

Schroader, Kathy



From: Clark, Jennifer (BOCC)
Sent: Thursday, May 26, 2016 10 30 AM
To: Schroader, Kathy, Wiser, Sonja
Subject: FW Scanned from a Xerox multifunction device
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Vern Veysey dropped this off but I told him of yesterday's deadline Not sure if you guys have a special file that this would go in or not, just wanted to make sure you got a copy

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

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5/26/2016

Board of County Counselors and Planning Commission

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MAY 26 2016

BOARD OF
COUNTY COUNCILORS

Testimony on the proposed Clark County comprehensive plan.

Clark County has provided two options for the future zoning of rural properties.

Both provide for the division of 20 acre parcels into 10 acre parcels which is not preserving resource land but does provide for some economic benefit to the land owner. The cluster provision allows for some economic benefit to the land owner but also minimizes the reduction in resource land. This is preferred based on the intent of the state regulations and on the desires of the land owners.

Here are my recommendations for the Cluster Subdivision options:

Section (3)

- A. I have concerns here since we have non-conforming lots and lots described as part of a section. I suggest that there be an allowable 10% variance.
- B. Should these be up to 2 acres in size if there is both a well and septic on the proposed lot? The health department standards as I understand it require a minimum of separation for some soils. Note item (6) below.
- C. Is a plan necessary for this division or is this an open space tax regulation that is supervised by Assessors office. Maybe this should be done by the Assessor's office if the owner wants to keep the property in an open space tax program. If not what would the county do in the future for any violation?

Section (4)

- A. Discussed in section 3-1
- B. 6 is also discussed above.
7, this section causes expense in development that I feel should be done by the home owner and controlled by covenants if desired. Having done this type of development it is interesting to note that I like to see the open area with cows or trees and don't want my view to be obstructed by county

prescribed plant materials. If I want to be buffered I can put it in. I think this is better left to the land owner to decide.

C. 1. I fully agree with this section. I live next to a cluster where a good portion of the property is roads getting to the tree farm from the county road area or easements that go to adjacent property. It appears that the intent was to avoid maximizing the open space productive area and still comply with the minimum remainder lot requirements.

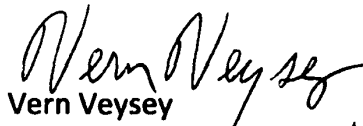
3. A plan was discussed earlier in this testimony.

4. I think that it would be good to add that an adjacent owner can acquire the remainder lot provided the same conditions apply to the new owner. This would allow for consolidating remainder lots into a parcel that could accommodate larger farming efforts. Also, as in the case of one of my clients who would like to acquire such a parcel that was created with a stream between the cluster lots and the remainder lot and no way for the owner of the cluster lot to bridge over the stream and wetland. The existing owner has relied on the neighbor to pasture and fence a portion of the remainder and that neighbor would like to purchase the property. This seems like a good idea to avoid the bridging across the creek issue and to provide for the use of the property as intended by the cluster ordinance.

I have already discussed the design and landscaping requirements.

As a final note, I prefer the cluster option and hope that you adopt the same. It is especially useful for those properties that have terrain and wetland issues that would need extensive grading for road systems and disrupt timber and crop land activities if the owner wanted to divide. Most owners would want to maximize their profit and that needs to be balanced with the growth management act.

Thank you for your consideration.


Vern Veysey

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