note. Enjoy your vacation with Mary the the family.

Thanks for your help and direction.

Pam

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

From: Benton, Don
To: 'Pamela Poelvoorde'
Cc: Clifford, Christopher
Sent: Saturday, April 05, 2014 2:25 PM
Subject: RE: original Vancouver school records-JLA CC fair-urban holding

Pamela,

Thank you for your email. I believe The Vancouver School District would be very interested in your Grandfather's papers and certainly the Clark County museum. I have one of my staff members, Chris Clifford, looking into your other question about the urban holding situation on your property. I will be out of the office on vacation with my family until April 14th. I will follow up with Chris when I return to see what the outcome was.

Thank you for your encouraging words. I have tried my whole life to bring conservative common sense to government and I am enjoying doing that at both the state and county level.

Thank you,

Don
Don Benton
Director, Environmental Services Department
360-397-2121 extension 5358



From: Pamela Poelvoorde [mailto:pamelahp@msn.com]
Sent: Tuesday, April 01, 2014 9:55 AM
To: Benton, Don; Don Benton
Cc: pamelahp@msn.com
Subject: Fw: original Vancouver school records-JLA CC fair-urban holding

Senator Don Benton
409 Legislative Building
P.O. Box 40417
Olympia, WA 98504-0417

Clark County Dept of Environmental Services
1300 Franklin Street
Vancouver, WA 98666-5000

Dear Senator Benton:

I am forwarding you an email I sent to David Madore in July of last year. I know with some direction from you, Oliver Orjiako and Marty Snell are more than capable to get the needed information to the decision making positions to resolve this issue.

I would first like to thank you again for supporting my granddaughter Beth-Ann at the JLA auction last summer. It was her 10th and final year in 4 H and we are all so happy and proud of her. It was a great last year for her, her two hogs placed as Grand Champion market Hog, and Reserve grand champion in middle weight. I know you have supported the kids for 20+ years and I want you to know I am proud of your dedication. It does not go unnoticed that you are very involved in the county as well as the state.

The third item I want your advice on is I have the original hand written documents, accounting and letters for the Vancouver school district from the 1800s and early 1900s. My great grandfather John B Lindsay, the first county commissioner and petitioner/organizer of school district 59, doc dated Febuary 4th, 1884. However the county would not know my great grandfather was very instrumental in asking the other settlers to work with him to have a place for the children to learn basic education, because I have the hand written letters. This was very important to my great grandfather because in Iowa he had no access to a school and he could not read or write, so Good Hope school was built. My grandfather (Andrew Lindsay) was on the school board for may years and was responsible for having the school cleaned out. The family did not know where they should go, and we were always told they were "grandpa's papers" and they were just kept in a box. Ok, now it comes to me, I think they are a important part of our history and do not belong to me.

This is were you come in. What should I do with the records? I was talking with Pat Jolatta a few years ago when I was the VP of the Battle Ground garden club and we were going to get together. My mother had gotten ill a short time after Pat and I had talked. I was very busy with my mom for several years until she passed a year and a half ago. I feel I need to take care of this, "it is on my bucket list" as the grandkids would say.

Getting back to the beginning of my letter. I am sure after reading the below letter to David Madore there is little explanation needed. I talked with you and Deb Wallace several years ago about not being able to build a one story house on the property because I could not climb the stairs. I wanted to sell part of the property and use the proceeds to make things easier for my mother. Both of you agreed it was unfair and to challenge it, but the county moves so slowly I finally sold the house.

After being in this process for over 22 years, I believe it was 2008 we were included with good zoning, and I don't think it would have happened then if it were not for Betty Sue and a great planning department. I believe with Steve Stuart at the wheel, so to speak, I would be kept in urban holding forever. I have had several people interested in the property but with the overlay they do not want to take a chance of investing the money. I have been told "with the long process and, "say one thing and do another", in Clark County we are looking for something **NOT** in urban holding". I understand how buyers feel.

I think it is ridiculous when the Clark County Humane Society has to have Steve Horenstein represent them to renew a new contract. **On the other hand Jeff Smith, owner of Smith Root, can easily come in and have the holding lifted on 50th & 159th to expand his business without the needed services. Jeff Smith can have urban holding lifted, Jeff Smith can put in a septic tank, but then I don't have a contract with the Government.** I quite frankly don't care what Smith Root is doing with their business, I have better things to worry about and I am glad Smith Root is doing well, it is good for all of us. My reason for bringing it up is **Steve Stuart said to justify lifting the Urban Holding for Jeff Smith and not me is "Jeff Smith will be paying so there will be money for services in front of your property"**. That sounds like impact fees to me, and I doubt that is where the monies would be spent. David Madore said in the same workshop the county is not charging impact fees, and Steve Stuart did not disagree, and he always does if David Madore says anything correct or not, but the fees will be back. If Jeff Smith is not paying impact fees then what is he paying?

Bottom line is I know more information about what is going on in that building than I want too. I do not want to speak again and again at public meeting, bring up yet another bad decision made by the county in public and have the local media take up more time and money of all the people in the county. All I am asking is a fair shake, with as little waves as possible without getting Steve Horenstein involved and I know it can be done.

I apologize for the fragmented sentences and bits and pieces of information but it would be a novel to go into everything in my files.

Thank you for your time and I look forward to hearing from you.

Pam Poelvoorde
12714 NE 43rd Ave
Vancouver 98686

Hm# 360-576-1460
cell# 360-907-8431

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

From: [Pamela Poelvoorde](mailto:Pamela.Poelvoorde)
To: David.Madore@clark.wa.gov
Sent: Monday, July 29, 2013 11:36 AM
Subject: Fw: Lifting urban on 50th Ave

July 29, 2013

Dear Mr. Madore;

It has been several weeks since we talked at the county workshop and I have not received a response from you. Please take the time to give me an update on where you are in getting the problem, described in my email, solved.

Thank you,

Pam Poelvoorde

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

From: [Pamela Poelvoorde](mailto:Pamela.Poelvoorde)

To: Sent: Thursday, July 11, 2013 3:01 PM
Subject: RE: Lifting urban on 50th Ave

David Madore
Clark County Commissioner
1300 Franklin Street
Vancouver, WA 98666-5000

RE: Board workshop on 7/10/2013 regarding lifting urban holding on 50th Ave.
property know as 19100 NE 50th Ave, Vancouver, WA 98686 ID #181449000

Dear Mr. Madore:

First I would like to thank you for taking the time to talk with my daughter and I yesterday.

At this point in time I am again requesting the lifting the urban holding on our property. I know that lifting it at the same time as the industrial property on 50th that is being considered with Mr. Smith is the only option for consideration I will have this year. As was mentioned yesterday changes to the plan can/is only done once a year. I started the process with the county in 1991 with a short plat application, it was denied. I was told by county planning at the time due to the new GMA, they were putting together a plan. I was told I did not have a preliminary in at that time so it was a no go. The next meeting I went to I received a draft titled " The Hometown Community Framework Plan for Clark County, Washington" dated 10/15/1992, and I still have it in my files upon files and it is interesting reading.

I will not go into the years of letters of county record the family and I have written, meetings, and hearing asking for reasonably zoning. I will say I am in my 22nd year, 15 of them spending countless hours at the county meeting and hearings, listening, speaking and writing letters to county officials. I finally have the zoning only to be stopped again by urban holding overlay. In a prior board meeting I was told, in so many words, I was getting compensated in lower taxes by not being able to use the property the way I would like, build a one story home on my property because of a disability, sell to a family member, builder/investor. I would like to make it clear it is not compensation, it is deferment of the prior 7 year's tax, at 8% interest, 20% penalty for change of use, and 1% per month from April 30th of the tax year through the month of removal when I sell the property and the use is changed. The last estimate I received from the county several years ago, if I removed the entire 18.85 acres was almost \$30,000.00. Money would also be made for the county in development with very low impact to the area. When the one acre is put in my daughter Amy's name there will remain 17.85 acres of the original 20 acre parcel. Of a twenty acre parcel there are three homes on a acre or more, approx 4 acres of timber (can't harvest the trees, in timber management) in the back with Mill Creek running through it (wet lands). Now we are down to 13.85 acres and 192nd st runs the length of the entire north side of the property and I will guess that is close to 2 acres, leaving 11.85 acres. In a short plat it does not matter what the zoning

is, with the needed land requirement to build there is not going to be a large impacting subdivision. I do not know how 5 to 12 upscale home are going to make a large impact on the area, and as far as water/sewer, they may hold it and build later or have larger lots with wells and septic. That again will be up to the county.

The situation we were talking about yesterday stems back to the same problem, urban holding. The property is in The Lindsay Family Trust and sadly my mother passed away and it states upon her death the acre my daughter (Amy Blankenship) is living on belongs to her. There is an exception in the law for such cases, **40.520.010 Legal Lot Determination, #5 states- The parcel was created through court order, will and testament, or other process listed as exempt from platting requirements by RCW 58.17.035, 58.17.040 or Section 40.540.010 A, or through an exemption from platting regulations provided by law at the time of creation of the parcel;**

I spoke with Oliver in April of this year in regards to the acre transfer to my daughters name and he said he was not sure if there is a fee, however he did not think there would be a problem and planning would help with the process. I will say again, Oliver is a valued asset to the county, I may not always like the answers but he has always been kind and professional.

Last week I took all needed papers into permits (per Jeff on the phone) and spoke with a woman planner of 12 years and she was aware of the RCW and in checking the approval criteria of zoning (R1-7.5), that is ok, through court order, will and testament, or other process, that is ok. Then in pulling up the property I got yet again, no can do, URBAN HOLDING OVERLAY. She said there was nothing further she could do for me.

This is not the problem it has been made out to be. I understand you need a plan, reasons and answers that may come up from people that will oppose it at a hearing. There will be a property owner asking, why that property and not mine, is very easy. There is a law that gives people the right to be beneficiaries of real property through wills and testament, upon death, because of that persons passing the urban holding needed to be lifted. I doubt there will be several people wanted in on that exception.

As far as the GMA, as written, does not care what landowner is in urban holding. I have seen the zoning, land use, and colors of the maps change many times. I have seen people come into the county, make request, receive their requests, build and move on. It is up to the board to balance fair choices and to **protect private property rights, not eminent domain without compensation or consideration.**

When I was a young girl I was honored to be part of the "Daughters of the Pioneers" I was honored to be recognized at the Clark County Fair for being a descendent of the oldest family in Clark County. Now in my 60s I just want to sell the property and get out. I have been in holding for 22+ years and that has lowered the value of the property considerably, and that is wrong. I played by the rules, I have been patient but I am no longer.

I am holding you to your word that you can get this done for our family this year. I have put it back on the market and it is our families time in the county with no excuses.

I would like to thank you in advance for taking care of this matter for us. If you have questions please do not hesitate to contact me. I look forward to hearing from you.

Pamela Poelvoorde
12714 NE 50th Ave
Vancouver, WA 98686
360-576-1460

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

O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Thursday, November 20, 2014 8:42 AM
To: Mielke, Tom; 'Pamela Poelvoorde'; Cnty 2016 Comp Plan
Cc: Madore, David; Barnes, Ed; Snell, Marty; marilee.maccall@clark.wa.gov; Benton, Don; chris.clifford@clark.wa.gov; Cnty Board of Commissioners General Delivery; commplanning@clark.gov; Lebowsky, Laurie
Subject: RE: GROUTh PLAN UPDATE original Vancouver school records-JLA CC fair-urban holding

Good morning Commissioner:

Mrs. Pamela Poelvoorde property is in the urban growth boundary. I am looking into the matter and have talked to Pamela in the past. Staff will take care of her issue. Please, let me know if you have questions. Thanks.

Best Regards,

Oliver

From: Mielke, Tom
Sent: Wednesday, November 19, 2014 5:19 PM
To: 'Pamela Poelvoorde'; Cnty 2016 Comp Plan
Cc: Madore, David; Barnes, Ed; Snell, Marty; Orjiako, Oliver; marilee.maccall@clark.wa.gov; Benton, Don; chris.clifford@clark.wa.gov; Cnty Board of Commissioners General Delivery; commplanning@clark.gov; Lebowsky, Laurie
Subject: RE: GROUTh PLAN UPDATE original Vancouver school records-JLA CC fair-urban holding

Hi Pamela,

I'm looking at your address of 19110 NE 50th Ave. and to the best of my recollection we are not proposing any changes in zoning or if you are even in the UGB. With all of that said, I will follow-up with staff and Mr. Benton on what is going on.

Thanks,
Tom

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