

O'Donnell, Mary Beth

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CP 16 # 0381

From: Cnty 2016 Comp Plan
Sent: Monday, October 27, 2014 4:39 PM
To: Alvarez, Jose
Cc: O'Donnell, Mary Beth
Subject: FW: CGMP

Please respond to the below question(s) submitted to the Comp Plan "inbox" folder and cc: Mary Beth for the index.

Thank you!

Marilee McCall | Administrative Assistant

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From: charles wagon [mailto:odesteb@gmail.com]
Sent: Thursday, October 23, 2014 11:50 AM
To: Cnty 2016 Comp Plan
Subject: CGMP

Hello , I received a notice that my zoning was going to change on my home at 21807 NE 279th St. , Battle Ground , prop. ID # 233908000 . My question is : is there a process that would allow me to request going from FR 20 zoning to 5 or 10 ac. lots . I'm bordered on 2 sides by state lands and on the other by residential property . (5 Ac.) ,

The old gentleman who owned it at the time it was zoned was retired and on a fixed income and was unable to afford the taxes so he put it in timberland classification so as to be able to keep it . When it was zoned the county came up the sec. line with 5 ac. residential lots until they got to his property corner and the jutted over into the sec.and around his 40 ,ac. and zoned it f 40 . It's obvious if you look at a map what happened , almost like being penalized for being old , retired and poor .

I own 30 ac. plus 3 ac. that I bought from the DNR on a trespass issue so changing it from 40 to 20 doesn't help the property at all . It's almost solid rock so it can't be farmed and doesn't grow trees effectively so it seems using it for homes would be putting it to the best use .

If you could let me know what avenues I have to get it lowered I'd surely appreciate it .

Thank you , Orville Esteb

O'Donnell, Mary Beth

From: Alvarez, Jose
Sent: Tuesday, October 28, 2014 12:12 PM
To: 'odesteb@gmail.com'
Cc: O'Donnell, Mary Beth
Subject: 2016 Comp Plan request

Mr. Esteb,

In response to your email submittal dated October 23, 2014 regarding zoning and comprehensive plan amendment for a property with parcel identification number of 233908000. The 32 acre parcel currently has a Forest Tier 2 comprehensive plan designation and an FR-40 zoning designation. As you are aware the current proposal is to amend the minimum parcel size from 40 acres to 20 acres. In order to change the zoning to an R-5 or R-10 zone would require de-designating the property from the Forest resource designation. The Washington Administrative Code (WAC) has specific criteria that need to be met in order to de-designate resource land. That is provided below. If you would like to submit a letter that addresses the standards below we may consider it as part of the Comprehensive Plan update process.

WAC 365-190-060

Forest resource lands.

(1) In classifying and designating forest resource lands, counties must approach the effort as a county-wide or regional process. Cities are encouraged to coordinate their forest resource lands designations with their county and any adjacent jurisdictions. Counties and cities should not review forest resource lands designations solely on a parcel-by-parcel basis.

(2) Lands should be designated as forest resource lands of long-term commercial significance based on three factors:

(a) The land is not already characterized by urban growth. To evaluate this factor, counties and cities should use the criteria contained in WAC 365-196-310.

(b) The land is used or capable of being used for forestry production. To evaluate this factor, counties and cities should determine whether lands are well suited for forestry use based primarily on their physical and geographic characteristics.

Lands that are currently used for forestry production and lands that are capable of such use must be evaluated for designation. The landowner's intent to either use land for forestry or to cease such use is not the controlling factor in determining if land is used or capable of being used for forestry production.

(c) The land has long-term commercial significance. When determining whether lands are used or capable of being used for forestry production, counties and cities should determine which land grade constitutes forest land of long-term commercial significance, based on local physical, biological, economic, and land use

considerations. Counties and cities should use the private forest land grades of the department of revenue (WAC 458-40-530). This system incorporates consideration of growing capacity, productivity, and soil composition of the land. Forest land of long-term commercial significance will generally have a predominance of the higher private forest land grades. However, the presence of lower private forest land grades within the areas of predominantly higher grades need not preclude designation as forest land.

(3) Counties and cities may also consider secondary benefits from retaining commercial forestry operations. Benefits from retaining commercial forestry may include protecting air and water quality, maintaining adequate aquifer recharge areas, reducing forest fire risks, supporting tourism and access to recreational opportunities, providing carbon sequestration benefits, and improving wildlife habitat and connectivity for upland species. These are only potential secondary benefits from retaining commercial forestry operations, and should not be used alone as a basis for designating or dedesignating forest resource lands.

(4) Counties and cities must also consider the effects of proximity to population areas and the possibility of more intense uses of the land as indicated by the following criteria as applicable:

(a) The availability of public services and facilities conducive to the conversion of forest land;

(b) The proximity of forest land to urban and suburban areas and rural settlements: Forest lands of long-term commercial significance are located outside the urban and suburban areas and rural settlements;

(c) The size of the parcels: Forest lands consist of predominantly large parcels;

(d) The compatibility and intensity of adjacent and nearby land use and settlement patterns with forest lands of long-term commercial significance;

(e) Property tax classification: Property is assessed as open space or forest land pursuant to chapter 84.33 or 84.34 RCW;

(f) Local economic conditions which affect the ability to manage timberlands for long-term commercial production; and

(g) History of land development permits issued nearby.

(5) When applying the criteria in subsection (4) of this section, counties or cities should designate at least the minimum amount of forest resource lands needed to maintain economic viability for the forestry industry and to retain supporting forestry businesses, such as loggers, mills, forest product processors, equipment suppliers, and equipment maintenance and repair facilities. Economic viability in this context is that amount of designated forestry resource land needed to maintain economic viability of the forestry industry in the region over the long term.

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