2016 Comprehensive Plan Update

1. Welcome!

Purpose of this open house

Clark County is revising its Comprehensive Growth Management Plan. This open house provides information about alternatives Clark County is studying to prepare for increased population and employment through 2035.

How it works

- Introductory presentation at 5:45 p.m.
- Walk through:
  
  Station 1: Welcome and purpose
  
  Station 2: Current comprehensive plan and zoning maps
  
  Station 3: Alternative 1 (no change)
  
  Station 4: Alternative 2 (rural and urban changes)
    
    Proposed comprehensive plan and zoning maps
    
    Rural proposals
    
    Public Facilities
    
    Battle Ground urban growth area
    
    Ridgefield urban growth area
    
    Washougal urban growth area
    
    Vancouver urban growth area
  
  Station 5: Alternative 3 (Battle Ground, La Center)
  
  Station 6: Transportation
  
  Station 7: Update process
  
  Station 8: Share your comments
2. The Comprehensive Plan Map

This map establishes land use designations for all land in Clark County. It shows the long-term vision of how and where the county will change over the next 20 years.
2. The Zoning Map

This map shows how land can be used and what can be built on any given property today. Zones are more specific than comprehensive plan designations and come with standards described in the county’s Unified Development Code Title 40.
3. Alternative #1 (no change)

This map shows no change to the county's current comprehensive plan map.
3. Alternative #1 (no change)

This map shows no change to the county's current zoning map.
4. Alternative #2 (rural and urban changes)

This map shows comprehensive plan map changes the county is considering.
4. Alternative #2 (rural and urban changes)

This map shows zoning map changes needed under Alternative 2.
4. Alternative #2 Rural Areas

This map shows comprehensive plan designations in unincorporated rural areas for Agriculture (AG) and Forest (FR) lands, which would not change under any alternative currently proposed.
The Agriculture 20-acre (AG-20) requirement could be reduced to 10-acres (AG-10). The Forest 40-acre (FR-40) requirement could be reduced to 20-acres (FR-20). In some areas, the Rural 20-acre (R-20) requirement could be reduced to 10-acres (R-10).
4. Alternative #2 Public Facilities

This map shows a new Public Facility comprehensive plan designation for land owned by some public entities.
4. Alternative #2 Public Facilities

This map shows creation a new Public Facility zoning district.
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4. Alternative #2 Battle Ground Urban Area

This series shows a change from industrial land to low-density residential land.

This comprehensive plan map shows a change from Industrial (I) to Urban Low Density Residential (UL) to recognize existing uses.

This map shows a zone changes to carry out the comprehensive plan change described above. The result would add Single-family Residential R1-20 (20,000 sq. ft. lots) with Urban Holding overlay (UH-10).
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4. Alternative #2 Ridgefield Urban Area

This series shows a five parcel expansion of the Ridgefield Urban Growth Boundary; including the Tri-Mountain Golf Course.

This comprehensive plan map shows retaining the Parks and Open Space (P/OS) designation.

Before

After

This zoning map shows retaining the Parks and Open Space (P/OS) zoning and adding an Urban Holding overlay (UH-20).
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4. Alternative #2 Washougal Urban Area

This series shows a change from city zoning to county zoning and applying an urban holding overlay. This action corrects an inconsistency between county and city zoning classifications.

This comprehensive plan map shows current designations that would not change.

This map shows proposed changes to carry out the comprehensive plan for low to medium density residential development. This map also applies Parks and Open Space (P/OS) zoning to part of the Steigerwald refuge, making the entire refuge consistent. Applies Urban Holding (UH-20) to property owned by the port.
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4. Alternative #2 Fisher’s Swale – Vancouver Urban Area

This series shows removal of the Urban Holding designation in the Fisher’s Swale area within the Vancouver Urban Growth Boundary.

The comprehensive plan map shows retaining the current urban low-density residential designation, which would not change.

The zoning map removes the Urban Holding (UH-10) and retains Single-Family Residential zoning of (R1-20), (R1-10) and (R1-7.5).
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4. Alternative #2 Urban Reserve – Vancouver Urban Area

This series shows removal of the Urban Reserve overlay in the north Salmon Creek area.

The comprehensive map shows removal of Urban Reserve and applies a Rural (RL) designation.

The zoning map shows removal of Urban Reserve (UR-10) and applies Rural (R-5) zoning.
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4. Alternative #2 Mixed Use – Vancouver Urban Area

This map corrects inconsistency between comprehensive plan designations and current zoning.

The comprehensive plan map shows changing the Mixed Use (MU) designation to match the current zoning.

Before

After

The zoning map shows current zoning that would not change as part of this mixed use revision.
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4. Alternative #2 Fairgrounds - Salmon Creek VUGA

This series shows changes that support jobs in the Discovery-Fairgrounds and Salmon Creek planning areas. Recommendations were developed by advisory groups and stakeholders.

The comprehensive plan map shows many changes to improve prospects for business in some areas and account for environmental limitations to development in other areas.

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Before

After

This map shows proposed zoning to carry out plans for future jobs and environmental protection.
5. Alternative #3 Battle Ground Jobs

This series shows additional job land within the Battle Ground urban growth area.

The comprehensive plan designation would change from Rural (RL) to Mixed Use (MU).

The zoning map shows a proposed change to Mixed Use (MX) with Urban Holding (UH-20) overlay.
5. Alternative #3 La Center Jobs

This series proposes job opportunities within La Center’s urban growth area.

The comprehensive plan map would change from Agriculture (AG) to Commercial (C).

The zoning map would change from Agriculture (AG-20) to General Commercial (GC), removing Industrial Urban Reserve Overlay and applying Urban Holding (UH-20).
6. Transportation - Arterial Atlas

The Arterial Atlas is the long-range regional road plan within the comprehensive plan. Streets are shown by their function in handling vehicle, bicycle and pedestrian traffic. The map includes both existing and proposed streets.
## 2016 Comprehensive Plan Update

### 7. Update process

Check www.clark.wa.gov/planning for updated information or to sign up for announcements by email.

<table>
<thead>
<tr>
<th>Phase</th>
<th>Process Details</th>
<th>Public Process</th>
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| July 2013 | Phase 1 Pre-planning | Public input:  
- Preliminary scoping and timeline  
- Public Participation Plan | • Establish technical advisory committee |
| December 2013 |  |  |  |
| January 2014 | Phase 2 Data analysis & plan development | Public input:  
- Population forecast  
- Employment forecast  
- Planning assumptions  
- Board principles and values  
- Population & employment allocation  
- Transportation analysis and cost of improvements  
- Capital facilities plan  
- Supplemental Environmental Impact Statement | • Analyze environmental impacts  
• Analyze alternatives using transportation model results  
• Gather capital facilities information from service providers  
• Distribute Draft SEIS  
• Comments on Draft SEIS  
• Issuance of Final SEIS including a preferred alternative  
• Notices to property owners directly affected by changes |
| December 2015 |  |  |  |
| January 2016 | Phase 3 Adoption | Public input:  
- Comprehensive plan text  
- Development regulations  
- Related code amendments | • Finalize allocation of new population and employment  
• Finalize capital facilities plan  
• Finalize land use and urban growth boundary amendments |
| May 2016 |  |  |  |
# 2016 Comprehensive Plan Update

## 8. Share your comments

Provide comments online or by email, letter or comment form. Comments must be received by 5 p.m. on Nov. 18 to be considered in the environmental analysis.

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<td>P.O. Box 9810</td>
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<td></td>
<td>Vancouver, WA 98666-9810</td>
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<td>Lori Newton</td>
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<td>Dan Walsh</td>
<td>28118 NE 122nd Ave</td>
<td>98604</td>
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<tr>
<td>Ron &amp; Denise Gardner</td>
<td>P.O. Box 578</td>
<td>98629</td>
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<tr>
<td>RobertTAWIN</td>
<td>6916 NE 159</td>
<td>98686</td>
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<tr>
<td>C.C. Espinoza</td>
<td>20601 NW 105</td>
<td>98005</td>
<td><a href="mailto:cctawin@comcast.net">cctawin@comcast.net</a></td>
<td>□ YES</td>
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<tr>
<td>Connie Cusico</td>
<td>PO Box 65022 Van</td>
<td>98665</td>
<td><a href="mailto:cusicoj@hotmail.com">cusicoj@hotmail.com</a></td>
<td>□ NO</td>
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<tr>
<td>Harold KROMERZELL</td>
<td>16530 NE 92</td>
<td>98604</td>
<td></td>
<td>□ NO</td>
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<tr>
<td>LloydW. Nelson</td>
<td>4177 NW 229th St</td>
<td>98642</td>
<td></td>
<td>□ NO</td>
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<tr>
<td>Jon SCHWALBE</td>
<td>2614 NW 179th St</td>
<td>98642</td>
<td>Jon And <a href="mailto:Vicki@SAW.NET">Vicki@SAW.NET</a></td>
<td>□ NO</td>
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<tr>
<td>Ben/Jan BEUSS</td>
<td>39403 NW 9th Ave</td>
<td>98674</td>
<td></td>
<td>□ NO</td>
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<tr>
<td>Allen &amp; Michele Owen</td>
<td>1203 NE 249th St</td>
<td>98642</td>
<td><a href="mailto:micheleOwen@live.com">micheleOwen@live.com</a></td>
<td>□ YES</td>
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<tr>
<td>Mhairi BRENNAN</td>
<td>14405 NE Salmon Creek Ave.</td>
<td>98686</td>
<td><a href="mailto:Mail@BlitzBomB.com">Mail@BlitzBomB.com</a></td>
<td>□ YES</td>
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<tr>
<td>Linda RASMUSSEN</td>
<td>6208 NE 139th St</td>
<td>98686</td>
<td><a href="mailto:Lrasmussen68@Gmail.com">Lrasmussen68@Gmail.com</a></td>
<td>□ YES</td>
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<tr>
<td>Rick Biebuy</td>
<td>28002 NE 2nd Ave</td>
<td>98647</td>
<td><a href="mailto:biebuy563@msn.com">biebuy563@msn.com</a></td>
<td>☑ YES</td>
</tr>
<tr>
<td>Don Store</td>
<td>2085 S. 36th Ave</td>
<td>98642</td>
<td><a href="mailto:donstore@ci.ridgefield.wa.us">donstore@ci.ridgefield.wa.us</a></td>
<td>☑ YES</td>
</tr>
<tr>
<td>Ed Brannfors</td>
<td>1540 NE Taylor Valley Park</td>
<td>98629</td>
<td><a href="mailto:edbrannfors@tds.net">edbrannfors@tds.net</a></td>
<td>☑ YES</td>
</tr>
<tr>
<td>Wm. C. Webb</td>
<td>1288 S. 4th Ave</td>
<td>98642</td>
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<td>☑ NO</td>
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<tr>
<td>Suzanne Knowles</td>
<td>1208 NE 166th St.</td>
<td>98642</td>
<td><a href="mailto:Knowles9498@comcast.net">Knowles9498@comcast.net</a></td>
<td>☑ YES</td>
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<tr>
<td>Teresa Mahdawi</td>
<td>32907 NE 41st Ave</td>
<td>98642</td>
<td><a href="mailto:Hodalby@gmail.com">Hodalby@gmail.com</a></td>
<td>☑ NO</td>
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<tr>
<td>Grace Anderson</td>
<td>7601 NE 129th Blv</td>
<td>98604</td>
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<td>☑ NO</td>
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<tr>
<td>Tim Ayers</td>
<td>39403 NE 72nd Ave</td>
<td>98647</td>
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<tr>
<td>Carrie Greene</td>
<td>28401 NE 2nd Ave</td>
<td>98642</td>
<td></td>
<td>☑ NO</td>
</tr>
<tr>
<td>Tim Bindin</td>
<td>6615 NE 120th St. Vancouver</td>
<td>98636</td>
<td><a href="mailto:nsv072@gmail.com">nsv072@gmail.com</a></td>
<td>☑ NO</td>
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<tr>
<td>Dennis Fortner</td>
<td>22702 NE 251st Ave</td>
<td>98604</td>
<td><a href="mailto:jytner.dw@gmail.com">jytner.dw@gmail.com</a></td>
<td>YES</td>
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<tr>
<td>Gaynor Bestul</td>
<td>9607 NE 299th B.C.</td>
<td>98604</td>
<td>BJBESTULD Tiengo.com</td>
<td>NO</td>
</tr>
<tr>
<td>Joanna Raynor</td>
<td>16520 NE 12th Ave Ridgefield 98647</td>
<td>98642</td>
<td><a href="mailto:KARVIK3@COMCAST.NET">KARVIK3@COMCAST.NET</a></td>
<td>NO</td>
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<tr>
<td>Cliff Wysgander</td>
<td>7049 NE 1820 Ave, Vancouver, WA 98682</td>
<td>98682</td>
<td><a href="mailto:CLIFF.WYSGANDER@HOM.E.COM">CLIFF.WYSGANDER@HOM.E.COM</a></td>
<td>YES</td>
</tr>
<tr>
<td>Phil and Millie Thomas</td>
<td>28908 NE 78th Ave, Battle Ground, WA 98604</td>
<td>98604</td>
<td><a href="mailto:PhilMillie@Comcast.com">PhilMillie@Comcast.com</a></td>
<td>NO</td>
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<tr>
<td>Judy &amp; Brooks Owen</td>
<td>2118 NE 24th Ave</td>
<td>98642</td>
<td><a href="mailto:Judyandmick@Comcast.net">Judyandmick@Comcast.net</a></td>
<td>YES</td>
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<tr>
<td>Victoria &amp; Ted Woods</td>
<td>1915 NE 287th St, Ridgefield, WA</td>
<td>98642</td>
<td><a href="mailto:TLWOODS11437@hotmail.com">TLWOODS11437@hotmail.com</a></td>
<td>NO</td>
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<tr>
<td>Gary Lawhead</td>
<td>3114 NW 36th Ave</td>
<td>98642</td>
<td><a href="mailto:CGLawhead@MSN.com">CGLawhead@MSN.com</a></td>
<td>NO</td>
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<tr>
<td>Val Alexander</td>
<td>2404 NW Coyote Ridge Rd</td>
<td>98624</td>
<td><a href="mailto:COYOTERIDGE@YES.NET">COYOTERIDGE@YES.NET</a></td>
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<tr>
<td>Carl Anderson</td>
<td>2100 N.E. 179 St</td>
<td>98642</td>
<td>carl.carl@<a href="mailto:anderson@juno.com">anderson@juno.com</a></td>
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<tr>
<td>Susan Pasmesser</td>
<td>3131 S 31st Way Ridge</td>
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<tr>
<td>Pete Barlow</td>
<td>3131 S 31st Way Ridge</td>
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<tr>
<td>David Hernandez</td>
<td>5916 N.E. 159th St.</td>
<td>98686</td>
<td><a href="mailto:davidji.hernandez@live.com">davidji.hernandez@live.com</a></td>
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<tr>
<td>Sydney Reisbide</td>
<td>P.O. Box 339 Ridgefield</td>
<td>98642</td>
<td><a href="mailto:reisbide@comcast.com">reisbide@comcast.com</a></td>
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<td>Jeannine Murray</td>
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<td>98684</td>
<td><a href="mailto:new.meditator@hotmail.com">new.meditator@hotmail.com</a></td>
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<td>Steve Yoshim</td>
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<tr>
<td>Dorothy Krahn</td>
<td>P.O. Box 482 Camas</td>
<td>98607</td>
<td><a href="mailto:dgrazul@gmail.com">dgrazul@gmail.com</a></td>
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<td>Jerry McLean</td>
<td>P.O. Box 482 Camas</td>
<td>98607</td>
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<tr>
<td>Ed Thomas</td>
<td>435 SW Irving Ave</td>
<td>97239</td>
<td><a href="mailto:edwardthomas@gmail.com">edwardthomas@gmail.com</a></td>
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<td>Kay Dalke</td>
<td>4001 N.E. 135th Ave</td>
<td>98601</td>
<td>bdalke@scatter Creek.com</td>
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<tr>
<td>Sheryl Manley</td>
<td>6515 NE 244th Way, Battle Ground, WA 98604</td>
<td>98604</td>
<td><a href="mailto:Sheryl.marley@live.com">Sheryl.marley@live.com</a></td>
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<td>Larry Sanford</td>
<td>19600 NW 67th Ave, Ridgefield, WA 98642</td>
<td>98642</td>
<td><a href="mailto:bsanford56@gmail.com">bsanford56@gmail.com</a></td>
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<tr>
<td>J Kemp</td>
<td>46800 NE 13th St, Amboy, Wash 98601</td>
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<td>Tom Sharie York</td>
<td>28901 NE 63rd Ave, Battle Ground, WA 98604</td>
<td>98604</td>
<td><a href="mailto:tomsharie@tds.net">tomsharie@tds.net</a></td>
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<td>Con &amp; Celeste King</td>
<td>2814 NE Eikonow</td>
<td>98642</td>
<td><a href="mailto:lmrsKing@yahoo.com">lmrsKing@yahoo.com</a></td>
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<td>Ridgefield</td>
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<tr>
<td>Robert Pye</td>
<td>PO Box 247</td>
<td>98629</td>
<td>pye man can @ hot mail . com</td>
<td>YES</td>
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Page 9 of 9
Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: **Cara Lewers**

Address: **17614 NE 296 St - Yacolt WA**

Open house location: ☑ October 29, Gaiser Middle School, 3000 NE 99th Street, Vancouver
☐ October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:

The rural lands have been ignored and the smaller existing parcels need to be included in an alternative. The economics of the rural lands need to be recognized in a 5th alternative to the EIS. VCCU Inc. does support the county to add additional alternatives that better suit the rural areas in their SEIS.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: ________________________________

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp_plan@clark.wa.gov

Submit a comment in writing:
Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

Comments are due November 18, 2014.
Thank you for taking the time to participate in the Comprehensive Plan process.
We appreciate your input and will use it to ensure that your Comprehensive Plan includes issues of importance to our community.
October 28, 2014

VIA EMAIL

Carol Layman, Ex. Secretary
Clark County Citizens United, Inc.
P.O. Box 2188
Battle Ground, WA 98604

RE: Comprehensive Growth Management Act Review

Dear Carol:

I understand you are meeting with Commissioner David Madore tomorrow. Per our discussion earlier today, this letter conveys a legal perspective on upcoming action by the Clark County Commissioners. Please feel free to share this with Commissioner Madore.

This upcoming review of the Comprehensive Growth Management Plan (GMP) is of great importance to Clark County and has obvious legal significance. The State Environmental Protection Act (SEPA) imposes certain requirements on this process. While the ultimate decision regarding the appropriate course resides with the Commissioners, it is incumbent upon the Clark County administrative staff to provide to the Commissioners with an appropriate Environmental Impact Statement (EIS). It is my belief that the staff has failed to meet this obligation to date, thus impairing the ability of the Commissioners to make an informed decision on all available options.

Under the terms of SEPA, the staff is to present a “reasonable number and range” of alternatives to the Commissioners for consideration. WAC 197-11-440. Currently, County administrative staff preparing decision documents for the Commissioners have offered a total of one rural rezoning alternative to the status quo, in addition to one alternative that affects only the cities of La Center and Battle Ground. This effectively hampsters the Commissioners in terms of their authority and decision options, is contrary to a good public process, and violates Washington law. The EIS process (by the terms of the Washington Administrative Code and the Revised Code of Washington) is supposed to provide both the Commissioners and the public with “sufficient information for a reasoned choice among alternatives.” Solid Waste Alternative Proponents v. Okanogan County, 86 Wn. App. 439, 442 (1992); see also WAC 197-11-440(5). One choice hardly accomplishes this legislative and judicial intent.

I believe the most legally defensible position is for the Commissioners to task the County staff with preparing an analysis of a reasonable range of at least four significant alternatives to the status quo, for a total of five alternatives upon which to judge future growth options for Clark County. Absent such a reasonable range of alternatives, I believe the CCCU has a strong position to litigate further process by Clark County as contrary to the spirit and intent of SEPA and Washington case law under SEPA.

I understand CCCU is prepared to offer, at a minimum, two alternative approaches to add to the upcoming GMP review so as to provide a responsible range of options that reflects genuine urban growth expectations over the course of the next 20 years. Not only are these alternatives appropriate under the terms of SEPA and the spirit of the EIS process, they are simply helpful to the Commissioners and allow them to exercise their inherent and legally granted power to rule on issues of public importance such as this.

I believe CCCU should ask that the Commissioners insist that the new alternatives to be proposed by CCCU be thoroughly analyzed by the County administrative staff in a neutral manner alongside the existing alternative, and be presented to the Commissioners as part of their decision regarding amendment of the GMP.

Should you have any questions about the legal basis of this perspective, please do not hesitate to call on me at any time.

Sincerely,

Zachary O. Molsaas

ZOM:tm
COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: ________________________________

Address: _______________________________________

Open house location: ☑ October 29, Gaiser Middle School, 3000 NE 99th Street, Vancouver
☐ October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:

to bad your main speaker wasn't speaking plain english

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: ________________________________

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www.clark.wa.gov/planning/2016update/comments

Submit a comment in writing:
Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

E-mail your comment to us:
comp.plan@clark.wa.gov

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We appreciate your input and will use it to ensure that your Comprehensive Plan includes issues of importance to our community.
COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM
October 2014

Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: Edith E

Address: 14502 NE Rawson Hill Rd Mailing P.O. Box 269 Brush Prairie WA 98622

Open house location: ☑ October 29, Gaiser Middle School, 3000 NE 99th Street, Vancouver
☐ October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:

We are very much in favor of the change of our forest land of 20 acres to changed from the 40 acre min to the 20 acre min. We bought before it was changed to 40. Also would like to be able to decide it.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: 

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www.clark.wa.gov/planning/2016update/comments

Submit a comment in writing:
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P.O. Box 9810
Vancouver, WA 98666

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October 2014

Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: SUSAN RASMUSSEN

Address: 

Open house location: [X] October 29, Gaiser Middle School, 3000 NE 99th Street, Vancouver
[ ] October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:

do be included in the SEIS -

Poor selection of alternative plans! Only #2 impacts the rural lands. This is insufficient! The rural resource lands do not have enough options represented for growth in the rural resource lands.

Next to look at the historical patterns of development on the ground in the rural resource lands. 17% of the parcels conform to their zoning. This is not a true reflection of what is on the ground.

Would you like to...?

E-mail address: 

Other ways to con...
Submit a comme... www.clark.wa.gov/
E-mail your comm... comp.plan@clark.v

Comments are due...

Thank you for taking the time to participate in the Comprehensive Plan process. We appreciate your input and will use it to ensure that your Comprehensive Plan includes issues of importance to our community.
COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM
October 2014

Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: O66A Fabianchez

Address: 17939 3000

Open house location: October 29, Gaiser Middle School, 3000 NE 99th Street, Vancouver
☐ October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:
This parcel is along I-5 and has huge noise level from Freeway
Can you change it to Mixed Use zone?

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: O66A Equity Group.com

Other ways to comment:
Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments
Submit a comment in writing:
Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

October 2014

Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: Jerry Winters
Address: 5420 Idaho St

Open house location: ☑ October 29, Gaiser Middle School, 3000 NE 99th Street, Vancouver
☐ October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:

At the open house the only job creation land I saw was BG 80A + Ridgefield 40A. Where are jobs going to be created?

I have 20 A Zoned A20 w/ industrial overlay. My frontage is 132 Ave, which will become 137 Ave 503 bypass. It needs to be rezoned to industrial. More jobs!

20 A is 132 Ave + 119 St one side Van ugb one side Laglieris. Not farmed, open space.

For the Record! Thanks

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: deerfeeder@juno.com

Other ways to comment:

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Submit a comment in writing:
Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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Thank you for taking the time to participate in the Comprehensive Plan process.
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Name: Christopher Rubin
Address: 8502 NE 139th St.

Open house location: October 29, Gaiser Middle School, 3000 NE 99th Street, Vancouver
October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:
The proposed plan "Transportation Arterial Atlas" displays 2 new streets intersecting with 139th St.
This street is currently a busy street. It is on the urban growth boundary. The proposed streets will cause 139th to become busier than it currently is. My property is designated rural. I would like to propose that no new streets intersect w/ 139th. They should stay in the UGA and exit to the east (72nd) and west (50th Ave). My quality of life has already been disrupted! I do not want to have new streets intersecting in a rural area!

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address:

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM
October 2014

Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: Matt Groves
Address: PO Box 70052, Vancouver, WA 98665

Open house location: ☒ October 29, Gaiser Middle School, 3000 NE 99th Street, Vancouver
☐ October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:
I would like to see the option of Cluster Lots for land zoned in AG-20. So if the land is developed, the majority of it can be dedicated to AG.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:
E-mail address: matt.from.pdx@gmail.com

Other ways to comment:
Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments
E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

October 2014

Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: Robert R. & Janice A. Pettit

Address: 3402 N.W. 21st Way, Ridgefield, WA 98642

Open house location: ☑ October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:
We are the only ones on our side of 31st that have to have 90 acres. We have 5 houses just down our driveway alone.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: [Provide email address]

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comp_plan@clark.wa.gov

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October 2014

Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: Cass Levan

Address: 17614 NE 29th St - Grant #14-3, 98665

Open house location: □ October 29, Gaiser Middle School, 3000 NE 99th Street, Vancouver
✓ October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:

This facility is too small for the large number of rural landowners meeting & we heard. Many cars came & went because there was no parking. Seating was limited & the room was full of people having to stand. There is only one alternative available for the public to consider. There needs to be many more options available for the public to consider. We need zoning in the rural lands.

The reflect what the rate are and what the lot sizes are. Please have another open house in place where had it.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address:

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October 2014

Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: Gary Lawhead
Address: 21414 NW 67 1/2 Ave Ridgefield, WA 98642

Open house location: ☐ October 29, Gaiser Middle School, 3000 NE 99th Street, Vancouver
☒ October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:
Support more of A6-20 & A6-10 - Cities have been given some expansion in 2007. Time to throw rural land owner a bone. —

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: ________________________________

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October 30th, 2014

Dear,

Board of Clark County Commissioners

My name is Mike Roth, I run a large dairy farm in Idaho, a dairy farm that operated from 1920 to 1996 in Clark County wa. We moved the farm to Idaho because this area changed from large scale farming into smaller micro type farms and the supporting industry for large farming had moved on to more realistic large scale farming areas.

In 1991 we were able to complete a cluster subdivision(Monet’s Garden) on a portion of our land in the AG zoning. I think the code allowed for 8 one acre home sites per 20 acres of AG land. Versus today’s code allowing 1 home site per 20 acres of land. With the adoption of the comp plan in 1994 the ability to cluster in resource lands went away.

We have waited 20 years for a comp plan amendment allowing a better use of our remaining Ag land only to find the 3 alternatives presented by Clark County to be of no relief at all!

I am under the impression that Clark County was to have a meaning full public process to determine the rural zoning and it appears Clark County has already decided that no changes to the rural zoning or only expanding city UGB is acceptable?

I would like to see some new alternatives allowing smaller lot sizes and clusters in the resource zones.

My suggestions are:

5 acre Ag zoning

Bring back the cluster subdivision for resource zones, these make for some of the nicest neighborhoods in Clark County!

Thank you

Sincerely

Mike Roth

17400 NE 88th Street

Vancouver Wa 98682
October 30th, 2014

Attention: Clark County Board of Commissioners

RE: Rural Comp plan changes

My name is Nick Redinger, 15706 NE 129th Street, Brush Prairie wa 98606.

This is my public testimony to be placed in the record.

I have been a licensed Broker in Clark County since 1993, specializing in the sale of vacant land.

I talk with local and out of town Buyers often regarding the availability of 1-5 acre home sites, there is a large demand for this type of home site and a diminishing number of available ready to build sites. I see a lack of new submittals for subdivision or cluster type developments, I would attribute this to an overly expensive regulatory process and the lack of readily zoned residential land.

Prior to the adoption of the 1994 comp plan, Clark County had a large supply of residential zoned land, after the adoption Clark County went from 2.5, 5, 10 and 20 acre zoning to 5,10,20,40 and 80 acre zoning.

I am disappointed with the 3 alternatives Clark County has proposed. I thought we were planning for growth for the rural area? As proposed very little to no changes will occur in the rural area. Changing the UGB around a city does very little to providing a rural lifestyle. All you are doing is creating density out in the rural area. The comp plan does not prevent Clark County from allowing citizens to move to the rural area, in fact it encourages opportunity for rural residential type zoning.

After 20 years of no changes to the comp plan I would expect Clark County to come up with a realistic plan versus what is being proposed. If you want a thriving rural community, changes to the existing zoning needs to occur. A few simple changes like changing zoning to R1,2.5 and 5 acre home sites, allow for cluster subdivisions to be done in the resource lands with a greater density allocated for creating remainder parcels, allow flexibility in the code for the remainder parcel design, to encourage the remainder to be farmed or trees grown or other farming activities. Create a 5 acre Ag zoning, most farming in Clark County today is a home on smaller acreage.

On the regulatory side, abolish the large lot subdivision ordinance, replace with state allowed five acre segregations. The finished product will be much better than what we are currently getting using the large lot ordinance. There was a need for this ordinance when no environmental laws were in place but times have changed and we have enough laws in place to protect the environment.

Make the short plat process simpler and more cost effective.

Redinger 1/2
Bring back the cluster subdivision in resource zones. I have so many examples over the years where a large land owner just wanted to create some smaller lots for their family or to sell and continue farming the remainder of their property but are unable to do so under our current code.

As proposed the 3 alternatives do very little to improve the quality of life for rural citizens, please revise or create additional alternative models for the future of our rural county.

Sincerely

Nick Redinger

15706 NE 129th Street

Brush Prairie wa 98606
susan rasmussen
to jeff.swanson@clark.wa.gov

Fw: Hello Axel,

To be entered for the public record for the SE 1st

Sent from Windows Mail

Fri, Oct 24 4:02 PM

RECEIVED OCT 30 2014
RIDGEFIELD OPEN HOUSE

From: susan rasmussen
Sent: Friday, October 24, 2014 3:54 PM
To: cnldental@yahoo.com

Sent from Windows Mail

From: susan rasmussen
Sent: Friday, October 24, 2014 3:52 PM
To: axel.swanson@clark.wa.gov

The Superior Court Orders that Carol and I refer to are written by Judge Poyfair, April 4, 1997; No. 96-2-00080-2, Findings of Fact, Conclusions of Law and Order. Our attorney was Glenn Amster of Lane Powell Spears Lubersky. On pg. 6, Poyfair writes;

“The only requirement for rural areas in the GMA is that growth in rural areas not be urban in character. While the GMA contains no restrictions on rural growth, it does require a variety of residential densities. By trying to comply with the Board’s errant decision, the County violated a GMA planning goal.

Through no fault of the County’s, the Board had an end in sight and disregarded the GMA’s mandate in applying an unauthorized formula to the review of the Clark County Comprehensive Plan’s land use densities. The Board’s interpretation was erroneous and the County’s decision to follow the Board’s lead was unfortunate. The result is a plan that gives little regard for the realities of existing rural development in direct contradiction of the terms of the GMA.”

The BERK Study (6/2012), recommends the following tools be developed;

“Smaller parcel size for resource use only. This would allow a smaller parcel

RASMUSSEN 4/2
to be created but only for resource uses. This would recognize the trend
for smaller agricultural and forestry operations and allow for flexability
in ownership options.”

The Situation Assessment written in the BERK Study says farming in Clark County is moving away from
the traditional notions of agricultural production. Small parcels sizes don’t seem to be a relevant
constraint to farming. The constraint for new farmers is access to land per se, not land of a particular
size. This may be due to the mis-match of parcel sizes with the ag-20 zone where only 17% of
properties meet that parcel size. Their farm assessment shows primary growth of very small farms, and
small farms (less than 5 acres).

Carol and I have purchased maps from GIS that show the parcelizations. We have counted the many
nonconforming lots that have been in existence prior to 1994. In many sections throughout the county,
we have 100% nonconformance of parcel size to their zoning in both forestry and agriculture.

We attended Oliver’s work session with the planning commission. He stated on several occasions that
he wishes to, “Clean up the maps.” He was talking about looking at what is actually on the ground
regarding urban mixed use. Poyfair’s court orders were written in 1997. The rural and resource lands
deserve the same attention.

Best regards,
Susan Rasmussen

Sent from Windows Mail
COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

October 2014

Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: Hollis Jarvis

Address: 2001 E. Nw 37th St. La Center

Open house location: □ October 29, Gaiser Middle School, 3000 NE 99th Street, Vancouver

□ October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:

my 20 acres is surrounded by 5 other places & it would like to go to 5 acre parcels also. will take 10 if a cant go to 5.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: 

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Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM
October 2014

Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: Kay Dalke
Address: 48011 NE 185th Avenue, Auburn, WA 98001

Open house location: □ October 29, Gaiser Middle School, 3000 NE 99th Street, Vancouver
☑ October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:

Did you take into consideration these parcels
that were in existence as 5A's in
2007—reduce these timber parcel designs
Clark County reclassified a timber
industry center in 1992 I asked
for relief for unemployed timber
workers in Clark County and was
informed that the state funds were
not available in Clark County because
it was not considered a "timber" county.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: kdalke@scottagreek.com

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Response please

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October 2014

Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: Ginger Burr

Address: 819 NW 379 Street, La Center

Open house location: ☑ October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

☑ October 29, Gaiser Middle School, 3000 NE 99th Street, Vancouver

Comment:

Has the County made a mistake?
I bought my property in 1994 and have always used it for Agriculture. I recently found out I am zoned FR-40. I should be Ag-20. Every dept has me as Ag. Every 5 years I am audited to verify my Ag. involvement. Please please review Satellite images, Assessor Dept, any dept to verify my Ag status.
Thank you. My land use has always been Ag!

Ginger Burr

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: GBurr2000@yahoo.com

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Dear Clark County Board of Commissioners,

I am submitting this letter for the public record.

My name is Seth McCauley, I am a local Realtor in Clark County. I have gathered this information from the market. In regards to the zoning of the rural parts of Clark County, I have consistently seen a strong desire for one, two and a half, and five acre parcels from potential land buyers. It would benefit current land owners as well as the market for people who want to live in the rural areas but don’t want, or more commonly cannot afford 20 acres.

The alternatives currently presented do not address these changes that would benefit land owners, potential buyers, as well as Clark County as a whole. I would like to see new alternatives proposed addressing smaller zoning in the rural section of Clark County.

Very Respectfully,

Seth McCauley
Real Estate Broker
Windermere Stellar
1804 NE 88th Circle,
Vancouver, WA 98665
(971) 322-4679
COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

October 2014

Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: Edward Thomas

Address: 6235 SW Burlingame Ave #106 Portland, OR 97219

Open house location: ☑ October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:

I and my family are fully against the proposal to transition FR-40 to FR-20 zoning due to the tax burdens our land would receive from the new division on the tax maps. We are try to preserve old growth trees and cannot support added tax burdens. The county already cut off 318 ac. of our land with a county road development (that destroyed a developed well) and resulted in an increase in tax of the smaller parcel due to the different zoning.

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address:

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Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: Phil and Millie Thomas
Address: 20708 N.E. 72nd Ave., Dufur, OR 98622

Open house location: ☑ October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:
When the property was made into 500 acres (form at 19283 N.E. 72nd Ave., Dufur, OR) was
zoned 5 acres, it was then changed to 200 acres. Why can't it be put back to 500 acres? We have
no intention of changing its farm status in the next 20 years but due to growth in the future it
might need to be rezoned. That would save the county effort and expenses.

Changing it to 10 acres is OK as that
won't change its farm designation.

Millie Thomas

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:
E-mail address: Phil.Millie @ comcast.net

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Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: STEVEN & SANDRA KYLE

Address: 16115 N.E. 10th Ave, Ridgefield, WA 98642

Open house location: ☐ October 29, Gaiser Middle School, 3000 NE 99th Street, Vancouver
☐ October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:

I'M REQUESTING THAT MY PROPERTY ON 10TH AVE, ACCOUNT NUMBER 181921000, BE ZONED TO I-L. IT IS CURRENTLY B-P, MY ADJOINING PARCEL # 181976000 IS ALL READY ZONED I-L, ALL OTHER PROPERTY IN THIS AREA, EXCEPT ONE, ARE ZONED I-L, THIS ONE PARCEL BELONGS TO MY NEIGHBOR, HE IS ALSO REQUESTING HIS PARCEL BE ZONED I-L.

__________________________
STEVEN KYLE 11-13-14

__________________________
SANDRA KYLE 11-13-14

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: SBEKYL12@YAHOO.COM

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Please fill out this sheet in ink and drop it in the comment box. PLEASE PRINT CLEARLY.

Name: Mark Beislaw
Address: 14405 N.E. Salmon Creek Ave.

Open house location: □ October 29, Gaiser Middle School, 3000 NE 99th Street, Vancouver
                   □ October 30, Clark County Fire & Rescue, 911 N. 65th Avenue, Ridgefield

Comment:
I am requesting parcel #s 18192800 and 181980000 located on 10th Ave. are rezoned to I-L. My neighbor and I currently have a island of R-P parcels surrounded by I-L. We feel this is a bad fit for future development in this area. Thank you for yours consideration.

Mark

Attached is a copy of my neighbor's request

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:
E-mail address: mark@beizbomb.com

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