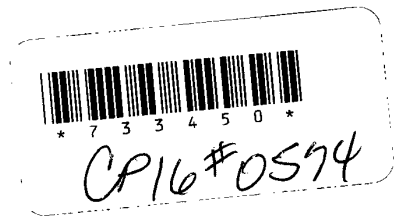


**David Madore**

March 20 at 11:07pm -- Edited ·



Its' alive! The new proposed zoning maps for rural Clark County!

Check out the Alternative 4 maps to correct the zoning problems that persisted since 1994. The maps are posted in the last entries of the March 11 entry of The Grid

<http://clark.wa.gov/thegrid/>

Two Open Houses are scheduled to cover the 4 Comprehensive Plan Update Alternatives 1 - 4 (options). I will be there for two way conversations. We want to hear from citizens:

Ridgefield High School:

Wednesday, March 25 @ 5:30 pm - 7:00 pm

Hockinson High School

Wednesday, April 1 @ 5:30 pm - 7:00 pm

You can also learn more at:

<http://www.clark.wa.gov/planni.../2016update/alternatives.html>

The current zoning map says that only 43% of existing Rural lots => 1 acre, conform.

The new proposed map recognizes that 76% of those lots conform.

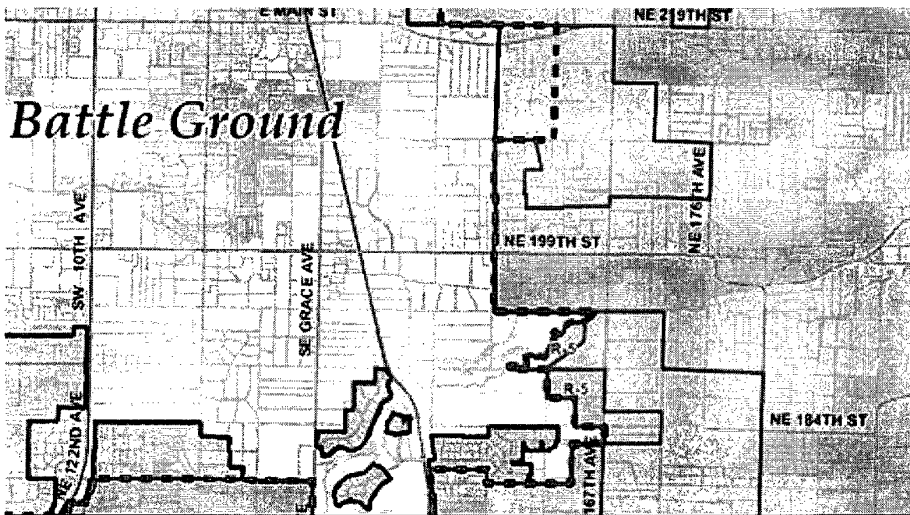
The main problem is not with the existing lots. Rather, the non-conformance is caused by the inappropriate lot sizes specified in our zoning map. It is our responsibility to fix that.

It is not possible to have 100% of the lots conform. When we get the zoning map right, a portion of the lots will still be nonconforming since the state prohibits "spot zoning". Spot zoning is where 1 or a few lots are singled out for one zone in contrast to their neighbors.

I see that the map color codes for each zone have little contrast. That makes it difficult to differentiate between the zoned specified minimum lot sizes. I hope to fix that on Monday.

After 20 years, we finally have a chance to fix the inappropriate zoning in this county and make life better for rural land owners.

Thank God! Yea Clark County!



Like · Comment · Share · 10 2 2



3/23/2015

David Madore

Chuck Miller, Mark Butler, Keri Debra and 7 others like this.

2 shares



**Kevin VanGelder** Different shades of the same color make reading the map on a high level difficult.  
Like · Reply · March 21 at 12:03am



**Aj Gomez** You mean a "property owner" could choose to do more with "their" land?

**David Madore**

11 hrs · Edited ·

Top priority – Alternative 4 – Rural Lands:

All other priorities have been set aside to complete the work on the plan for rural landowners. The goal is to post the maps on The Grid by the close of Friday.

Since 1994, rural landowners have waited for our county to correct our zoning map that defined the legal lot sizes for every parcel. It is finally happening.

[http://clark.wa.gov/thegrid/documents/Alternative4\\_1.pdf](http://clark.wa.gov/thegrid/documents/Alternative4_1.pdf)

This top priority even trumped this evening's C-Tran Board meeting even after we were unable to reach Tom Mielke to cover my place. Their agenda included the nonsense of raising fares again to continue reducing ridership.

Also on the agenda was a fat pay raise for CEO Director Jeff Hamm for a multi-year pattern of skyrocketing costs, declining ridership, betraying the voters, and inefficiency. I would like to have been there to vote against the disastrous mismanagement of what could otherwise be great bus service for Clark County. We could do so much better with new management.

Back to alternative 4... The significance of this comprehensive plan update for rural citizens cannot be overstated. It's been a lot of work and I must thank Ken Pearrow and Barbara Hatman in GIS for tremendous help optimizing the zoning maps.

Clark County Rural citizens are finally going to get a fresh breath of air in this Comprehensive Plan Update. Stay tuned.

Thank God! Yea Clark County!

## Alternative 4 Options to be Analyzed

- Forest zones: Include 20 and 10 acre minimum lot size areas where appropriate (considering the existing rural nature and predominant lot sizes)
- Agriculture zones: Include 5 acre minimum lot size areas where appropriate (considering the existing rural nature and predominant lot sizes)
- Rural zones: Include 1, 2.5, and 5 acre minimum lot size areas where appropriate (considering the already developed lots, the existing rural nature, and predominant lot sizes)
- Clustering Options to aggregate and preserve 70% of R, AG, and FR land into open space for agriculture, forest, or other non-residential uses.

**Note:** Smaller Forest, Agriculture, and Rural lot sizes and clustering options are already recognized in a variety of other counties.

Like · Comment · Share · 2

Allen Hoff and Tim Lutz like this.



3/20/2015

David Madore