

O'Donnell, Mary Beth



From: Euler, Gordon
Sent: Monday, November 03, 2014 3:02 PM
To: 'tsao@usa.com'
Cc: O'Donnell, Mary Beth
Subject: FW: Question regarding zoning change

Leland:

Thanks for the email.

The answer to your question #1 below is 'no'. The 19.6 acres are a remainder lot from an agricultural cluster. A note on the plat states that the parcel is not further dividable until such time as it is included in an urban growth area (UGA), consistent with county code (CCC Section 40.210.010(C)(3)). So, the trigger for splitting would be inclusion in an urban growth boundary, not a change to AG-10 zoning. And, just so you aware, there is a proposal to include the Tri-Mountain Golf Course in the Ridgefield UGA, and if that happens a UGA will be across NW 11th Avenue to the west.

Gordy Euler
Clark County Community Planning

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

From: Leland Tsao [<mailto:tsao@usa.com>]
Sent: Friday, October 31, 2014 10:31 AM
To: Cnty 2016 Comp Plan
Subject: Question regarding zoning change

Greetings,

I was planning to go to the open house on 10/30/2014, but got delayed at work and could not attend. I have a few questions regarding the proposed zoning change for my property.

- The property in question is 801 NW 297th Circle, Property Identification Number: 212540002
- Current zoning is AG-20, proposed zoning is AG-10; current and proposed plan designation is AG
- property has a house and 19.6 acres of land. Most of the land is pasture or sloped woodland

Questions:

1. Would AG-10 zoning allow me to divide the land for separate sale?
2. Assuming the answer to Question 1 is "yes": If the house and 10 acres are kept together under AG-10 zoning, could the remaining 9.2 acres be divided into approximately 1 acre residential lots for further development? (This neighborhood already has 5 houses on 1 acre lots off 297th Circle, and 2 houses on approx. 3 acre lots off the north spur.)
3. Assuming the answer to Question 2 is "yes": What would I need to do in order to subdivide in this manner, while complying with county regulations? (Is it necessary to apply for zoning change, development permits etc.)

Thank you,

Leland Tsao