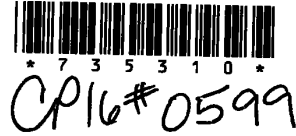


O'Donnell, Mary Beth

From: Donna Andrews <donnaandrews0411@gmail.com>
Sent: Wednesday, April 01, 2015 10:55 AM
To: Cnty 2016 Comp Plan
Cc: Alice Larry Chandler; Bunny McElveny
Subject: 5 acre min. E of Hockinson
Attachments: County Zoning input.docx



Planners, this may duplicate the comment I tried to send via your link. Word doc attached.

Clark County is making needed changes in the GMA 1994 zoning! Alternative 4 for Rural and Forest zoning is a change in the right direction. I'm an owner in common with 2 sisters of Tax parcel 205384000—49.25 acres east of Hockinson. An unfair **40 acre minimum** zoning was applied by GMA to our Ahola grandparents'/parents' quarter section homestead of former farm/ timber-growing land. The Alternative 4 Forest maps show our property would be zoned 10 acre minimum. But this is not reflecting the reality of the surrounding neighborhood. In our case, a 5 acre minimum would be far better, still allowing us to keep timberland classification for current use tax purposes, and managing timber production.

Having inherited 49.25 acres in common with two sisters, we three cannot divide it as our mother wished. We need wise and easy management of the trees and land. Without fair & just zoning changes, eventually our 6 adult children (then 9 grandchildren) would need to manage this property in common – an awkward burden.

We desire zoning changes to meet these requirements: **Congruence to surrounding 5 acre neighborhoods, Ease of managing timberland, Fair Access to rightful profits.**

1 Fairness and Congruence with the surrounding neighborhoods. Adjust lot size to correspond with reality and character of neighboring parcels. The GMA zoning in 1994 overlaid a 40 acre minimum on all our sibling's lots (divided in the 1970's and '80's from our parent's quarter section into 10 acres or 11 acre minimum lots) and the remaining 49.25 acres of our parents' land.

More obviously the surrounding neighbors-- on former large farms north, west and south of our homestead properties and former timberland east along Bonanza Road—were long ago subdivided into rural 5 or 6 acre lots. Only the State land on our homestead's north east border remains in a large parcel.

2. EASE of Management and Tax Clarity: In one of your work sessions, a county officials said it's perfectly legal and good to cut acreages into smaller parcels, "for tax purposes" so family members would receive and pay their own individual tax bills. This is just a part of managing smaller lots or timber acreage. We want to divide our inheritance as our mother stipulated: 24 acres to me, and 16 and 9 acres to 2 sisters. For our generation and our children, we need changes now.

3. Fairness & access to property income: The Reflector quoted a rural resident who said family rural lands are similar to city-folks' "bank account savings, IRAs, grandkids' college funds". We need access to our financial investments. If there is large financial need in one of our families, it may be easier or swifter to sell an individual 5 or 6 acre parcel, rather than commit to hasty clearcutting, in order to take a 'withdrawal' from our "savings bank."

Of course we appreciate the value of greenspace, clean air, clean water, continuing our family's stewardship & practice of careful selective logging (since 1951) on these acres. (no clearcuts, and planting of Douglas fir on former orchards & pastures.) A good and beautiful side effect is habitat for birds and wildlife but that is not our main goal.

Thank you also for the good attempt to welcome input from all taxpayers and especially historic rural families.

Respectfully, Donna J Andrews

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Tax lot 205384 We have approval for reclassification for current use as timberland (5 acre minimum).