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CP16 # 0466

COPY ONLY

This letter was  
emailed on 11/19/2014.

Sharon Andreason & Kevin Engelstad  
Trustee, Vice President & President, Home Owners  
P.O. Box 1060  
Woodland, Washington 98674  
November 18, 2014

Community Planning  
Comp Plan Comments  
P.O. Box 9810  
Vancouver, Washington 98866  
Email: comp.plan@clark.wa.gov

Dear Community Planning:

We are writing on behalf of the Charlene Andreason Trust, Williams Park Development Corporation and the parcel that is our personal home. We control or own all of the property located south of Bratton Road that is in consideration for a zone change from FR-40 to FR-20 and outlined in the map and titled Proposed Area. We respectfully request that all the following delineated properties be rezoned to R-5 so they will be in compliance with the comprehensive plan in the future because none of the properties meet the FR-40 requirements now nor will they meet the FR-20 that is proposed. Additionally, all the properties are around 5 acres now with the exception of Lot 35 which is 14.06 acres and are legal buildable lots as determined by legal lot determination issued by Clark County.

All the properties located West and South of these properties have a zoning designation of R-5 and are improved lots with single family homes or vacant lots. So we are surrounded by 5 acre lots and all except the 14.06 acre lot are at the five acres in size or less. The parcel east of the proposed area is zoned 10 acres. What we are asking is that our property be in compliance with the new comprehensive plan that will be adopted in 2016, and a change to R-5 zoning designation would accomplish that goal.

The properties that we own and request a zoning change to R-5 are:

Lot # 35, Tax # 255222000, 14.06 acres, Charlene Andreason Trust  
Lot # 81, Tax # 255911000, 5.00 acres, Charlene Andreason Trust  
Lot # 80, Tax # 255910000, 5.13 acres, Charlene Andreason Trust  
Lot #22, 27 & 104, Tax # 255852000, 5.38 Acres, Kevin Engelstad, Sharon Andreason, personal residence  
Lot #82, Tax # 255912000, 5.00 acres, Williams Park Development Corporation  
Lot #83, Tax # 255913000, 5.00 acres, Williams Park Development Corporation

These lots will never meet the FR-20 since they are under different ownership and with no chance to combine them to reach the new proposed designation. Thank you for your time in considering our request.

Sincerely,

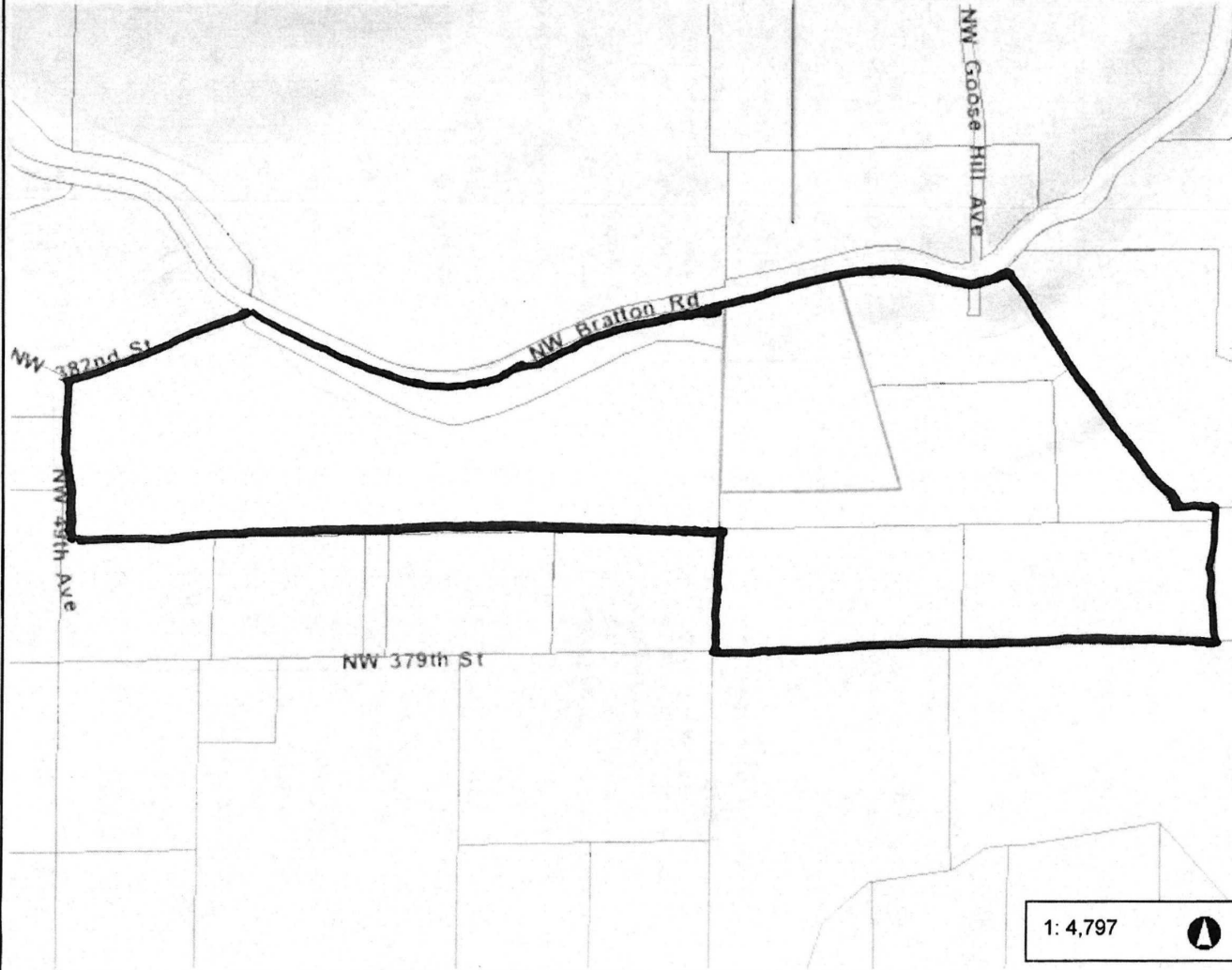
 

Sharon Andreason & Kevin Engelstad  
Enclosure

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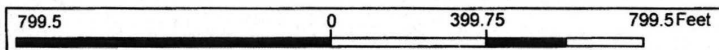
# Proposed Area



- Legend**
- Building Footprints
  - Taxlots
  - County Outline
  - World Street Map

**Notes:**

1: 4,797



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

**O'Donnell, Mary Beth**

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**From:** Kevin Engelstad <williamsparkdev@aol.com>  
**Sent:** Tuesday, November 18, 2014 9:20 AM  
**To:** Cnty 2016 Comp Plan  
**Subject:** Comments and request for comp plan 2016  
**Attachments:** Zoning change-Andreason.pdf

Please find attached our comments and request for zoning change for land that is in consideration for rezoning in the 2016 comp plan. If you need further assistance or clarification, please contact me at (360) 607-9504 or you can email at the above address.

Also would you send me an acknowledgement of this email and attachments. I have mailed the original request but will not arrive in time to meet your deadline of 5:00 pm today.

Thank you

Kevin Engelstad