

2016 Comprehensive Plan Update

1. Welcome!

03/25/2015

Ridgefield OH



CP16# 0579

Purpose of this open house

Clark County is revising its Comprehensive Growth Management Plan. The county will prepare a supplemental Environmental Impact Statement (SEIS) in compliance with the State Environmental Policy Act (SEPA). This open house provides information about alternatives Clark County is studying in the SEIS to prepare for increased population and employment through 2035.

How it works

- 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, Ridgefield, Washougal)

Station 6: Alternative 4 (Resource and Rural lands)

Station 7: Transportation

Station 8: Environmental Constraints

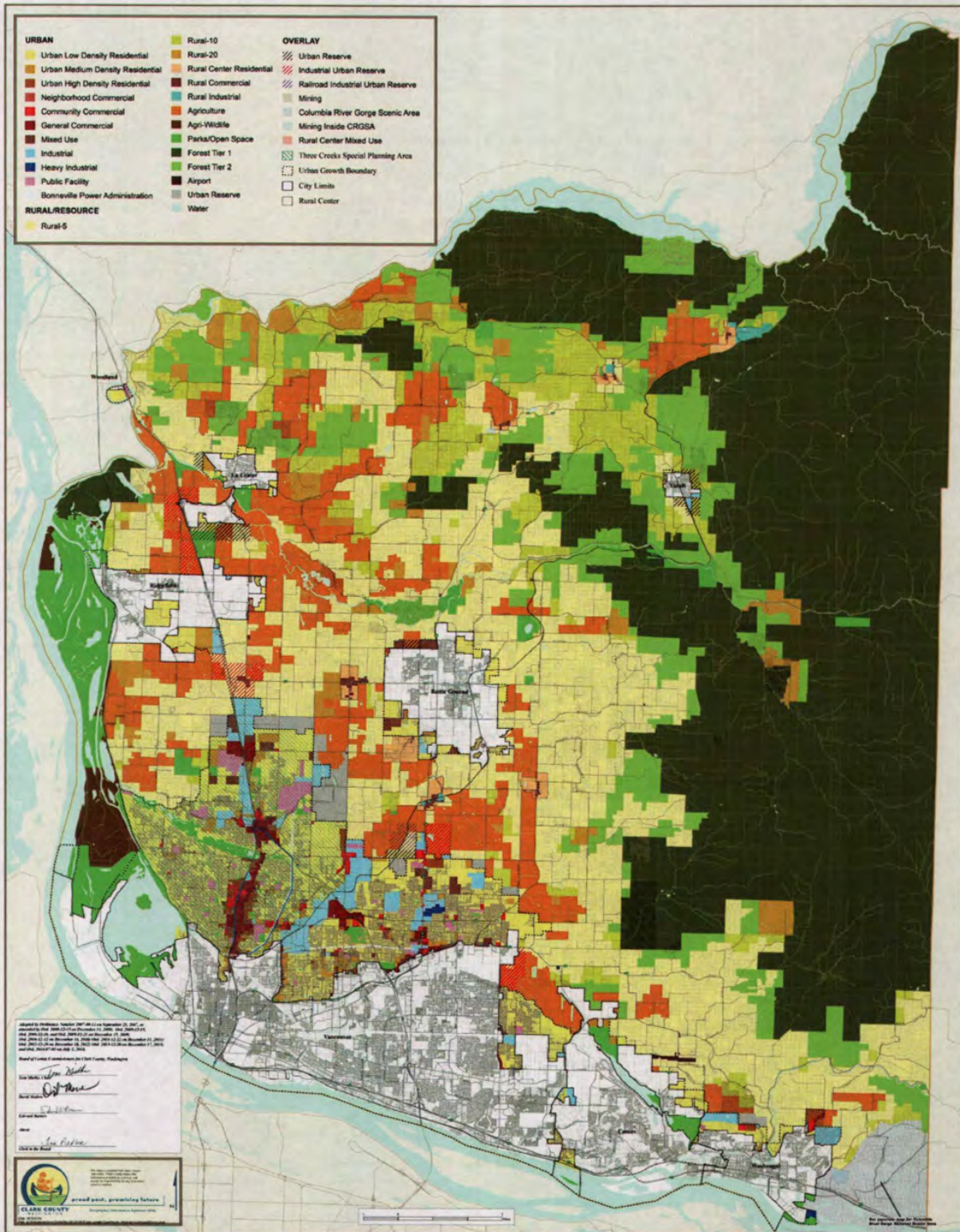
Station 9: Update process

Station 10: Share your comments

2016 Comprehensive Plan Update

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.

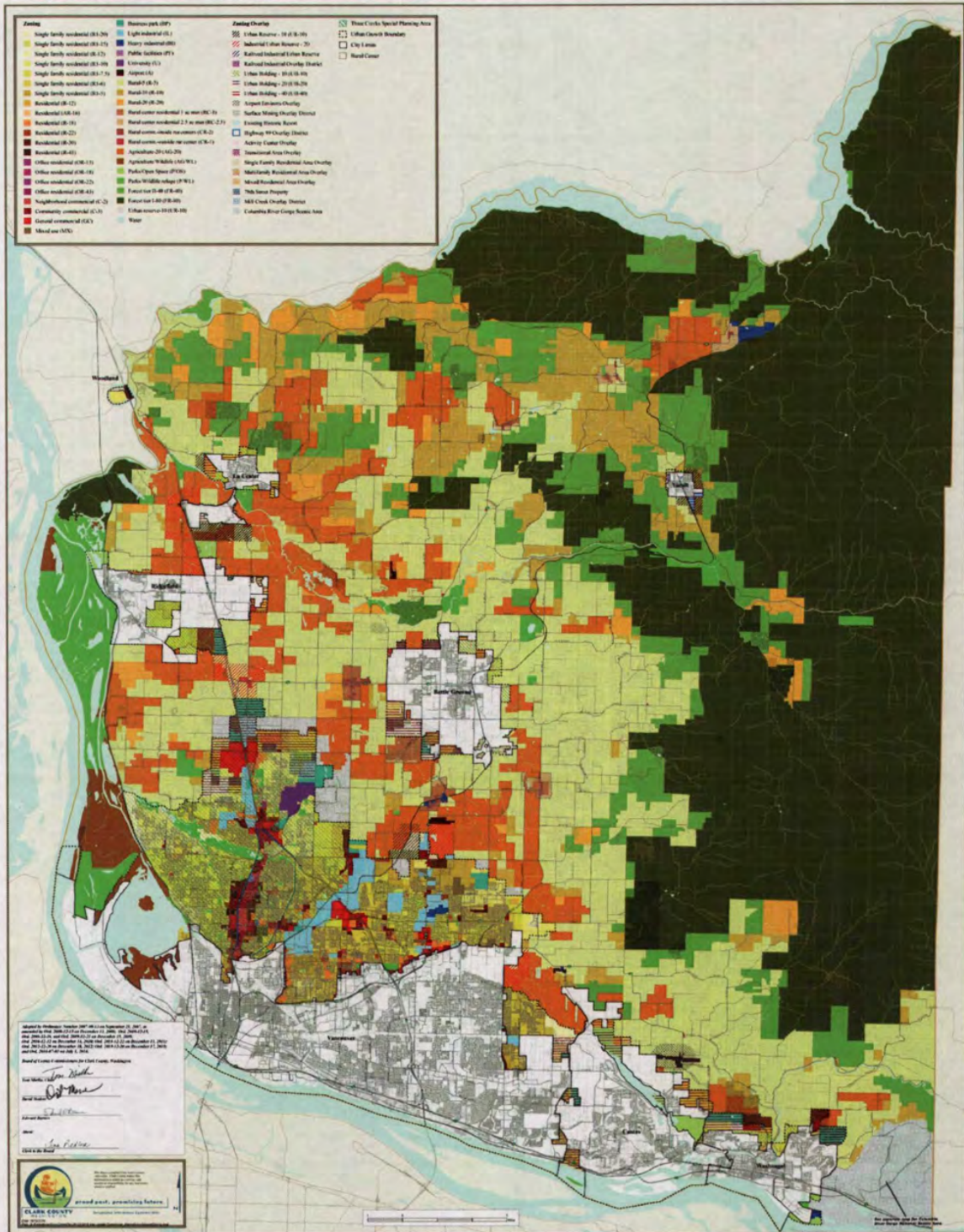


Presented at March/April 2015 Open Houses - Alternatives

2016 Comprehensive Plan Update

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.

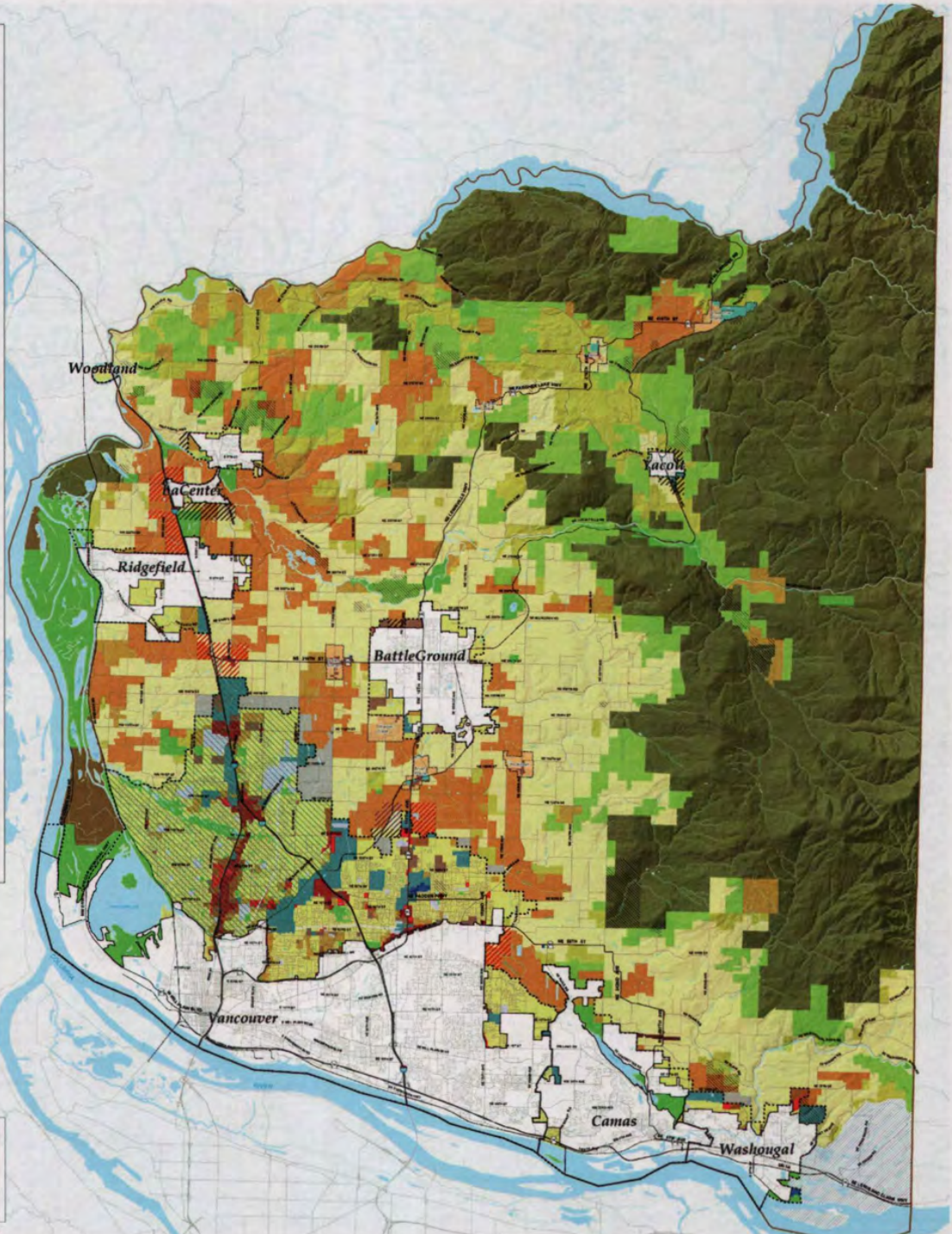


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3. Alternative #1 (no change)

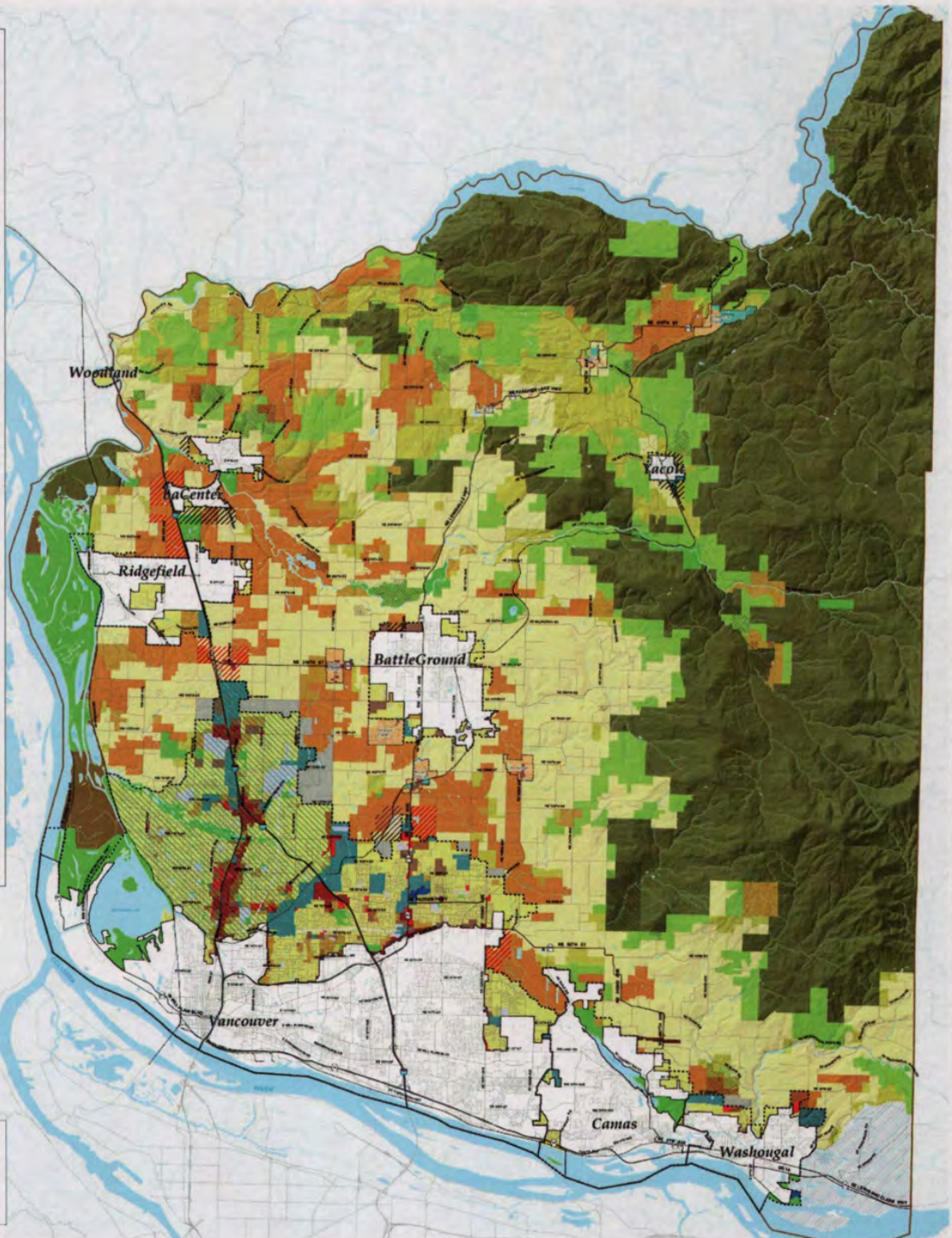
This map shows no change to the county's current comprehensive plan map.



2016 Comprehensive Plan Update

3. Alternative #1 (no change)

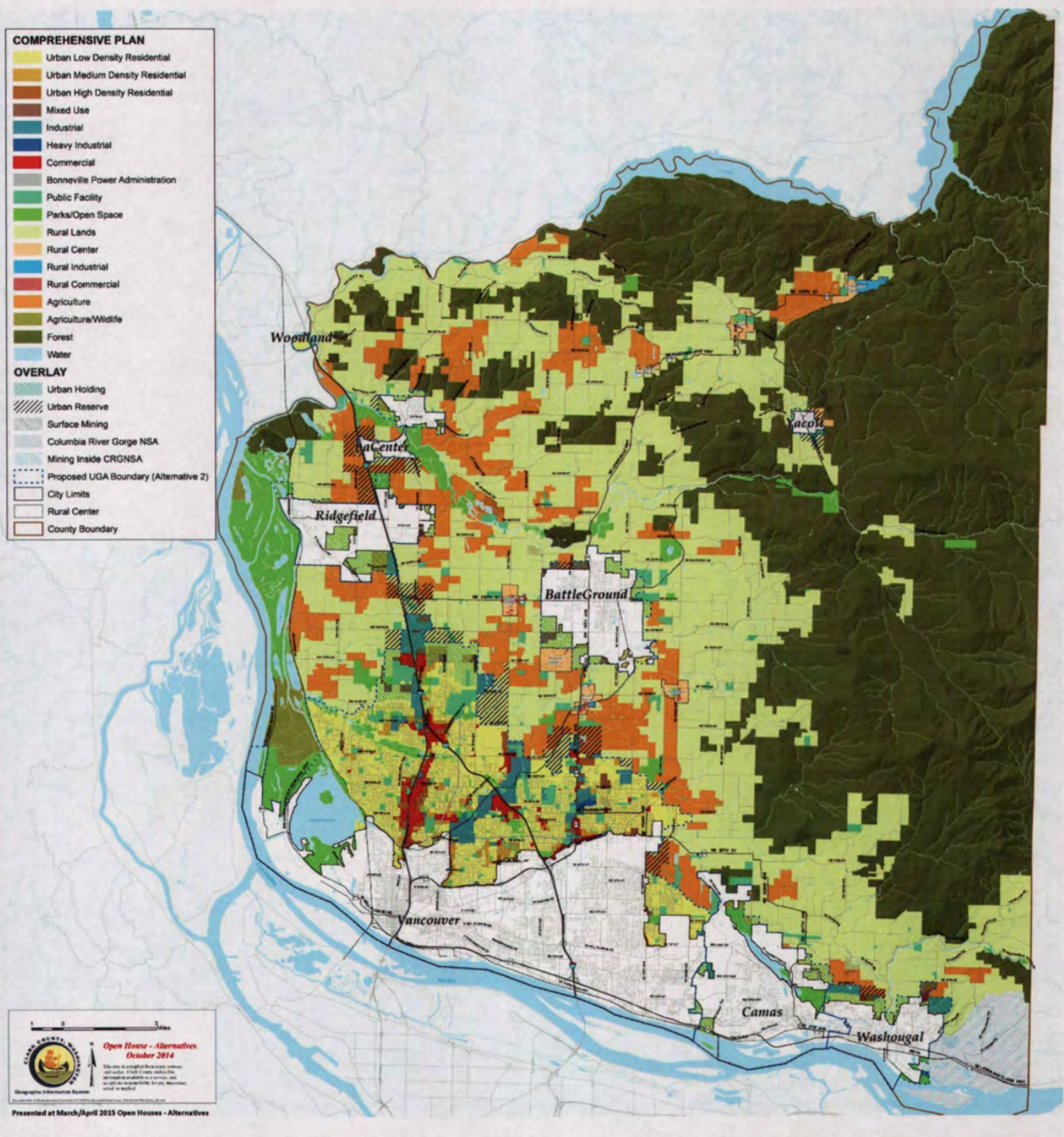
This map shows no change to the county's current zoning map.



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4. Alternative #2 (rural and urban changes)

This map shows comprehensive plan map changes the county is considering.

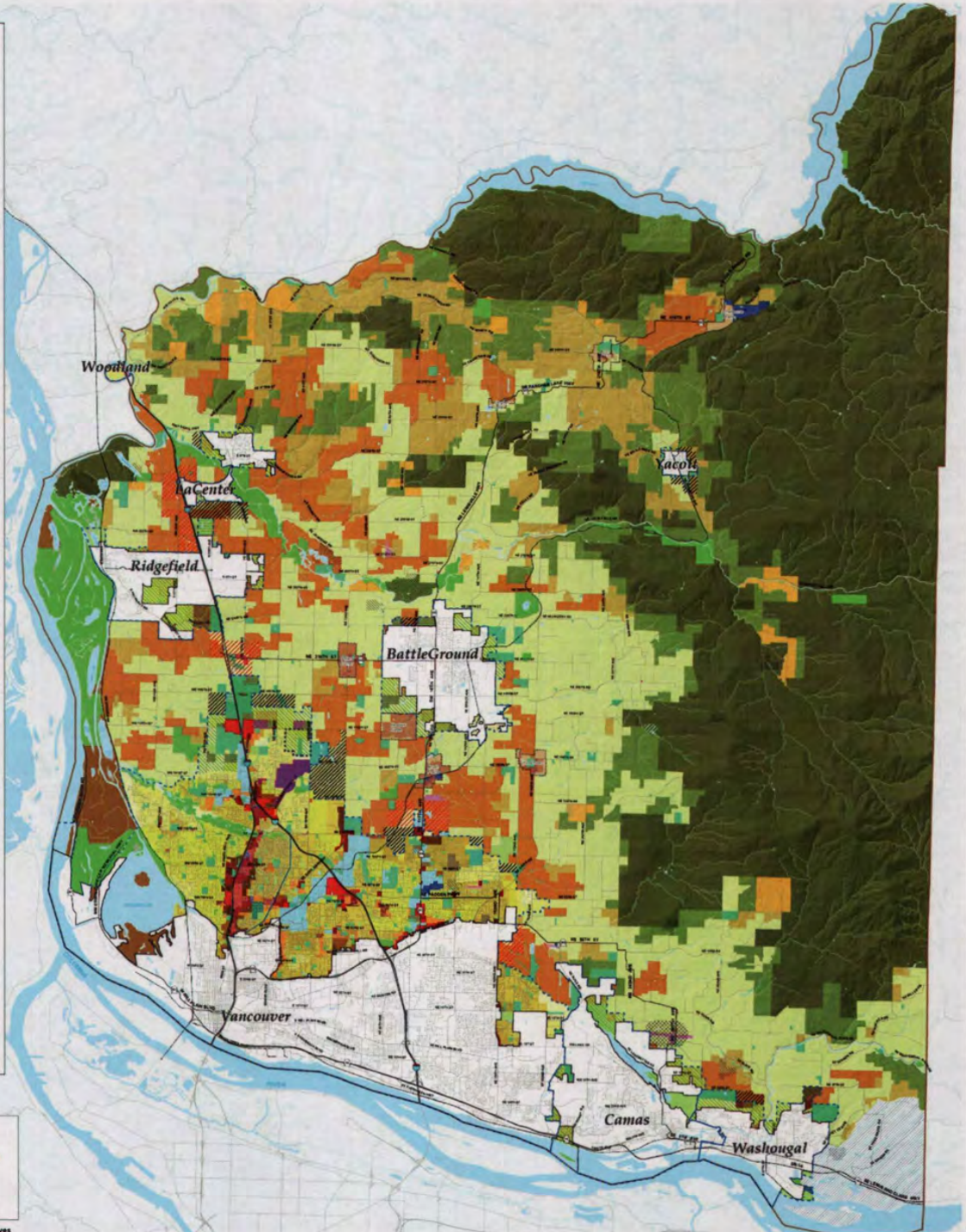


2016 Comprehensive Plan Update

4. Alternative #2 (rural and urban changes)

This map shows zoning map changes needed under Alternative 2.

- URBAN**
- Single Family Residential (R1-20)
 - Single Family Residential (R1-10)
 - Single Family Residential (R1-7.5)
 - Single Family Residential (R1-6)
 - Single Family Residential (R1-5)
 - Residential (R-43)
 - Residential (R-30)
 - Residential (R-22)
 - Residential (R-18)
 - Residential (R-12)
 - Heavy Industrial (IH)
 - Light Industrial (IL)
 - Business Park (BP)
 - General Commercial (GC)
 - Community Commercial (C-3)
 - Neighborhood Commercial (C-2)
 - Mixed Use (MX)
 - Office Residential-43 (OR-43)
 - Office Residential-30 (OR-30)
 - Office Residential-22 (OR-22)
 - Office Residential-18 (OR-18)
 - Office Residential-15 (OR-15)
 - University (U)
 - Public Facility (PF)
- RURAL/RESOURCE**
- Rural-5 (R-5)
 - Rural-10 (R-10)
 - Rural-20 (R-20)
 - Rural Center Residential-2.5 ac min (RC-2.5)
 - Rural Center Residential-1 ac min (RC-1)
 - Rural Comm-outside nur.centers (CR-1)
 - Rural Comm-inside nur.centers (CR-2)
 - Agriculture-10 (AG-10)
 - Agriculture/Wildlife (AG/WL)
 - Parks/Open Space (P/O/S)
 - Parks/Wildlife refuge (P/W/L)
 - Forest-80 (FR-80)
 - Forest-20 (FR-20)
 - Airport (A)
- OVERLAY**
- Urban Reserve - 10 (UR-10)
 - Urban Reserve - 20 (UR-20)
 - Railroad Industrial (RR)
 - Rural Center Mixed Use (RC-MX)
 - Urban Holding - 10 (UH-10)
 - Urban Holding - 20 (UH-20)
 - Airport Environs
 - Surface Mining
 - Existing Historic Resort
 - Columbia River Gorge Scenic Area
 - Mill Creek Overlay District
- HIGHWAY 99**
- Highway 99 Overlay District
 - Transitional Area
 - Single Family Residential Area
 - Multifamily Residential Area
 - Mixed Residential Area
 - 78th Street Property
 - Activity Center
 - Proposed UGA Boundary (Alternative 2)
 - City Limits
 - Rural Center
 - County Boundary



1 0 3 Miles

Open House - Alternatives October 2014

This plan is compiled from data sources and is not a final plan. It is for informational purposes only and does not constitute a final plan. It is subject to change without notice.

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4. Alternative #2 Rural Areas

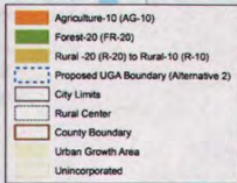
This map shows comprehensive plan designations in unincorporated rural areas for Agriculture (AG) and Forest (FR) lands, which would not change under any alternative currently proposed.



2016 Comprehensive Plan Update

4. Alternative #2 Rural Areas - Zoning

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).



Woodland

La Center

Ridgefield

Battle Ground

Vancouver

Camas

Washougal



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4. Alternative #2 Public Facilities

This map shows a new Public Facility comprehensive plan designation for land owned by some public entities.



1 0 3 Miles

Open House - Alternatives
October 2014

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Geographic Information System

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2016 Comprehensive Plan Update

4. Alternative #2 Public Facilities

This map shows creation a new Public Facility zoning district.

- Public Facility (PF)
- Parks/Open Space (P/OS)
- Parks/Wildlife refuge (P/WL)
- Airport (A)
- University (U)
- Proposed UGA Boundary (Alternative 2)
- City Limits
- Rural Center
- County Boundary
- Urban Growth Area
- Unincorporated



CLARK COUNTY, OREGON
Open House - Alternatives
October 2014

This data is compiled from many sources and is not a guarantee of accuracy. Information availability is limited, and geographic information is not a substitute for a professional survey.

Geographic Information System

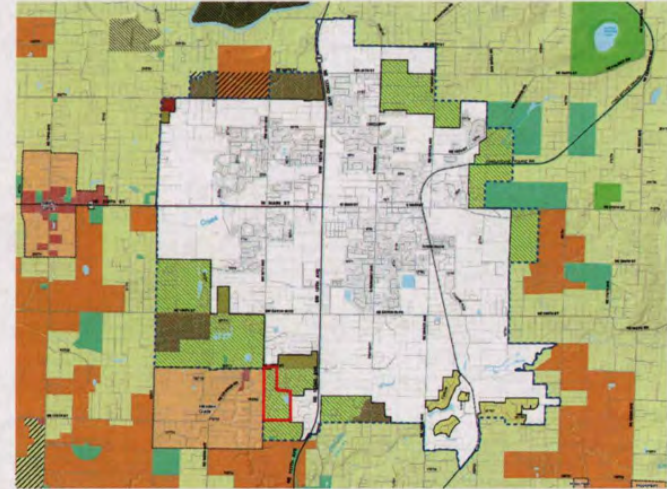
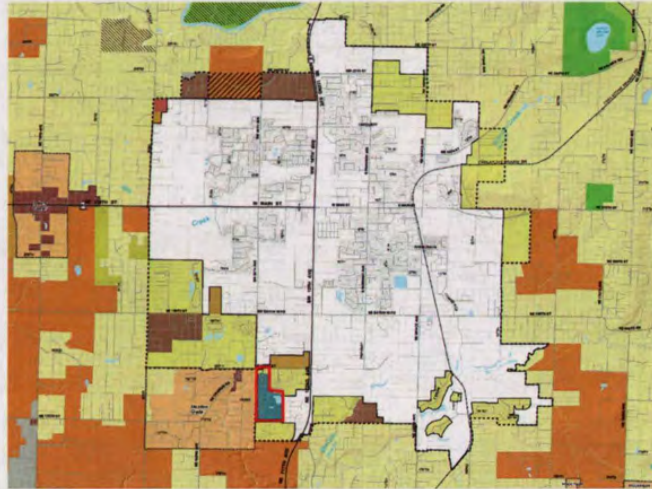
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4. Alternative #2 Battle Ground Urban Area

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

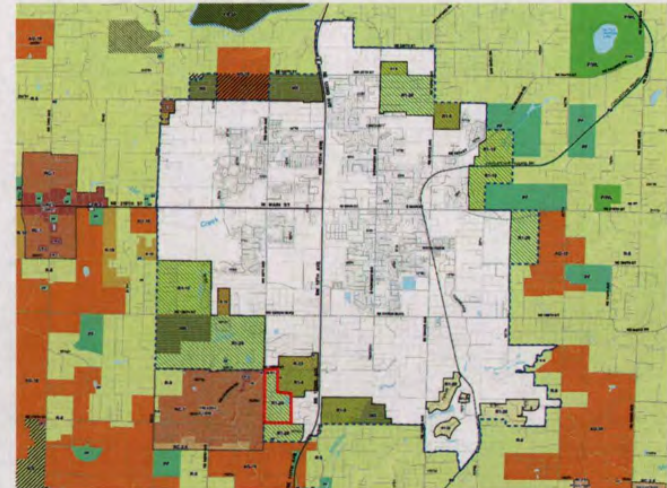
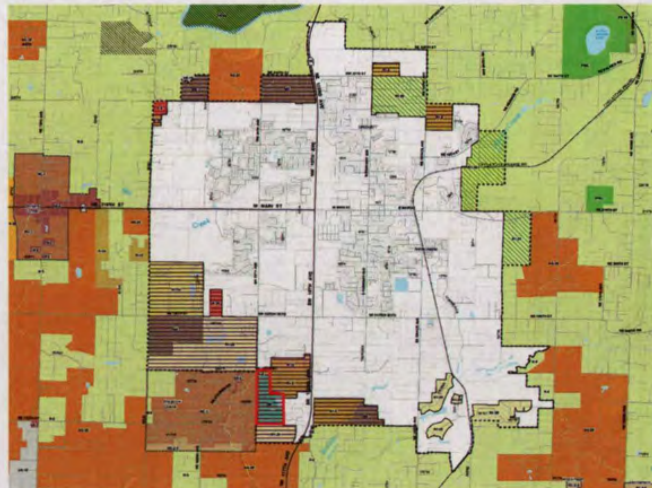
This comprehensive plan map shows a change from Industrial (I) to Urban Low Density Residential (UL) to recognize existing uses.



Before

After

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).

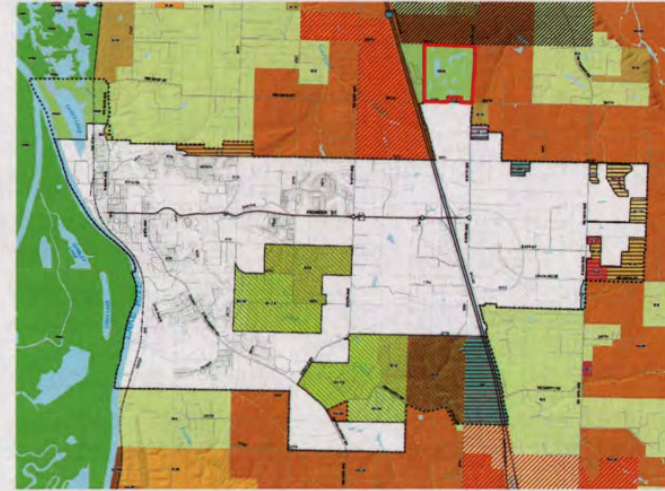
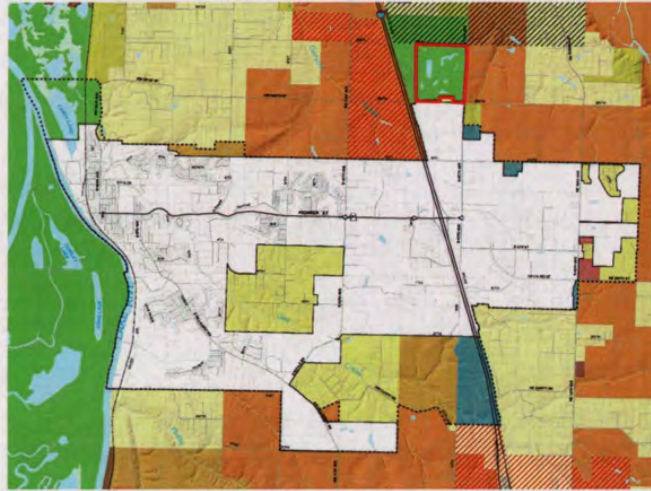


2016 Comprehensive Plan Update

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.

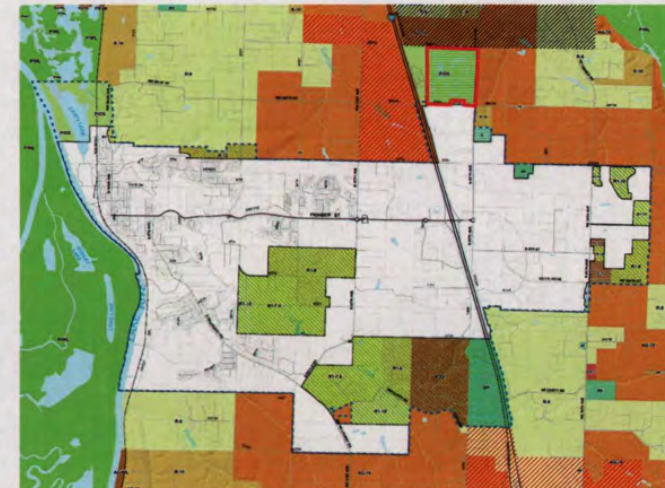
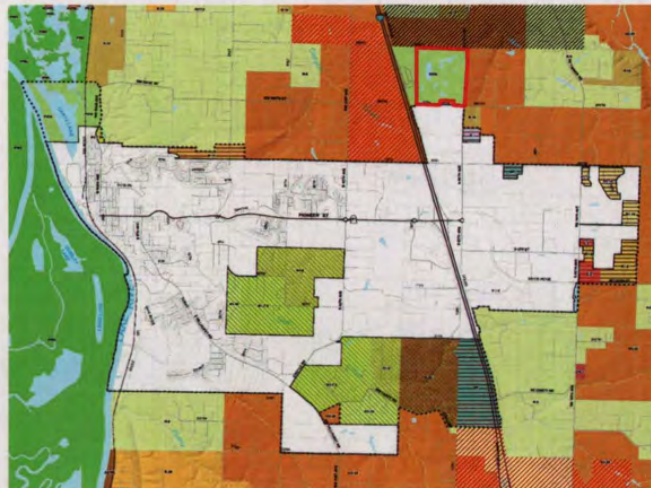
This comprehensive plan map shows retaining the Parks and Open Space (P/OS) designation.



----- *Before* -----

----- *After* -----

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

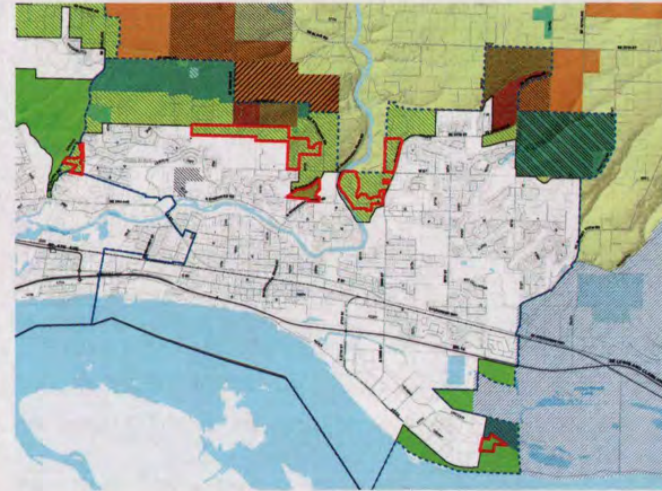
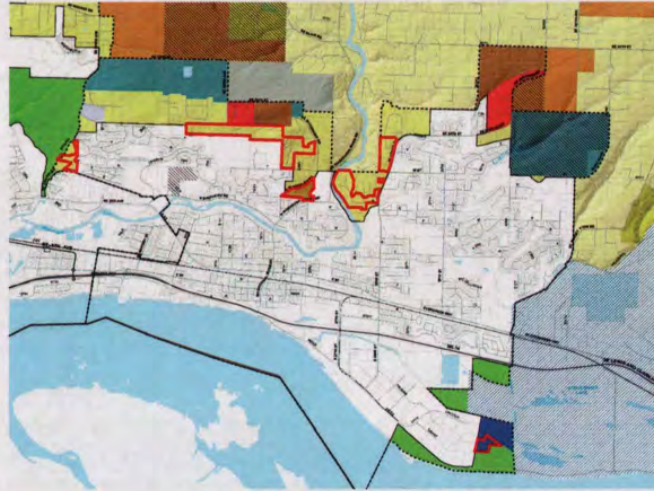


2016 Comprehensive Plan Update

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.

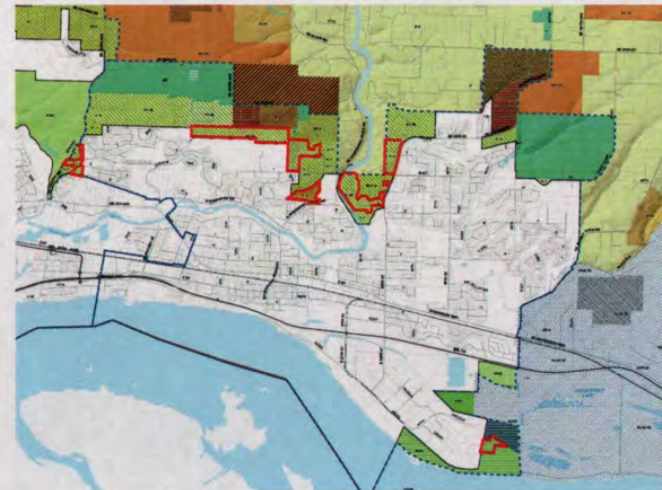
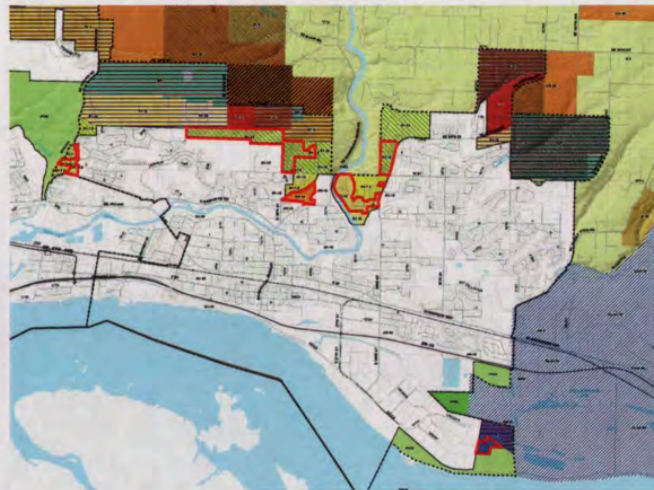
This comprehensive plan map shows current designations that would not change.



Before

After

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.

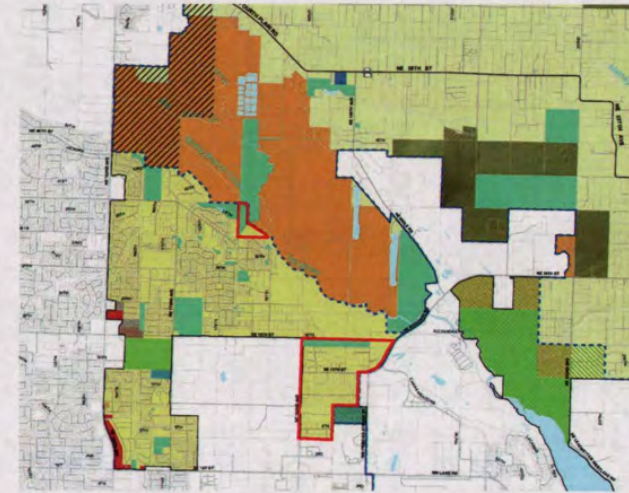
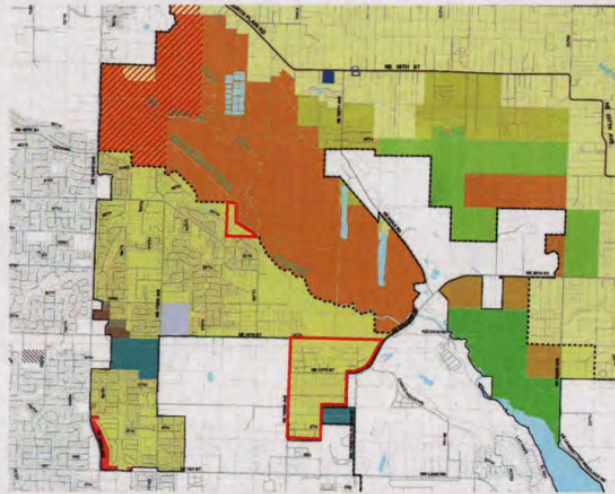


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4. Alternative #2 Fisher's Swale – Vancouver Urban Area

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

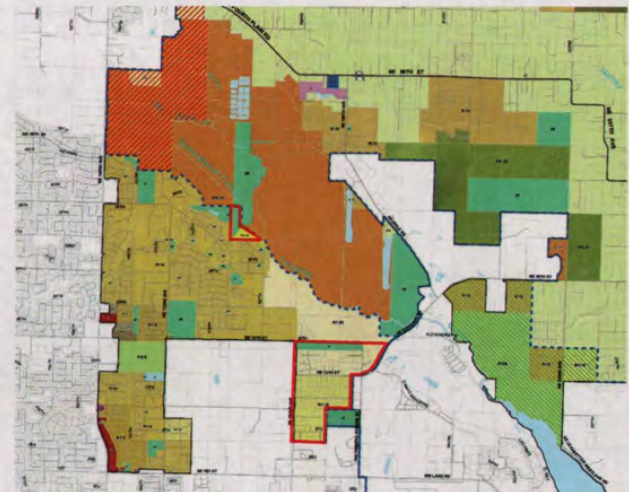
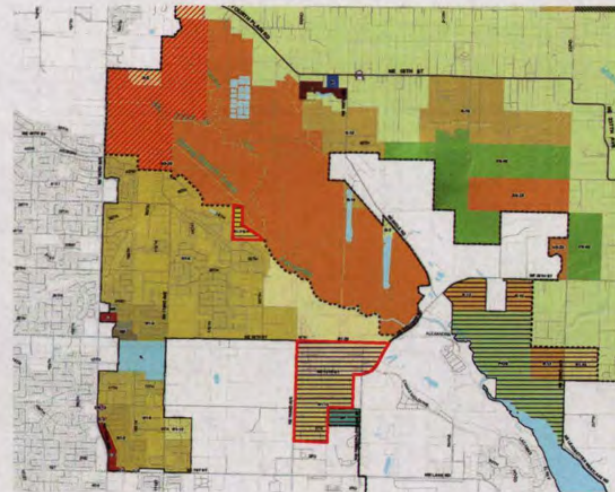
The comprehensive plan map shows retaining the current urban low-density residential designation, which would not change.



Before

After

The zoning map removes Urban Holding (UH-10) and retains Single-Family Residential zoning of (R1-20), (R1-10) and (R1-7.5).

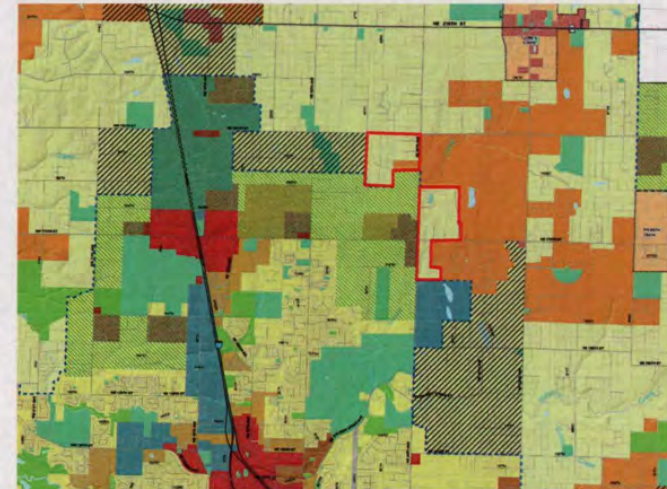
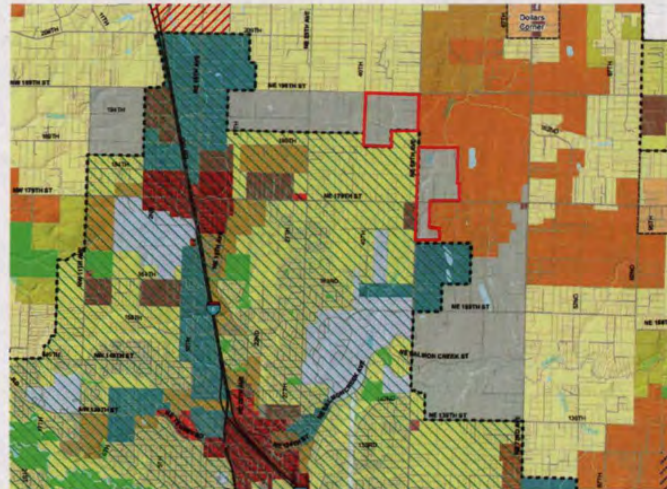


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4. Alternative #2 Urban Reserve – Vancouver Urban Area

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

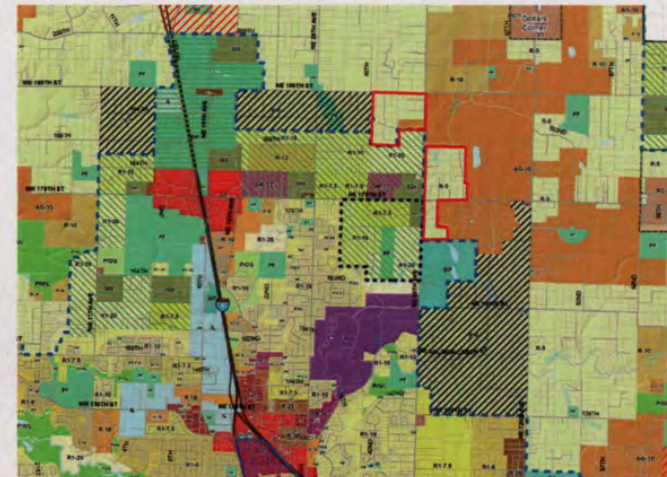
The comprehensive map shows removal of Urban Reserve and applies a Rural (RL) designation.



Before

After

The zoning map shows removal of Urban Reserve (UR-10) and applies Rural (R-5) zoning.

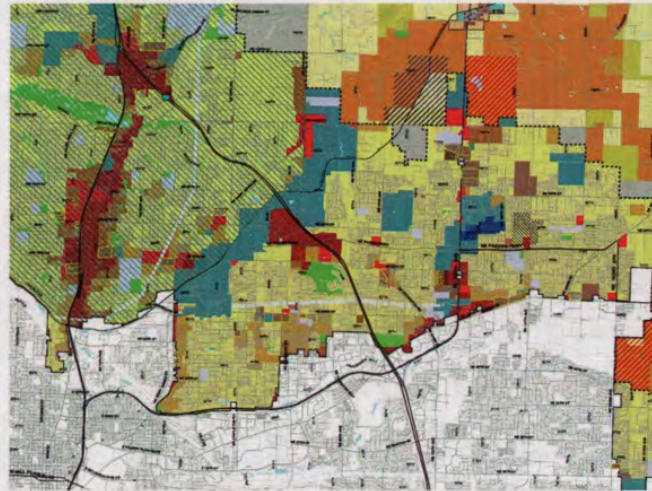


2016 Comprehensive Plan Update

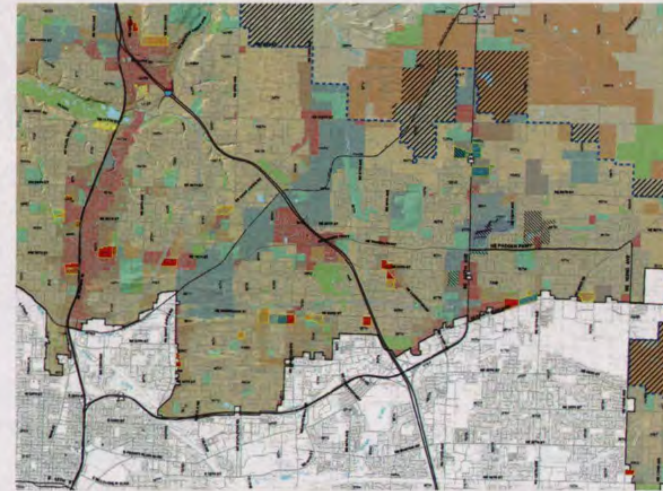
4. Alternative #2 Mixed Use – Vancouver Urban Area

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.

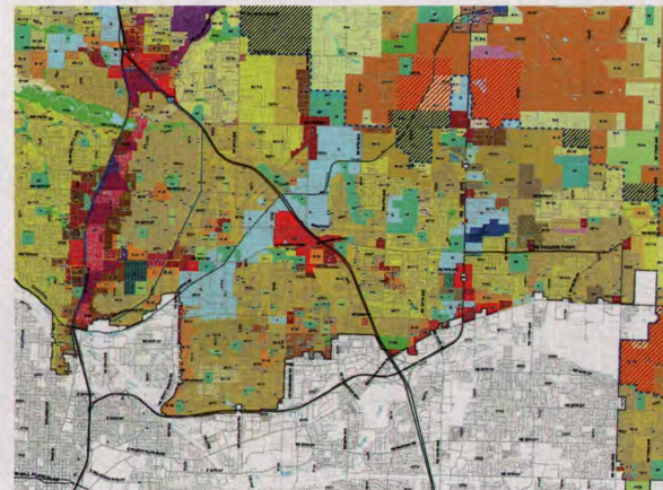
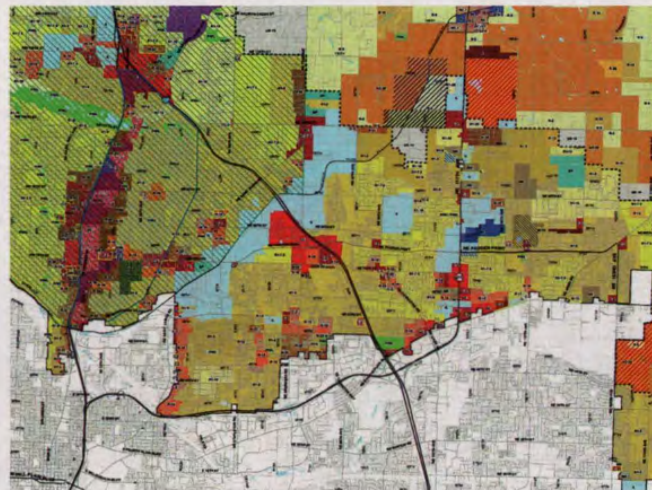


Before



After

The zoning map shows current zoning that would not change as part of this mixed use revision.

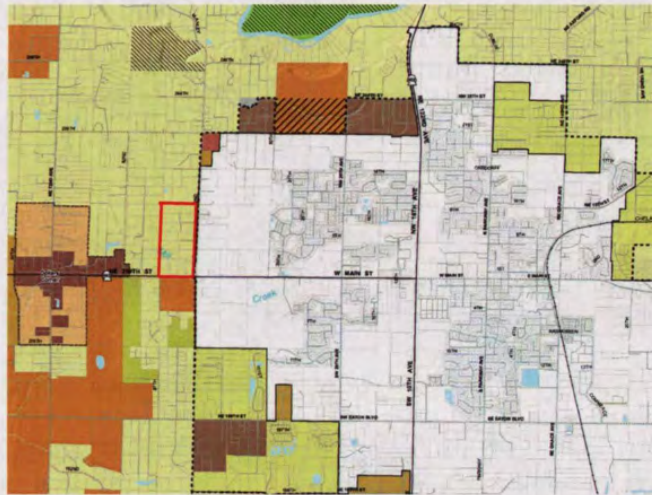


2016 Comprehensive Plan Update

5. Alternative #3 Battle Ground Jobs

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

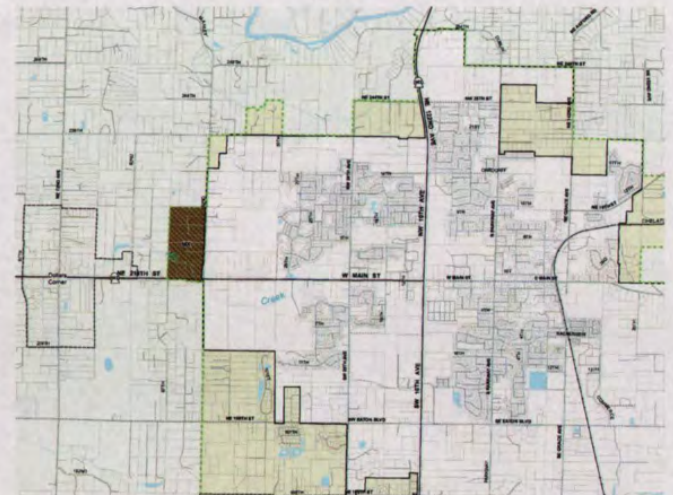
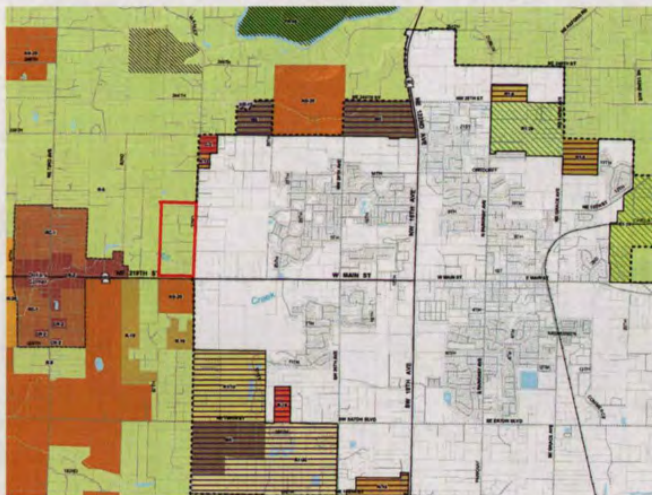
The comprehensive plan designation would change from Rural (RL) to Mixed Use (MU).



Before

After

The zoning map shows a proposed change to Mixed Use (MX) with Urban Holding (UH-20) overlay.



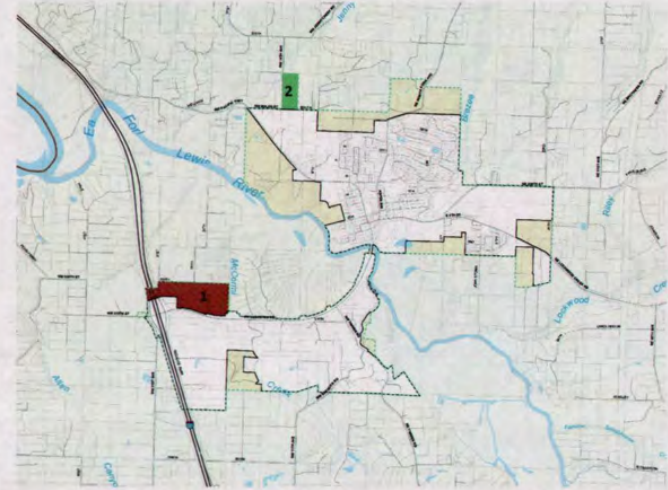
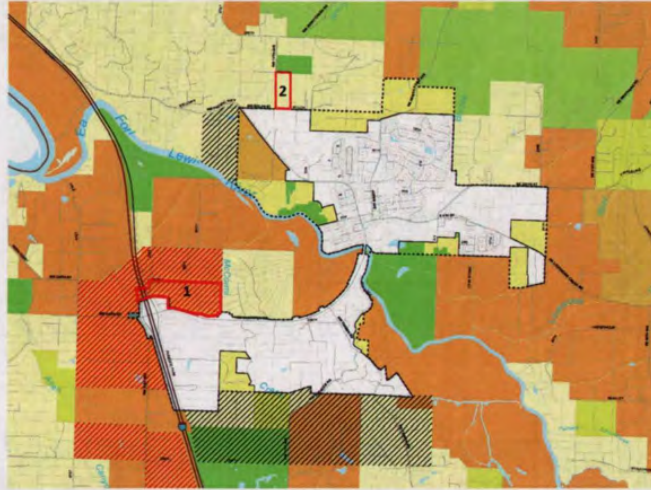
2016 Comprehensive Plan Update

5. Alternative #3 La Center Jobs and School Site

This series proposes job opportunities and a new school site within La Center's urban growth area.

The comprehensive plan map would change:

1. Agriculture (AG) parcel to Commercial (C)
2. Rural-5 (R-5) parcel to Public Facility (PF)

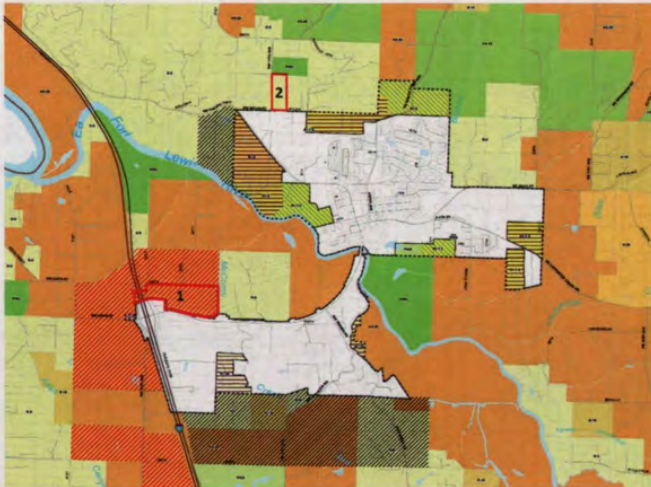


----- Before -----

----- After -----

The zoning map would change from:

1. Agriculture (AG-20) to General Commercial (GC), removing Industrial Urban Reserve Overlay and applying Urban Holding (UH-20)
2. Rural-5 (R-5) to Public Facility (PF)

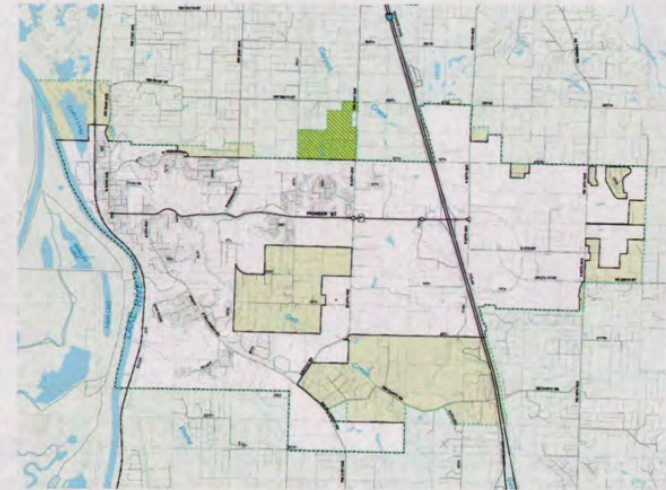
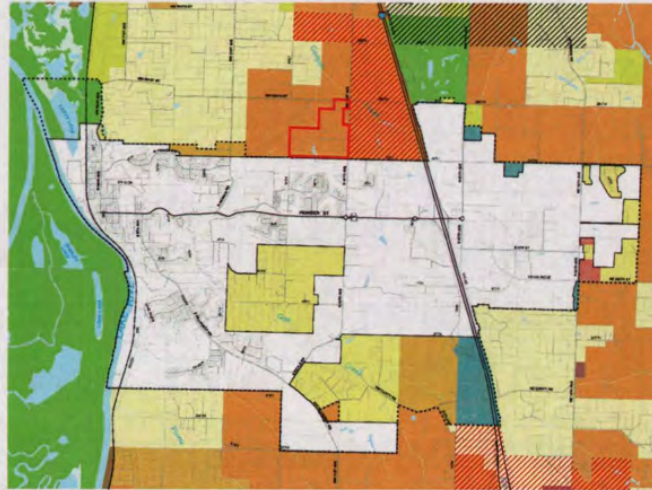


2016 Comprehensive Plan Update

5. Alternative #3 Ridgefield Residential

This series proposes residential opportunities within Ridgefield's urban growth area.

The comprehensive plan map would change from Agriculture (AG) to Urban Low Density Residential (UL)

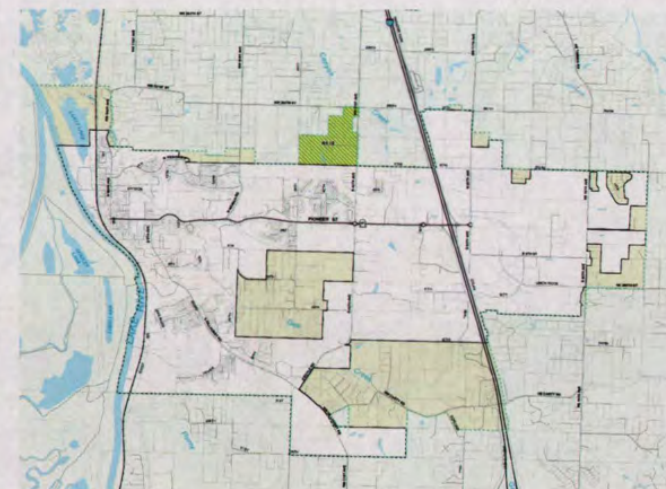
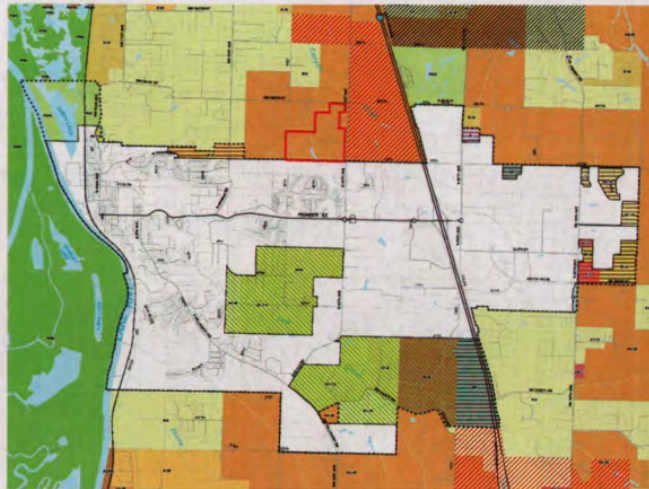


Before

After

The zoning map would change from Agriculture (AG-20) to Single-Family Residential (R1-10)

- Minimum lot area of 10,000 square feet

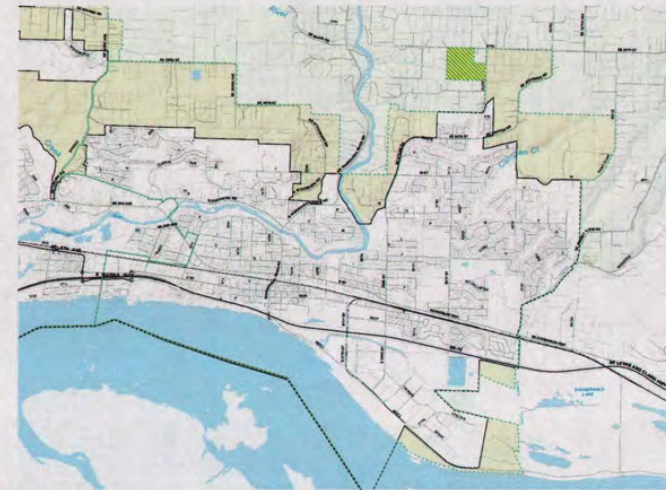
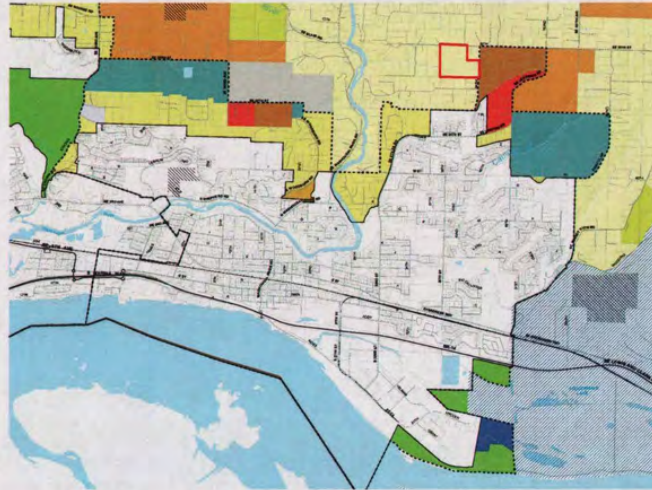


2016 Comprehensive Plan Update

5. Alternative #3 Washougal Residential

This series proposes residential opportunities within Washougal's urban growth area.

The comprehensive plan map would change from Rural-5 (R-5) to Urban Low Density Residential (UL)

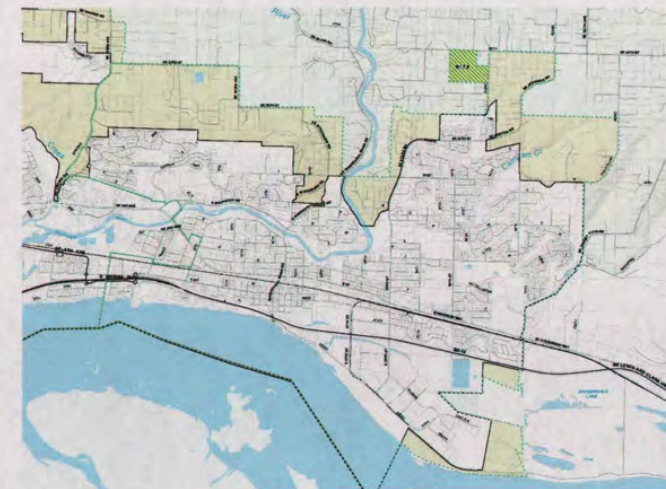
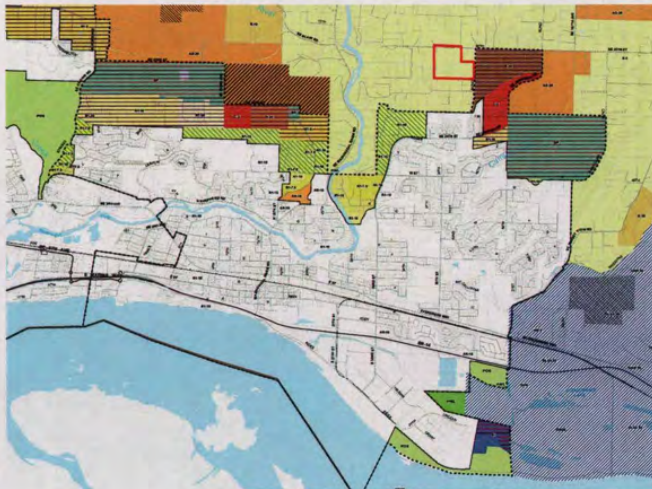


----- *Before* -----

----- *After* -----

The zoning map would change from Rural-5 (R-5) to Single-Family Residential (R1-7.5)

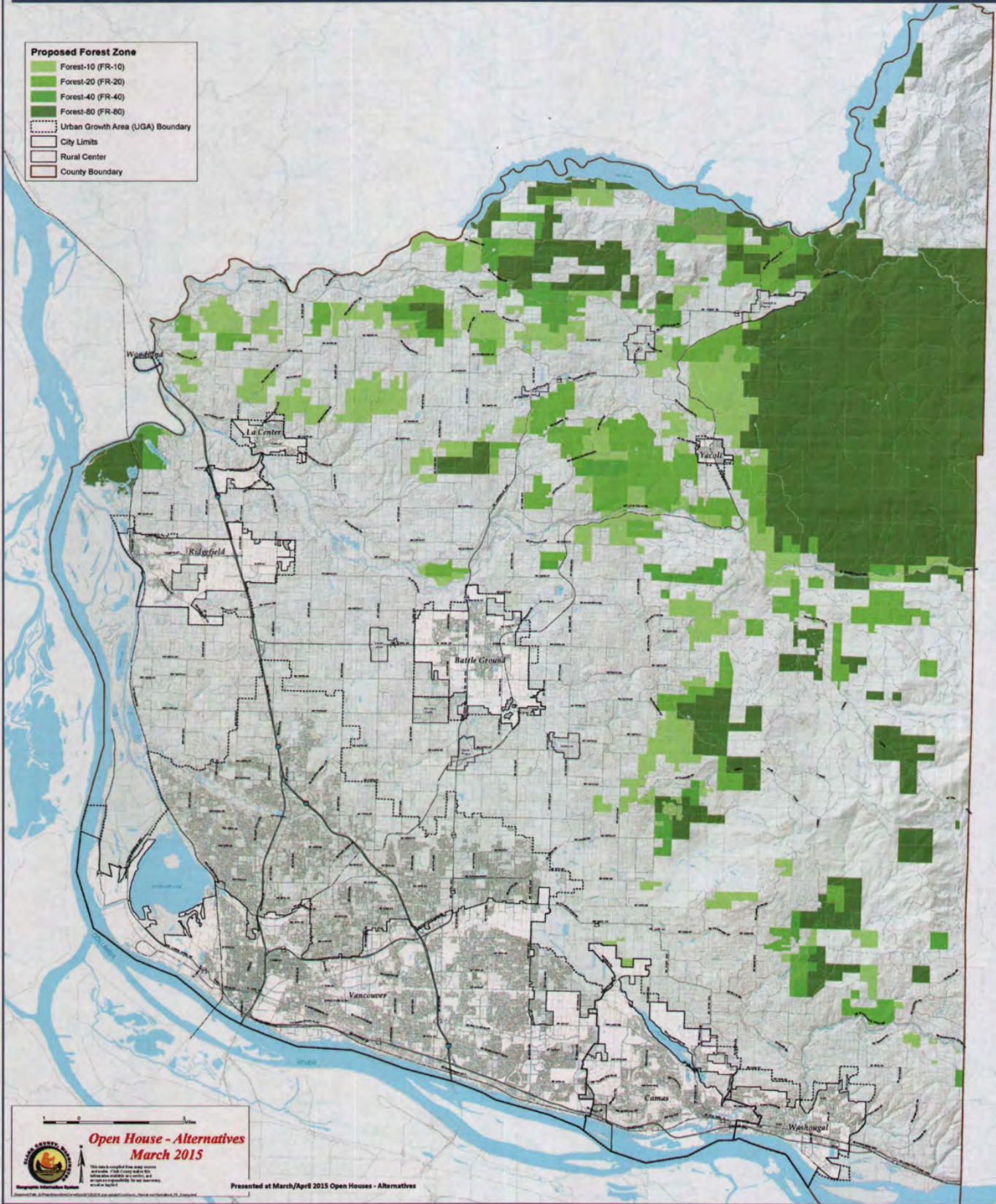
- Minimum lot area of 7,500 square feet



2016 Comprehensive Plan Update

6. Alternative 4 - Forest Zones

- Proposed Forest Zone**
- Forest-10 (FR-10)
 - Forest-20 (FR-20)
 - Forest-40 (FR-40)
 - Forest-80 (FR-80)
- Urban Growth Area (UGA) Boundary
 City Limits
 Rural Center
 County Boundary



Open House - Alternatives
March 2015

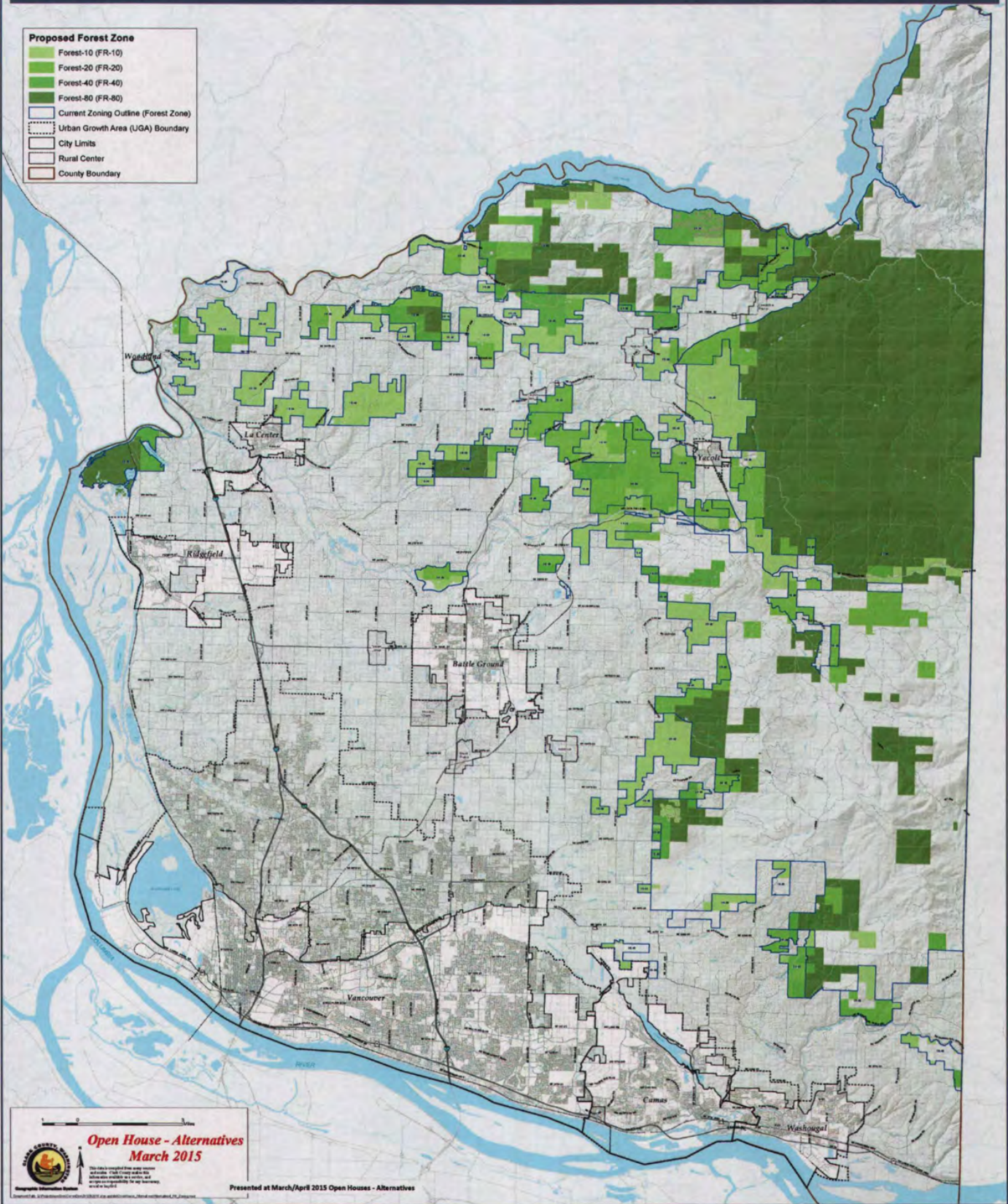
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Presented at March/April 2015 Open Houses - Alternatives

2016 Comprehensive Plan Update

6. Alternative 4 - Forest Zones

- Proposed Forest Zone**
- Forest-10 (FR-10)
 - Forest-20 (FR-20)
 - Forest-40 (FR-40)
 - Forest-80 (FR-80)
 - Current Zoning Outline (Forest Zone)
 - Urban Growth Area (UGA) Boundary
 - City Limits
 - Rural Center
 - County Boundary



Open House - Alternatives
March 2015

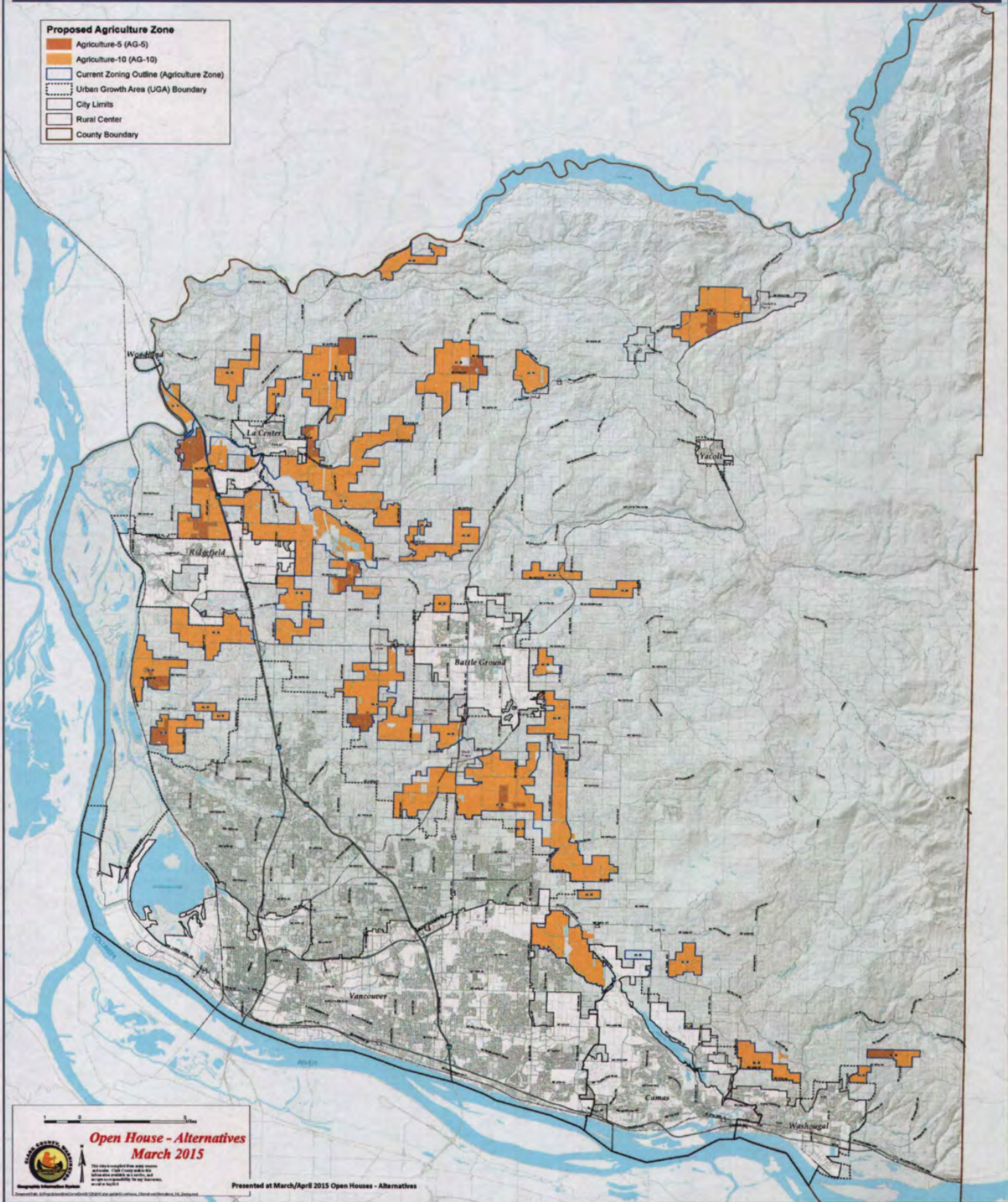
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2016 Comprehensive Plan Update

6. Alternative 4 - Agriculture Zones

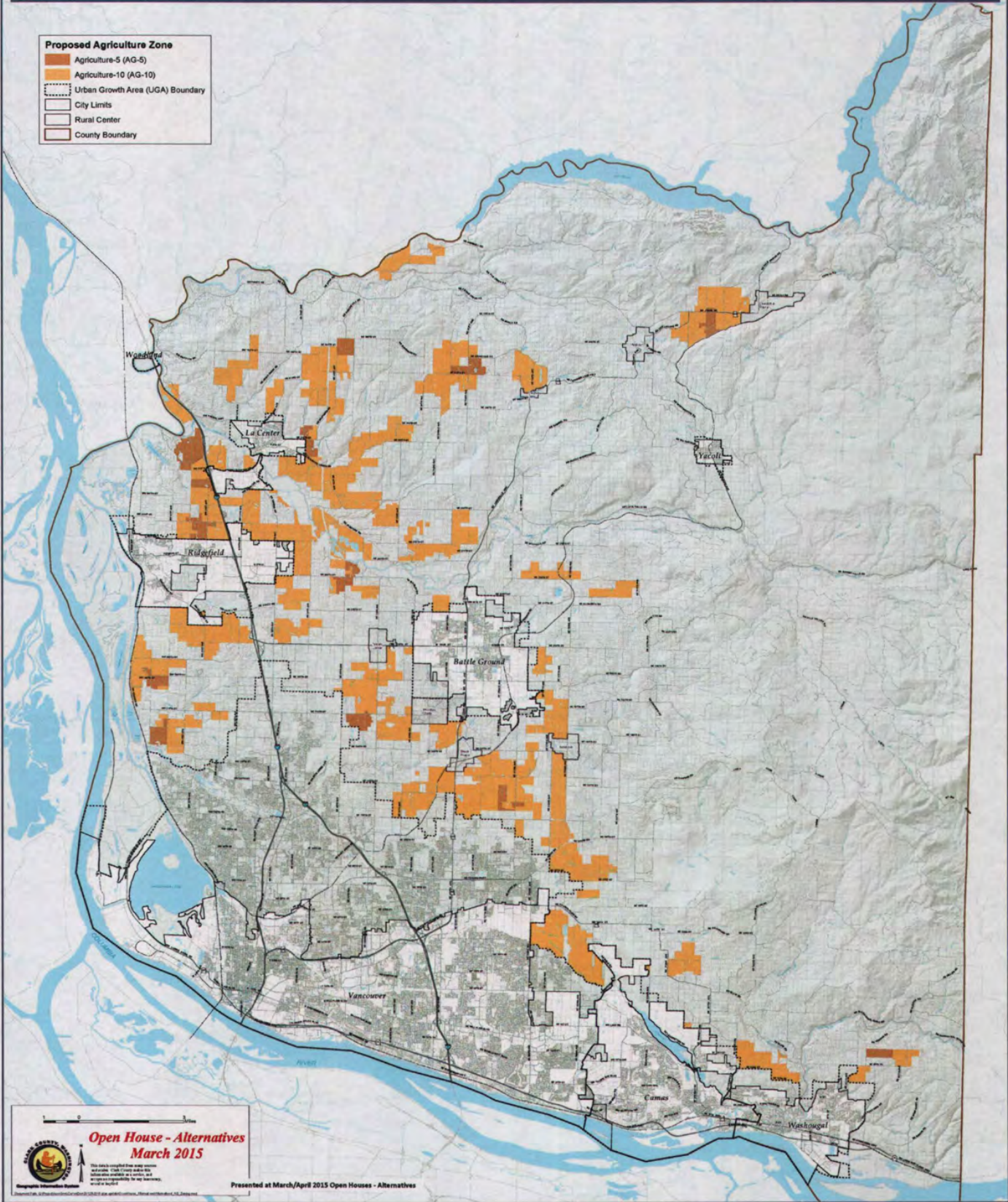
- Proposed Agriculture Zone**
- Agriculture-5 (AG-5)
 - Agriculture-10 (AG-10)
 - Current Zoning Outline (Agriculture Zone)
 - Urban Growth Area (UGA) Boundary
 - City Limits
 - Rural Center
 - County Boundary



2016 Comprehensive Plan Update

6. Alternative 4 - Agriculture Zones

- Proposed Agriculture Zone**
- Agriculture-5 (AG-5)
 - Agriculture-10 (AG-10)
 - Urban Growth Area (UGA) Boundary
 - City Limits
 - Rural Center
 - County Boundary



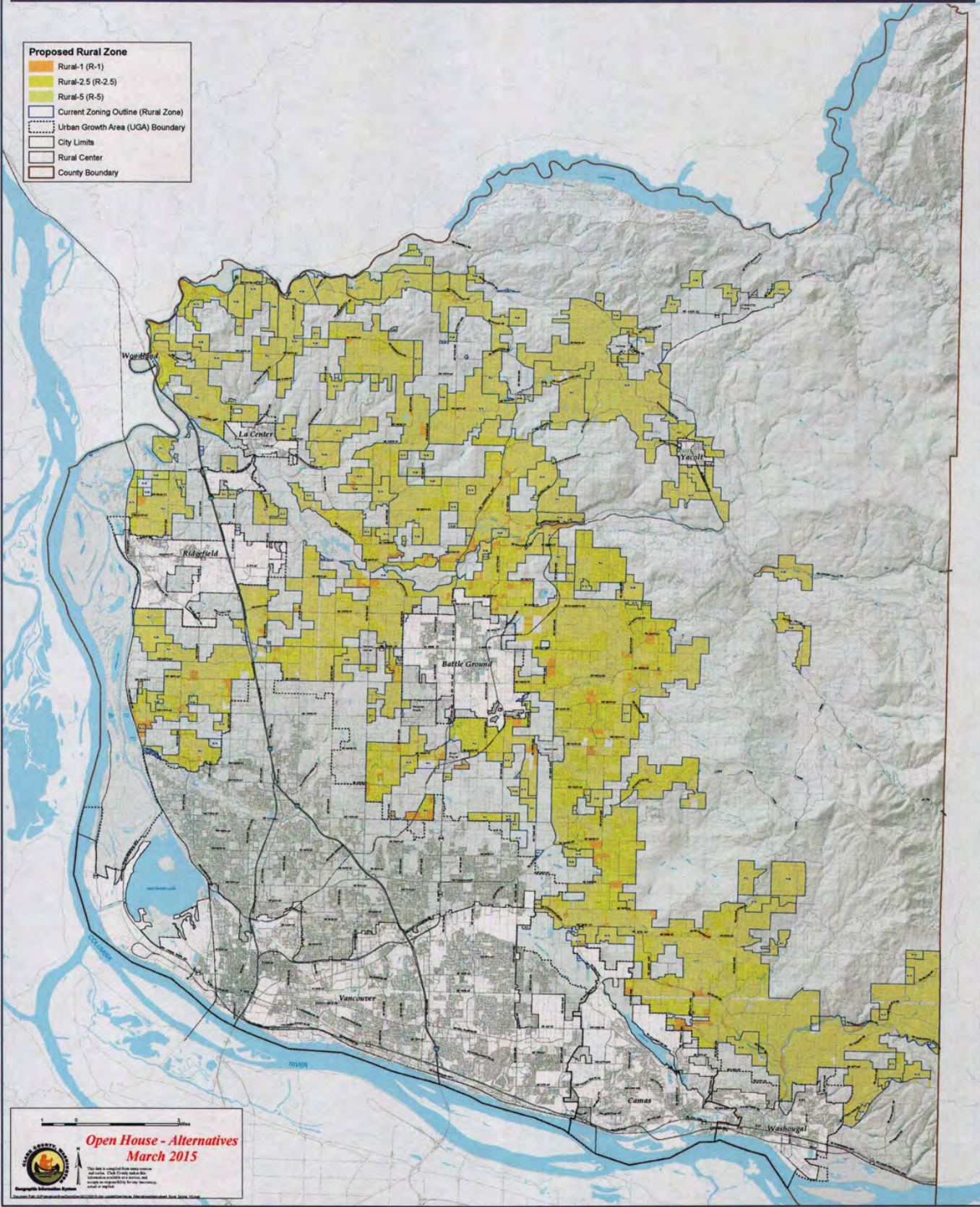
Open House - Alternatives
March 2015

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Presented at March/April 2015 Open Houses - Alternatives

2016 Comprehensive Plan Update

6. Alternative #4 - Rural Zones



- Proposed Rural Zone**
- Rural-1 (R-1)
 - Rural-2.5 (R-2.5)
 - Rural-5 (R-5)
 - Current Zoning Outline (Rural Zone)
 - Urban Growth Area (UGA) Boundary
 - City Limits
 - Rural Center
 - County Boundary

1 0 3 Miles

Open House - Alternatives
March 2015

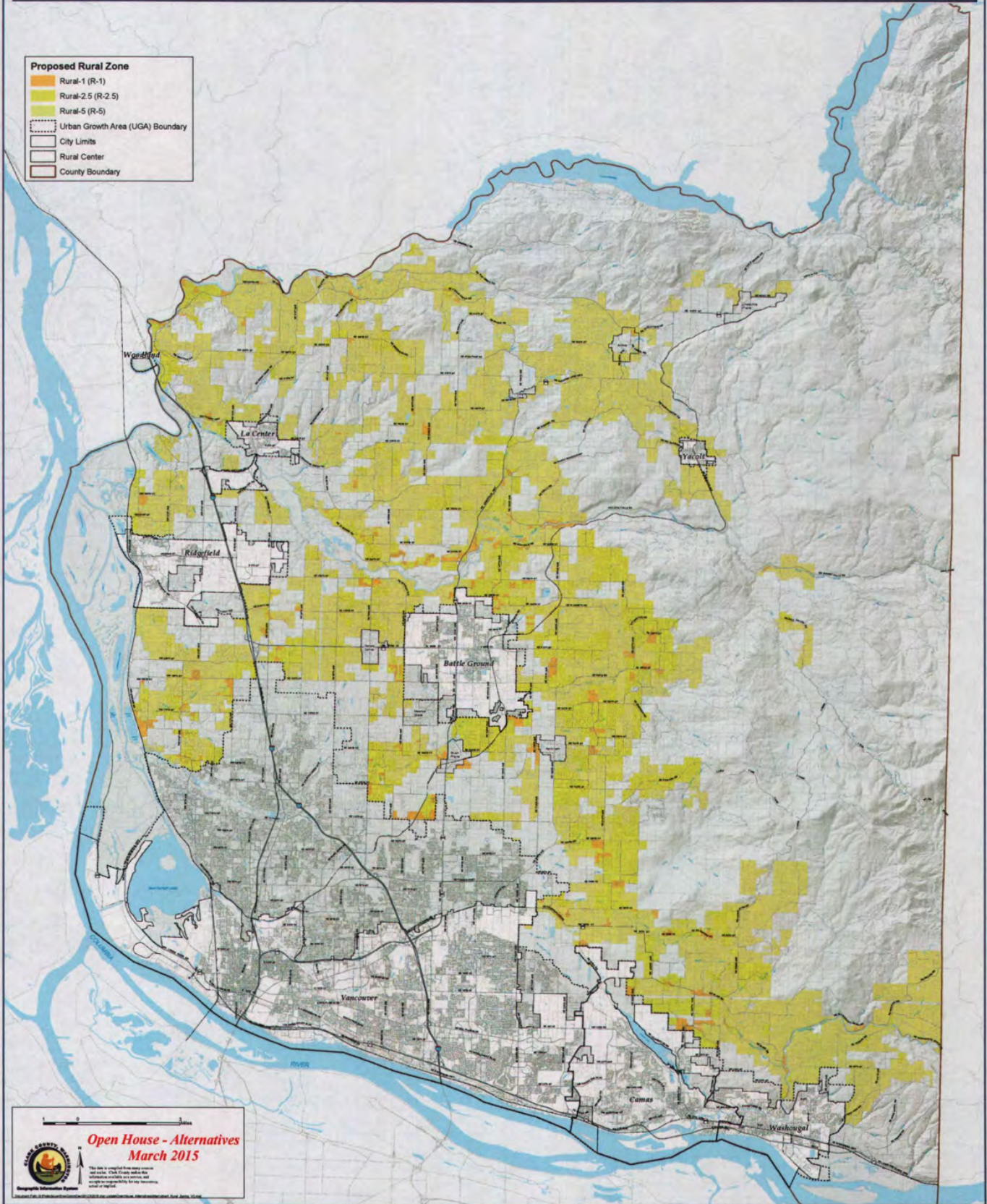
Map prepared by the City of Vancouver, Oregon, for the 2016 Comprehensive Plan Update. The City of Vancouver is not responsible for the accuracy of the information presented on this map. For more information, please contact the City of Vancouver, Planning Department, at 503.253.3100.

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2016 Comprehensive Plan Update

6. Alternative #4 - Rural Zones

- Proposed Rural Zone**
- Rural-1 (R-1)
 - Rural-2.5 (R-2.5)
 - Rural-5 (R-5)
 - Urban Growth Area (UGA) Boundary
 - City Limits
 - Rural Center
 - County Boundary



1 0 3 Miles

Open House - Alternatives
March 2015

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7. 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.






Open House - Alternatives
March/April 2015

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2016 Comprehensive Plan Update

9. Update process

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

		Public Process	Planning Activities/ Products
July 2013  December 2013	Phase 1 Pre-planning <div style="font-size: 48pt; text-align: center;">1</div>	Public input: <ul style="list-style-type: none"> • Preliminary scoping and timeline • Public Participation Plan 	<ul style="list-style-type: none"> • Establish technical advisory committee
January 2014  December 2015	Phase 2 Data analysis & plan development <div style="font-size: 48pt; text-align: center;">2</div>	Public input: <ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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
January 2016  May 2016	Phase 3 Adoption <div style="font-size: 48pt; text-align: center;">3</div>	Public input: <ul style="list-style-type: none"> • Comprehensive plan text • Development regulations • Related code amendments 	<ul style="list-style-type: none"> • Finalize allocation of new population and employment • Finalize capital facilities plan • Finalize land use and urban growth boundary amendments

2016 Comprehensive Plan Update

10. Share your comments

The Board of County Councilors will hold a public hearing on the alternatives on April 14, 2015, beginning at 10:00 a.m. You can comment on the alternatives by doing any of the following:

Comment form	Fill out a comment form and leave it with staff.
Online	http://www.clark.wa.gov/planning/2016update/getinvolved.html
Email	Send to: comp.plan@clark.wa.gov Put "Comprehensive Plan Alternative Comments" in the subject line. Include your name and mailing address.
Letter	Mail to: Clark County Community Planning Comprehensive Plan Alternatives P.O. Box 9810 Vancouver, WA 98666-9810
Oral testimony	Testify at the public hearing on Tuesday, April 14 at 10:00 a.m. Public Service Center 6 th Floor Hearing Room 1300 Franklin Street, Vancouver

Comments received by 5 p.m. Thursday, April 9, 2015 will be included in the April 14 Board Hearing materials. There will be a formal comment period when the Draft Supplemental Environmental Impact Statement (DSEIS) is issued.





ATTENDANCE SIGN IN for: Comp Plan Alternative 4-Ridgefield High School Open House **Date: March 25, 2015**
****Please PRINT Clearly**** **Clark County Community Planning**

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Allison Fulton	6214 NW 179th St Ridgefield, WA	98642	fulton26@comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Dennis Zimmerly			dennisz@millerzimmerly.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Garrett Hoyt	22612 NE 72nd Ave Battle Ground		garrethoyt@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Butch Shula Reynolds	5304 NE 232nd Battle Ground WA	98604	Butch@StageNow.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Ferry Schmitt	404 N.E 279th Ridgefield 98642	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Alaunne Kaganback	P.O. BOX 2020 Lacey, WA	98629		<input type="checkbox"/> YES <input type="checkbox"/> NO
Obermaier		98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Katie Gillespie		98684	kaitlin.gillespie@columbian.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Sheri Rayburn	3100 NE 221 Way Ridgefield WA	98642		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
David Kangas	17415 NE 92 Ave Battle Ground	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
Jim Sullivan	2211 NW 179th Ridgefield, WA	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
			125 Total	



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Date: March 25, 2015
 Clark County Community Planning

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
JEFF NITEN	JEFF.NITEN@ci.ridgefield	98642		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Judy mcintyre	16515 NW 41st Av. Ridgefield, WA.	98642	snowchic@centurylink.net.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Daryl Veitkenheimer	21300 NE 67th Ave	98604 B.G.	veitkenheimerT@MSN.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Ted ERICKSON	36115 NE 41st AVE LAcener	98629	Ted.Interstate@tds.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Tom VanLaeken	4716 N.W. 16th St Ridgefield	98642	TVLBerries270@AOL.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Chad Holsinger	PO Box 1407 Ridgefield WA	98642	cholsinger@prvnw.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Dave Taylor	P.O. Box 1537	98642	davidPtaylor@Comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
JOHN LEY	444 NW FREMONT CAMAS	98607	PILOTPL@AOL.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Todd Klein	32413 NE Kelly Rd. Yacolt	98675	toddK@rcnorthwest.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Bryon Bestul	7607 NE 299th St	98604	BJBestul@Juno.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Amanda Smeller	PO Box 9 Woodland, WA	98674	smellera@ci.woodland.wa.us	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO



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Date: March 25, 2015

Clark County Community Planning

PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Wendy Levanen	24209 NE 53 rd Ave	98604	wlevanen@hotmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Pam Kampe	4413 NW 169 th St	98642	pamelakrose-1549@msn.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Don Sasse	P.O. Box 483 Yacolt	98675	donsasse@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Al & Lois Matson	20211 NE Yacolt Mt Rd	98675	matsonhome1983@hotmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
D & E Melroy	707 80 th St Robert St	98642	D DJ Melroy@Ad.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Bob Horn	5001 NW 189 St	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
DARREN WERTZ	658 N 32 nd St	98642	DARREN.WERTZ@clark.wa.gov	<input type="checkbox"/> YES <input type="checkbox"/> NO
Rick Lycksell	80307 NW 315 th AVE	98642	ricklycksell@msn.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Camee Hoffman	17410 NE 307 th St.	98675	camhoff04@hotmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Elizabeth Decker	215 W 4 th St Ste 209	98660	edeckere@jetplanning.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MARK JEFFRIES	P.O. BOX 1120	98642	msJeffries7@msn.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO



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PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Jim Malinowski	PO Box 127 Ambler 98601	98601	j.malinowski@ieee.org	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Gary Netzer	6208 N.W. 196th St	98642	netz44@comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DENNIS LEVANEN	17614 N.E. 299th St. YACOLT, WASH.	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
Jack Grimm	17607 NW 61 AVE Ridgefield WA	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Tom Haymaker	2170 S 26th Ave Ridgefield	98642	thaymaker@comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
SANDRA DAY	1114 S. 6TH WAY RIDGEFIELD	98642	dayrd@comcast.net	<input type="checkbox"/> YES <input type="checkbox"/> NO
Margaret Grant	26716 NE 96th Ct. Battle Ground Wa	98604	margaretg.grant@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PATRICK + HEIDI MURPHY	3909 NW 166th St RIDGEFIELD, WA.	98642	STRIPEDPANDORA@HOTMAIL.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DENNIS + GAIL NUTTBROOK	1509 NW 339th St LA CENTER	98629		<input type="checkbox"/> YES <input type="checkbox"/> NO
ADAM KLUKA	7021 NW FRIBERG STRUNK ST CAMAS, WA. 98607	98607	AKLUKA@BHHSNW.COM	<input type="checkbox"/> YES <input type="checkbox"/> NO
Mary Keltz	Clark County		Clark County	<input type="checkbox"/> YES <input type="checkbox"/> NO



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PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
CAROL LEVANE	17614 NE 299 ST NEW YACAIT	98675	cccvin@yaker.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
DONNA Ahola Andrews	5670 S 144 TUKWILA	98168	donnaAndrews0411@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
BRETT Greening	16508 NE 30th CRT Ridgefield WA	98642	_____	<input type="checkbox"/> YES <input type="checkbox"/> NO
Richard Snyder	_____	_____	RC.SNYDER@HOTMAIL.COM	<input type="checkbox"/> YES <input type="checkbox"/> NO
DONALD HOLSINGER	2510 NW 21ST PLACE Ridgefield, WA.	98642	DG.HOLSINGERLLC@GMAIL.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Bruce Wiseman	26500 NE 53th Ave	98642	treewisemans@msn.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Vonnie Sheadel	1101 NE 219st	98642	vsheadel@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Roger Sheadel	"		'	<input type="checkbox"/> YES <input type="checkbox"/> NO
Bill Sheadel	"		"	<input type="checkbox"/> YES <input type="checkbox"/> NO
Judy Zeida	P.O. Box 261, BC, WA	98604	jmzeider@aol.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Mike Pond	1012 NE 95th Ave Van WA	98686	michaellpond@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO



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PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Red Warren Pauline Warren	6800 NE 58 th ST VALE	98661		<input type="checkbox"/> YES <input type="checkbox"/> NO
Justin Kipon	26706 NE Rotschy Mill Rd Yacolt	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
John "Russell" Myer	26706 NE Rotschy Mill Rd Yacolt wa	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
HEATHER TISCHBEIN	1119 NW 131 st WAY APT A VANCOUVER WA	98685		<input type="checkbox"/> YES <input type="checkbox"/> NO
RON ONslow	1195 N 1 st A ↓	98642		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Swan Schull	" Same "			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
GERALD JONES	412 N.W. 279 th ST RIDGEFIELD, WA	98642		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Robert Maul	⁶¹⁶ City of Camas			<input type="checkbox"/> YES <input type="checkbox"/> NO
Dinah Levanen	B.G. Wa 16909 NE 223 rd Cir.	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
Mark Levanen	Same as above			<input type="checkbox"/> YES <input type="checkbox"/> NO
RYAN Jouppe	20320 NE ALLWORTH RD BG WA	98604	ryan crawford Farm 2010@	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

gmail.com



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PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Jeanne Oberlander	3011 S. 15 th St. Ridgefield 28401 NE 2 nd Ave	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Timothy E. Green	Ridgefield WA	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Don Stose	2085 S 26 th Ave Ridgefield, WA	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Leah Higgins	17416 NE 29 th St Yacolt, WA	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
Nathan Ek	35006 NE 17 th Ave Yacolt WA	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
Bianca Benson	2211 NW Coyote Ridge La Center	98629		<input type="checkbox"/> YES <input type="checkbox"/> NO
DAVE & ALETA BEUK	8909 NE 223RD CIRCLE BG	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
Kent Landerhorn	PO Box 38 Ridgefield WA	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Dan Kromminga	19519 NE 20 th Ave Ridgefield, WA	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO
Tom Harty	18305 NE 50 th Ave	98686		<input type="checkbox"/> YES <input type="checkbox"/> NO
Mitch Krepp	1701 C Street, Washouq, WA	98671		<input type="checkbox"/> YES <input type="checkbox"/> NO
Lee Wells	1288 S 45 th Ave	98642		<input type="checkbox"/> YES <input type="checkbox"/> NO



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PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Vitgil Williams	303 Carnive Rd Castle Rock WA 98611			<input type="checkbox"/> YES <input type="checkbox"/> NO
Eric Cordova	30718 NW 10th Ct Ridgefield WA	98642	eric@vpmx.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Peter Dewitz	18101 NW 47th Ct Ridgefield WA	98642	Peter.Dewitz@gmail.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Val Alexander	2401 NW Coyote Ridge Rd LC 98629	98629	coyoteridge@TDS.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Judy Matz	4801 N 10th St Ridgefield WA	98642	Jmatz@gnail.com	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Raymond Stephens	27510 NE Rotschy Rd	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
Greg Weber	19111 NW 67th Ave	98642	confluencewinery@aol.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Gary Lawhead	21414 NW 67th Ave	98642		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Jim Maul	70320 88	98642	jmaul@maulfoster.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Karen Levens	20700 NE 10th Ave	98642	nutmommat1@comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Mania Salazar	P.O. Box 204	98642	buildupamenca.Salazar@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO





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PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Virgil Williams	2722 NE 170th St	98642	VIRGWILL@MSN.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PETER KASENB Kaseberg	6680 NW 175 St	98642	ALDITAC@ATTN71EN.COM	<input type="checkbox"/> YES <input type="checkbox"/> NO
Audrey Miller	2508 Grant St	98660	audrayannamiller89@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Karen Beall	312 Riverview Dr	98642	Karen-beall@comcast.net	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Lisa Irwin	19115 NE 42nd Ct	98642	lrwin36@msn.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Fred Pickering	21546 NE Lucia Falls Yacolt	98675	fredp@yacolt.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Stacey Righter	P.O. Box 149 Ridgefield, WA	98642	ddbbsfarms@gmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Quintal W. D	17115 NE Cape Rd	98604	WhippleCreekProject@gmail.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Herb Kennon	31211 NE Kelly Rd	98675	hkennon@msn.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
LARRY SCHERER	806 NW 121 St	98685	LARRYSCHERER@AOL.COM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Dennis Stephenson	22500 NE WH Garner Rd	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO



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PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Bill Kirkade	124 Pompano RD	98674		<input type="checkbox"/> YES <input type="checkbox"/> NO
Derek Kysar	Po Box 178 Yacolt OR	98675	derekk@northwoodcabinets.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
ROGER ENTRIKIN	10105 NE 180 th CIR BE	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
JIM SCHLATTER	16716 NW 61ST AVE RIDGEFIELD, WA.	98642	SCHLATTER 2005 AT COMCAST.NET	<input type="checkbox"/> YES <input type="checkbox"/> NO
Susan Rasmussen	30101 Mehanity La Center	98629	SP1722@outlook.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Scott Delquist	1510 SE Luther Lane LA CENTER	98661	s.delquist@gmail.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
GISELE HIEVAIA	328 12 1st 102ND AVE	98629	ahivala@me.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Don McIsaac	25915 NE 146 th Wy, 98606		donald.mcisaac@msn.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Peter Rasmussen	PO Box 803 LaCenter, WA	98629		<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO



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PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
PETER Silliman	34817 NE 23RD AVE	98629		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PETE SMALL	PO BOX 1415, RIDGEFIELD	98642	petesmall@hotmail.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
SELT Levanen	B6 WA 24209 NE 13th Ave	98604		<input type="checkbox"/> YES <input type="checkbox"/> NO
CORNELL ROTSCHY	9210 NE 62ND AVE VANCOUVER, WA 98665	98665	cornellr@rotschyinc.com	<input type="checkbox"/> YES <input type="checkbox"/> NO
Steve Sturt	380 Pioneer Street Ridgefield, WA	98642	Steve.Sturt@ridgefield.wa.us	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
FRANK SHUMAN	PO Box 19 RIDGEFIELD	98642	S-human@mac.com	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO



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PRINT NAME	MAILING ADDRESS	ZIP CODE	PRINT - E-MAIL	e-mail list?
Kathy Stephenson	22500 NE Wtl Garner Rd	98675		<input type="checkbox"/> YES <input type="checkbox"/> NO
Sydney Reisbick	PO Box 339	98642	reisbicks@comcast.net	<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO
				<input type="checkbox"/> YES <input type="checkbox"/> NO



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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

Name: Kathleen Zimmer

Address: 13717 NW 2nd Ave, Apt 45 → Vancouver, WA

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:
Very well organized - one gentleman was
super-knowledgeable (Gordy Euler). Good
interested crowd! Please keep me apprised.

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

E-mail address: kathleenzimmer28@yahoo.com

Other ways to comment:

<p>Submit a comment on the web: www.clark.wa.gov/planning/2016update/comments</p> <p>E-mail your comment to us: comp.plan@clark.wa.gov</p>	<p>Submit a comment in writing: Clark County Community Planning Comprehensive Plan Alternatives P.O. Box 9810 Vancouver, WA 98666</p>
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Comments must be received by April 9, 2014 to be presented at the April 14 BOCC Hearing.
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

March/April 2015

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

Name: Donald G. Holsinger

Address: 21570 NW 26th PLACE Ridgefield, WA 98642

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

ALTERNATIVE #4 PROVIDES MUCH DESERVED RELIEF
FROM OVERLY RESTRICTIVE LAND USE POLICY. I BELIEVE
ALL PARCELS DESIGNATED UNDER ALTERNATIVE #4 (OF 5 ACRES
OR MORE) SHOULD BE ALLOWED TO CLUSTER AND
THUS LOTS WITHOUT UNREASONABLY COSTLY
CONDITIONS.

ALSO BELIEVE RESERVE DESIGNATION ON
PROPERTIES AROUND NE 10th AVE & 219th STREET
SHOULD BE ADDRESSED BY PROVIDING SEWER AND
PROPERLY ZONING PROPERTY FOR IMMEDIATE
DEVELOPMENT.

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

E-mail address: DG.Holsinger LLC@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

Comments must be received by April 9, 2014 to be presented at the April 14 BOCC Hearing.

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

March/April 2015

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

Name: Wendy Levamen

Address: 24209 NE 53rd Ave, Battle Ground 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I would like to propose changing Plt. 4a to include 24209 NE 53rd Ave, B.G. to change from 5 acre to 2 1/2 acre lots, 34407 NE Kelly Rd to change to 5 acre lots, and our property adjacent to the City of Vacot, ~~to~~ to change from 20 acre to 1 acre lots. The vacot property touches city limits and it seems unreasonable to have a 20 acre lot that close to city limits. I believe lot sizes should be 10 acres or less in all of Clark County.

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

E-mail address: wlevamen@hotmail.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

Comments must be received by April 9, 2014 to be presented at the April 14 BOCC Hearing.

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.

Include name and address

"Comprehensive Plan Alternative comments" in subject line



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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

Name: Scott Levanen

Address: 24209 NE 53rd Ave, Battle Ground 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I support Alternate YA for private landowner rights to subdivide properties to smaller lot sizes.

Personal interests include these properties

24209 NE 53rd Ave BG

34407 NE Kelly Rd Yacolt

our property adjacent to city limits that is zoned 90 acres

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

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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

Name: Albert J Matson

Address: 20211 NE Yacolt Mtn Rd Yacolt WA 98675

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I am writing regarding properties zoned
FR-80. I own tax parcels 230276000 &
230302000, 2 40's to make 1 FR-80
bdg site. ~~Around~~ Around me are smaller
lots, I'd like the opportunity to divide to
at least 10 acre parcels.

I am in support of Alternative 4A at
this juncture -

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

E-mail address: Al@sierraconcretefoundations.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

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March/April 2015

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

Name: Troy L. Uskosi

Address: 26011 NE Deer Ridge Rd Yacolt WA 98675

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

My neighbors and I own large parcels adjacent to R-5 zoning. Originally we proposed changing our FR80 zone to R-5. Realizing that the state won't allow this drastic of a change, we are hoping that we could be rezoned to the proposed minimum sized FR lot (FR-10) to more closely match our R-5 neighbors

Troy Uskosi Parcel # 267189000

Jay Vroman Parcel # 267197000

Michael Tapani Parcel # 986029713

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

E-mail address: tuskosi@hotmail.com

Other ways to comment:

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

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comp.plan@clark.wa.gov

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March/April 2015

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Name: Donald McIsaac

Address: 25915 NE 146 Dr Wy 98606

- Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Please move FWD WITH
ALT 4, BUT MODIFY
TO INCLUDE GREATER
FLEXIBILITY PARTICULARLY
FOR FOREST AREAS
WHERE LARGER PARCELS ARE IN
AREAS WITH SMALLER AREAS IN
SURROUNDING AREAS

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:

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March/April 2015

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Name: Fred Pickering

Address: 21546 NE Lucia Falls

- Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

#4 still has a lot of spot zoning
and a lot of non conforming lot
I would like to see 90% of
the lot conforming

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

E-mail address: fredp@yacolt.com

Other ways to comment:

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

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comp.plan@clark.wa.gov

Submit a comment in writing:
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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

Name: Dan Kromminga

Address: 19519 NE 20th AVE Ridgefield, Wa. 98642

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

We own 80 Acres of property that is
presently zoned AG-20. The Alternative 4
proposal will zone it AG-10. I feel this
is not small enough, as our property is bordered
on 2 sides by 2 1/2 acre zoning and 1 acre
parcels on the 3rd with Lake River bottoms
on the 4th. I feel our property needs to
reflect the rural character of those
around it, which would be B-2 1/2 zone
Our property also has PUD public water
to it. ~~As~~ I'm in favor of Alternative 4 but
it needs to be more generous.

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:

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

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

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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

Name: Ted & Della ERICKSON

Address: 36115 NE 41ST AVE - LA CENTER

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I support ALTERNATIVE #4
I would like to see A MORE AGRESSIVE
APPROACH MAKING (AG 20) TO 5 ACRES

THANK YOU.

Ted Erickson

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:
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March/April 2015

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

Name: Pauline Warren

Address: 6800 NE 58th St Vancouver, WA 98661

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I support Alternative 4 - which best coincides with "existing rural character and predominant lot sizes" as stated in your material - This makes the most sense and recognizes the present realities where many smaller family farms are becoming common -

Many thanks for your efforts & materials - However, it's hard to distinguish some colors or understand some designations - More clarity would be helpful -

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

E-mail address: paalinetred@wa-net.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:
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Comprehensive Plan Alternatives
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Vancouver, WA 98666

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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

Name: Gary Lawhead

Address: 21414 NW 67th Ave Ridgefield, WA 98642

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Support the continued efforts to provide
Rural/AG Landowners with Flexibility of their
property for division for children and/or sale.
Prefer AG-20 to AG-5

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

E-mail address: CGLawhead@msn.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:
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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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

Name: Tom Haymaker

Address: 2170 S 26th Ave

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Alternative 4 seems to be a
reasonable approach to allow those
who own land to manage it as
they see fit. It would also ~~be~~
have an added benefit of providing
more housing alternatives which will
help with low end affordable housing

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:

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

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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

Name: Sheila Reynolds (co-owner Butch Reynolds-Shari Reynolds)

Address: 5304 NE 232nd ST BATTLE GROUND WA, 98604

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

we live on a 5-acre parcel off of 50th with 2.5 acre parcels behind us in a block. (From Comprehensive Plan #4, before and after.) It is our wish to be able to sub-divide to 2.5 acre parcels, as our neighbors did. We are on the border, essentially of Ridgefield and Rural BATTLE Ground. we still wish to stay rural but have the ability to split the parcel.

Many Thanks, Sheila Reynolds

P.S. While you are planning - can you "study" the rural center in Woodside, CA, complete with horse trails, Robert's market, Banks and small "Rural" BUSINESSES.

Are the "designated Rural centers open to visionaries? Make BATTLE GROUND
Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: Sheila@Stage15Now.com

LAKE AND BATTLE GROUND CITY, Rural center and 502 have 'Rural charm' TRAILS AND WALKWAYS AND SAFE FOR PEDESTRIANS ETC.

Other ways to comment:

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

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

Submit a comment in writing:
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Vancouver, WA 98666

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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. CURRENTLY IT LACKS ALL OF THIS.



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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

Name: Herbert Kennon

Address: 31211 NE Kelly Rd, Yacolt, WA 98675

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

I support adoption of Update 6, Alternative #4.
It's time to recognize the value of residing in
a rural area.
Herb Kennon

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:

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

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

Submit a comment in writing:
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March/April 2015

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

Name: Judy Kennon

Address: 31211 NE Kelly Rd. Yacolt, WA 98675

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

We prefer # 4.

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

E-mail address: # hjkennon@msn.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

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COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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

Name: Vonnie Sheadel

Address: 1101 NE 219st

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment: Alt 4
Reducing to compliant lot sizes makes
perfect sense. It will make our non-
compliant property (3A) compliant because the
neighbor will sell us 5 and he can still be in
compliance.

Also we have acreage @ 18206 NE 399st
Ambay that is currently 20A Forest. we
would appreciate changing to 10 with
clusters because we want to give it to our
3 children and keep in the forest/past setting it has.

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

E-mail address: VSheadel@gmail.com

Other ways to comment:

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

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March/April 2015

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Name: Alison Fulter

Address: _____

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

We own 20 acres (ag-20 currently) between
N.W. 199th St. + N.W. 204th Circle + N.W. 61st Ave.
in Ridgefield. Both alternative 2+4
propose to change us to ag-10. We appreciate
the proposed changes but would really
like to see 5 acre lot sizes. Currently
we are surrounded by 5 acre parcels
on two sides. Our 20 acres site completely
unused because it is too big to
take care of. We have heard from many
people that would love to ~~to~~ see the same changes.

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

March/April 2015

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Name: Jim Malinowski

Address: PO Box 127

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

The county should reverse the massive down zoning
in 1995. ~~The~~. The current Comp Plan clearly
violates the CMA.

The new plan should eliminate ~~more~~ most of the
non-confirming lots. Alternative 4 is the best
of a poor set of options

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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An unfortunate piece of writing was published March 25th by Ken Vance, the Editor of The Reflector. What he declares front page news has many of us at Friends of Clark County flipping beyond page A3 to find the rest of the story. The two page article titled "Rural landowners push for alternative", attempts to educate the north county folks with tales of unlawfulness, misrepresentation and antiquated policy. The article weighs in at 1252 words, 844 of which are quoted from three members of Clark County Citizens United and David Madore. Furthermore Vance leaves six statements without end quotes, which this author presumes is a new journalistic style that I'd like to call Op-Said.

It's not surprising that Vance wouldn't contact FOCC for comment. After all, it's clear what he wants the message to be. Sensational and scary. He also didn't report the voices of planning staff, County legal or the County Assessor. What's much closer to the truth is CCCU has been camped out at the Councilors' offices demanding de-designation of our resource land for the last two decades. This same land that preserves the rural character as, well, rural. The three members of CCCU quoted in the article are representing their own interests, not all or even most rural landowners.

Our open spaces, farmland and resource lands are being pressured by development, not to the benefit of the landowner, but quite the opposite. Since Vance didn't ask us for our facts, I'll tell you now. Higher taxes for all county residents? You bet. Either that or reduced public services. There will be an estimated 20% higher cost for infrastructure, emergency services and schools to support homes that are built outside of the urban growth boundary. The people in the rural areas of the county cannot, by themselves, support 6,500 acres of residential development as proposed in Alternative 4. There isn't the water availability for thousands of new wells. The remaining water is necessary to grow what food our community is capable of raising for our security. And to be completely fiscally responsible, one must look at the lawsuits the county will face for noncompliance to the Growth Management Act.

Let The Reflector know you're onto them. Vance has misrepresented his readership and has a request for correction in his inbox for all the egregious editing mistakes.

Comment from
Hedgefield
Open House

3/25/15

From Friends of
CC

**To: Board of County Commissioners of Clark County
County Community Planning Staff
From: Friends of Clark County
For the Record: Open House at Ridgefield, 3/25/15**

Friends of Clark County is a 501 (C) (3) with a "smart growth" mission. We are "watch-dogs" who are concerned about violations of both GMP process and GMA laws. These can have large financial consequences to the County.

We worry about procedural flaws in the process for forming the Clark County's Comprehensive Growth Management Plan (CGMP or Comprehensive Plan). Most of them involve Alternative 4, called a "Rural Alternative", but which we call a "Suburban Sprawl Alternative".

One councilor seems to have taken over the process, making a "wish list" alternative. This seems to have been built from asking individuals who testify and come to outreach meetings "What can I do for you to solve your problem or make things better"? Development of the Alternatives is usually accomplished within the executive branch of government. The co-option by the legislative branch is far out of the usual process.

Secondly, only one "special interest group" (CCCU, Clark County Citizens United) has been included at the table for discussion and it has been treated as the only representatives of the rural community. The agricultural community has been ignored. Further, we (FOCC) have asked to be at the table as representatives of financial and process concerns. We are supporting staff recommendations and disagree with the reductions in minimum lot sizes. The agricultural community sees the decrease in agricultural lot sizes as destructive to the future of agriculture, especially in the increased cost of farmland. (See the 3/3/15 BOCC hearing for lots of input from our farmers and fans of local foods).

Further, the 4th alternative is not yet fixed and defined well enough to do an EIS. It must predict the # of potential new residences to inform the basis for an EIS. It needs a staff report that includes # of parcels, # built, # possible new houses. Exactly how "executive action" will add parcels to prevent "spot zoning". It needs sums of acres for each category plus overall total, and a list of possible legal problems as presented at the last open house.

The GMA required (past tense) a well-defined Alternative 4 at least 10 days before the first public open house. The public open houses are March 25 and April 1. The last inadequate version was issued on 3/20/15. Thus, this Alternative 4 is already out of compliance with the GMA, which is currently Washington State Law.

?S

1. How will you provide the services and infrastructure in the rural area under Alternative 4?
2. Have Alternatives been reviewed and recommended by Planning or attorneys to determine best approach and recommendations?
3. For all cities, especially Battle Ground, Ridgefield and LaCenter, creating the smaller agriculture zones around the perimeters of the cities will break up large parcels of land that future employers will need to create jobs. Specifically at the Ridgefield I-5 Junction, our solid businesses are there in large part because of big farms, under single ownership, and were brought into Ridgefield's urban area. For future expansion, employers have been and are still looking for these large parcels next to the city's infrastructure and urban growth area. The large parcels surrounding the cities are few in quantity, making the situation worse. If you make smaller plots and zoning, then the cities will be hemmed in. There will be less ability to support future businesses and employers beyond what is already in place within the urban growth area. JOBS, JOBS, JOBS. Don't break up the land to sacrifice the large adjacent agriculture acreage.
4. For the Alternative 4, and those rural (non-agricultural) parcels to be re-zoned, there might be no new lots created, but there are also no new rights created. There's no clear benefit that we can see for the landowners the County is targeting. Danger of future rezones of other rural parcels, creating more, and smaller, lots will surround the City, kill redevelopment potential, and tax our collective services without compensating for them to move more people to the rural areas where there are not currently services to support them. Ridgefield is aggressively pursuing options and paths to support more people and employers with the services needed.

O'Donnell, Mary Beth

From: Chris Dudley <chrisrushedudley@yahoo.com>
Sent: Thursday, March 26, 2015 7:50 PM
To: Cnty 2016 Comp Plan
Subject: Comprehensive Plan Alternatives/Community Planning

I own acreage in the unincorporated area.

The fourth option is a potential disaster for our county. Suggesting that it does little more than bring currently legal, non-compliant properties into the zoning limits is disingenuous at best. These lots are already presumed legal. The owners of them face no penalties. Backers of the fourth option pretend that there is a grave problem when non exists.

Clearly, the fourth option is a device that would allow the development of rural properties into McMansion suburbs.

If the fourth option is included for review, will it require a more comprehensive EIS than if the county stuck with option One and made no changes?

Who will pay for the more comprehensive EIS?

Who will pay for the inevitable lawsuits and years of appeals? I will certainly help fight it, for one.

Option One is the most settled in the courts and would presumably cost the County the least money and time. It also has the benefit of maintaining the rural heritage of Clark County, maintaining valuable forest and agricultural land, as well as not adding appreciably to traffic, septic and water quality problems.

Please use option one, with no changes,
Chris Rush Dudley
1717 N Falcon
Ridgefield, WA 98642



COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

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

Name: KAREN BEALL

Address: 312 RIVerview DR., RIDGEFIELD

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield

April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

- ① WHY IS ALT 4 BEING PUSHED ABOVE THE OTHER, BETTER STUDIED, ALTERNATIVES? THIS DID NOT FEEL LIKE AN OPEN FORUM, BUT INSTEAD, LIKE ALT 4 WAS PRESENTED BY THE MODERATORS, PLUS TOO MANY PEOPLE CARE ONLY ABOUT THEIR "LOT"
- ② THIS COUNTY WILL BE "CALIFORNICATED" IF ALT 4 IS CHOSEN, ELIMINATING R-10 & 20 FOR SMALL PLOTS; ELIMINATING AG-20 FOR HOMES; & DEVELOPING FOREST AREAS. WE NEED ~~SOME~~ FARMS, FOOD, FORESTS, ^{NOT JUST MORE HOMES}
- ③ I'M SURE THIS IS A WASTE OF MY TIME, AS I KNOW WHAT DAVID MADORE WANTS, DAVID MADORE GETS.

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

E-mail address: karen-beall@comcast.net

Other ways to comment:

<p>Submit a comment on the web: www.clark.wa.gov/planning/2016update/comments</p> <p>E-mail your comment to us: comp.plan@clark.wa.gov</p>	<p>Submit a comment in writing: Clark County Community Planning Comprehensive Plan Alternatives P.O. Box 9810 Vancouver, WA 98666</p>
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Comments must be received by April 9, 2014 to be presented at the April 14 BOCC Hearing.

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.

O'Donnell, Mary Beth

From: Pete Small <pwsmall@hotmail.com>
Sent: Thursday, March 26, 2015 11:15 AM
To: Cnty 2016 Comp Plan
Subject: Comments on Comprehensive Plan Alternatives

Here are some comments I hope you will consider:

The underlying value, here, is to balance property owners' rights with the interests of the community at large, while providing environmental protection and some consideration for Regional and State interests.

That said, I believe that large parcels along I-5 and 205 (especially near interchanges and potential interchanges), and along other major transportation corridors, must be preserved with large parcel zoning (20 acres or more) to permit acquisition by light industry, except where smaller retail opportunities make sense. This creates jobs, decreases commutes, and adds to the local economy. Zoning should permit small retail ("Mom and Pop") operations in rural areas to provide essential services, but should otherwise discourage small parcel zoning and subdivisions, except in urban areas and in case-by-case situations adjacent to areas already subdivided.

From what I could tell from attending the Ridgefield H.S. open house, Alternatives 1, 2, and 3 seem to be consistent with my opinions. I perceived Alternatives 2 and 3 to be more a matter of city/county housekeeping, and found them acceptable. Alternative 4 seemed to go too far toward breaking up larger parcels to the detriment of light industrial opportunities along transportation corridors (i.e., jobs), impacting the environment (too much development in rural areas causing more hard-scape/loss of habitat), and basically putting one of the greatest things about living in Clark County, it's rural charm and beauty, at risk.

A separate, but related comment is this: Clark County is evolving into a tourist destination area, not only because of it's bucolic atmosphere and scenery, but because of the burgeoning wine industry. It is, or will be, a defined viticultural area. As such, it will be advantageous from an economic and enjoyment of living standpoint for the county to allow, even encourage, vineyard development by protecting larger parcels in rural areas before they are swallowed up by development.

Thank you for considering my comments,

Pete Small
P.O. Box 1415
Ridgefield, WA 98642
(360) 887-3277

O'Donnell, Mary Beth

From: Mark Jeffries <msjeffries7@msn.com>
Sent: Thursday, March 26, 2015 11:27 AM
To: Cnty 2016 Comp Plan
Cc: Mark Jeffries; Bonnie Jeffries; pat jeffries; mike jeffries; Matt Jeffries; Kathleen Jeffries; mary miller; timj
Subject: Alternative 4 on the comp plan.

To whom it may concern.

Attended the comp plan meeting last night at Ridgefield High school.

Was very impressed with Alternative 4. That is my preferred preference Of all the plans shown.

It cleans up the zoning map & is a win win for all.

I vote approve alternative 4 as presented.

Mark Jeffries.
Bonnie Jeffries.
Sent from my iPad

O'Donnell, Mary Beth

From: Greg Weber <confluencewinery@aol.com>
Sent: Thursday, March 26, 2015 2:19 PM
To: Madore, David; McCauley, Mark; Cnty 2016 Comp Plan
Subject: Plan 4 support

Commissioner Madore and Staff,

Thank you for the presentation last night, it's clear to me that plan 4 is the best initial proposed plan to serve the rural property owners in this county. I do support plan 3 that addresses to expansion of the smaller city UGB's and would like to see that in addition to plan 4, though see a need to enhance and look more closely at some of the parcels in plan 4. My parcel is a R-10 remainder parcel that is 21plus acres in size. It was clustered in 1990 as a 20 acre AG piece that was later changed by the AG remand to R-10 in 1997. There is a 20 acre parcel directly to the south (our address is 19111 NW 67 Ave) that is on the plan 4 proposal to be moved to R-1. Our parcel is slated to be R-5. The difference is our parcel has PUD water to our site, the parcel to the south does not (it is also a AG 20 remainder that was changed to R-10). This is not consistent. In addition, it is critical that the potential for developable space within a parcel be considered in applying the proper zone. For example, my parcel as many large parcels around me have several acres in wildlife area and buffer space that will never be developed, only the part of my parcel surrounded by existing 1 acre parcels is my developable space. This would make the most sense.

In addition, my parcel being divided nearly a century ago should not be restricted for another unforeseeable time time frame that would make it 40-50 years total between development, with services available!! That is unacceptable, we need to enhance plan 4.

David, thanks for your time on the phone this morning, it is nice to see this important issue being addressed and corrected.

Greg Weber
Owner
Confluence Vineyards and Winery
Direct: 360-887-2343
Cell: 360-608-1135

Sent from my iPad

O'Donnell, Mary Beth

From: dan kromminga <dankromminga@hotmail.com>
Sent: Thursday, March 26, 2015 2:58 PM
To: Madore, David; MarkMcCauley@clark.wa.gov; Cnty 2016 Comp Plan
Subject: growth management plan

Dear Mr. Madore ,

I want to thank you for taking the time to talk with me last night at the open house . I'm the one that mentioned that I was told that your Dad attends our church. I'm writing you today to express my feelings that while Alternative 4 is a great improvement over the other alternatives and will help fix the problem we've had for the last 20 years of our property being held hostage , it needs to be more generous .

We own 80 acres at the corner of NW Kreiger Rd and NW 192nd St. As we discussed last night our property is presently zoned Ag-20 and apparently with alternative 4 would become Ag-10 , but our property is bordered on two sides by land that is zoned Rural-2.5 and on a third side by homes on one acre lots. The fourth side is bordered by Kreiger Rd and then slopes down to the Lake River bottoms . Our property also has Clark PUD public water running along it on 192nd St . I feel our property should be zoned in a manner represents the character of those around it.

The property as stated above is 80 acres but only about half of it is useable because the other half is made up of canyon and high quality wetlands . So there will always be about 40 acres of open space . The fact that this land is zoned for agriculture is not a good representation of the state of agriculture in this county as we used to know it . Farming is no longer a viable enterprise. Proof of this is that we rent this land to a farmer for agricultural purposes , but due to the profitability of the business the most he is willing to pay is \$2000.00 per year which basically covers our costs . So you can see agriculture is no longer a thriving business here in Clark Co. as also evidenced by all the farms that used to be here and no longer exist.

Another problem we have had to deal with is complaints from neighbors of our property about normal farming practices that our renter has to use to produce his crop , such as spraying herbicides , working at night , noise etc.

One question I have or need clarification on , is about the Cluster Development program for Ag. lands . It is my understanding that this program is to be reinstated again after 20 years with all the different alternatives, which would mean that will definitely be an option again come June , 2016 . I would like a response back clarifying this for me please . If that becomes an option , then our neighbor is Confluence Winery and Greg mentioned about the possibility of any useable space being left from that program being used as part of a winery overlay.

Thank you for your time and consideration of this matter. Look forward to your response concerning the Cluster Development program.

Sincerely,

Dan Kromminga
Kromminga Family Limited Partnership

19519 NE 20th Ave.
Ridgefield ,Wa. 98642
dankromminga@hotmail.com

O'Donnell, Mary Beth

From: DONALD MCISAAC <donaldmcisaac@msn.com>
Sent: Wednesday, March 25, 2015 8:55 PM
To: Cnty 2016 Comp Plan; Madore, David; tom.mielky@clark.wa.gov; Stewart, Jeanne
Subject: Yes to Alt 4; Add More

Thank you for considering this input from the open meeting at Ridgefield High School on the CMP alternatives. We would like you to continue with a fourth alternative that provides land-use flexibility in rural areas, with particular emphasis on adding additional landowner relief from existing zoning restrictions on F-40 areas in the Hockinson area, beyond F-20. A reasonable range of alternatives for analysis should include more F-10 designations.

O'Donnell, Mary Beth

From: DARYL TINA VEITENHEIMER <veitenheimert@msn.com>
Sent: Thursday, March 26, 2015 9:30 AM
To: Cnty 2016 Comp Plan
Subject: 2016 comp growth mang plan

I am writing in behalf I'm my mom and dad that live at 21300 ne 67 th ave in dollars corner. In 1994 they where able to make a 5 acre plot for my handy cap brother. Just after that the county with no apparent reason changed it to 20 acre minimum. Now that mom and dad are in their mid 80 s and dad in a care facility that cost mom \$ 6000 a month out of pocket. I would hope that the county will take into consideration the impact that has been put on us and other people that have invested there life to prepare them for this time in their life. Back in 1964 when they bought this 52 acre of land they hope to sub divide it for times like this. If I am correct being at the meeting at Ridgefeild High school and looking at option 4 that would allow us to make 5 acres parcels would ease the unknown for my parents fear of having to sell the whole farm to help with the cost of getting old. Thanks Daryl Veitenheimer

Tina/Daryl Veitenheimer

3-26-15 Facebook CCLGG

Garrett Hoyt I was also there and I find it disturbing that very few see the big picture. Everyone wants to see how the potential changes will effect their property and their potential to subdivide and make more money developing, but nobody seems to be talking about how different our county would look if everyone did that. Nobody seems to be talking about traffic implications or water rights, or local agriculture. I suspect that the individuals who support alt 4 would be the first to complain about the traffic and change of rural feel when it was more than just them that profited from this change.

I also took the opportunity to speak with a few county employees. Mark McCauley (sp?) defended the means by which alt 4 came about. He also mentioned that he's in a difficult situation. He wants to keep his job, and recognizes that the people who make that decision need to be pleased. Another employee that I asked about the charter said that he had a strong opinion, but that wasn't what the open house was about. When I recognized that he couldn't do anything, but I have a voice that could be more vocal, he gave me a look that confirmed my suspicions, and walked away. Just before I left, I got into a bit of an argument with mr. Madore and expressed an opinion different than his. As I walked away, one of the county employees caught me and asked that I continue doing that. He said that the planning department tended to be on the same page, but it wasn't received well from a certain councilor. He went on to talk about his feeling about the implementation of the charter and concluded with, "I've probably said more than I should"

So how do I address the issue with the implementation of the charter as a citizen? I see my legislatures executing, and I want it to stop. The executive goes along with it because he doesn't want to lose his job, so who can hold the county councilors accountable? I want to be an involved citizen, but I don't even know where to start.

WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

CCCU WOULD LIKE COUNCILORS TO KNOW YOUR COMMENTS REGARDING CHANGES PROPOSED IN ALTERNATIVE 4 FOR RURAL AND RESOURCE ZONES

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CLARK COUNTY CITIZENS UNITED, INC. SUPPORTS MOST OF THE PROPOSED CHANGES TO THESE AREAS THAT HELP TO RECTIFY MANY NON-CONFORMING LOTS THAT RESULTED FROM THE 1994 COMPREHENSIVE PLAN ADOPTION.

.....

PLEASE CHECK WHICH OPTIONS YOU SUPPORT.

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PLEASE SIGN BELOW TO INCLUDE YOUR NAME AND ADDRESS AND RETURN THIS FORM TO CLARK COUNTY CITIZENS UNITED, INC. OR CLARK COUNTY BOARD OF COUNCILORS

SIGNATURE April Divale

ADDRESS 32812 NE 102nd Ave LaCenter Wa 98629

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS we would like to zone our property from R40 to FR5 acres.
~~Also the cluster~~ I also like the cluster idea.

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SIGNATURE Tim GREENE

ADDRESS 28401 NE 2ND AVE
Ridgefield, Wa 98642

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS _____

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SIGNATURE Kathy Stephenson

ADDRESS 22500 NE WH Garner Rd
Ilacolt 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS Would like to see forest zones reduced to 5 ac. - rural zones to 2.5 ac. and/or clusters.
Please extend Ilacolt city limits

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SIGNATURE Dennis Stephenson

ADDRESS 22500 NE Garner Rd

yacolt

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS Help The Farmers so they don't

have To sell The whole Farm if they have

a bad year.

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SIGNATURE Troy L Uskorski

ADDRESS 26011 NE Deer Ridge Rd

Yacolt WA 98675 Parcel # 267189000

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS _____

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SIGNATURE Gene H. Wade Jim Malinowski
ADDRESS PO Box 127, Amboy

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS Alternative 4 is a step in the right direction - should do more up zoning

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SIGNATURE David Kangas David Kangas
ADDRESS 17415 NE 92 Ave Battle Ground wa 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS (meadow Glade)
Am wondering why urban growth
stops on my north boundary of 10 Acres
the natural woodlot (should) have been 1/4, 1/2 section
lines. The 1/4 section line is my south boundary
zone 2.5 Acres at present I support all the

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SIGNATURE Nathan Ek Nathan Ek

ADDRESS 35006 NE 178th Ave
Yacolt WA 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS Please consider updating to Alternative
4A

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SIGNATURE Greg Hivola

ADDRESS 32012 NE 102ND AVE LAKEVIEW
WA 98629

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS WE WOULD LIKE ZONING
TO CHANGE TO 5 ACRES

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SIGNATURE Fred Picherony

ADDRESS 21546 NE Lucia Falls Yacolt

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS _____

WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

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ADDRESS

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OTHER COMMENTS

Correct all non-conforming lots to reflect what is on the ground.

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SIGNATURE

Carol Jensen

ADDRESS

*17614 N.E. 299 St.
Yacolt, Wn. 98675*

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

We support the sig items above & be included in alt. 4,

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SIGNATURE

[Handwritten Signature]

ADDRESS

20211 NE Yacolt Mt Rd
Yacolt WA 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

It's time to fix the mess made in 1994. Our 80 is ~~surrounded~~ bordered by 5's + 10's. Thank you!

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SIGNATURE Albert J. Matson

ADDRESS 20211 NE Yacolt Mtn Rd
Yacolt WA 98675

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SIGNATURE Payton Hightower

ADDRESS 27510 NE Rotschy Mill Rd

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS Please extend Yacolt city limits

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SIGNATURE Dennis Swanson

ADDRESS 17614 NE. 299th St.

YACOLT, WA. 98675

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SIGNATURE Carrie D. Huff

ADDRESS 17410 NE 307th St.
Yacolt, WA 98675

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SIGNATURE Shelby Ryan
ADDRESS 26706 NE Rutschy Mill Rd
Yacolt Wa 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS We want our 37.7 A to be put
into 5 Ac. like it use to be.

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SIGNATURE

Mark Swanson

ADDRESS

16909 NE. 223rd in B.G. WA. 98604

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OTHER COMMENTS _____

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SIGNATURE Wayne H. Weber
ADDRESS 217 NE 184th Ridgefield Wa

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SIGNATURE Joan Weber

ADDRESS 217 N.E 164th

Ridgefield, Wa 98642

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SIGNATURE Donald W. Lane

ADDRESS 39202 NE Rotschy Rd
Yacolt, WA 98675

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SIGNATURE

Jah

ADDRESS

17410 NE 259th ST

YACUT WA 98075

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SIGNATURE _____

ADDRESS 29503 NW 41st AV _____

RIDGEFIELD, WA _____

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SIGNATURE Dinah Levenen

ADDRESS 16909 NE 223rd Cir.
Battle Ground Wa 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS We appreciate whatever you can do to help us use even a cluster on our property for home site.

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CLARK COUNTY CITIZENS UNITED, INC. SUPPORTS MOST OF THE PROPOSED CHANGES TO THESE AREAS THAT HELP TO RECTIFY MANY NON-CONFORMING LOTS THAT RESULTED FROM THE 1994 COMPREHENSIVE PLAN ADOPTION.

PLEASE CHECK WHICH OPTIONS YOU SUPPORT.

- 1. RURAL AND RESOURCE ZONING MUST REFLECT EXISTING DEVELOPMENT PATTERNS.
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SIGNATURE *Dunell Kysar*

ADDRESS 26706 NE Rotschy mill Rd
Yacolt, Wash 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS _____

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SIGNATURE

[Handwritten Signature] Peter Rasmussen

ADDRESS

PO Box 803
La Center, WA 98629

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS _____

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SIGNATURE

Todd Klein

ADDRESS

32413 NE Kelly Rd. Yacolt Wa 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

People need smaller lot sizes

My family cannot make a living in Clark County farming 40 acres.

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SIGNATURE Paulie Warren

ADDRESS 6200 NE 58th St

Vancouver, WA 98661

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SIGNATURE E. R. Hanna

ADDRESS 5001 NW 189th St. Ridgefield WA.
98642

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS CONCERN FOR TRAFFIC OVERLOADS

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SIGNATURE Ida Mae Horne

ADDRESS 5001 NW 189th
Ridgefield, wa. 98642

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS _____

What happens if lots of smaller lots appear & are built on, and the traffic runs amok?

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SIGNATURE Lisa Roddy

ADDRESS 19115 NE 42nd CT 98642

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

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SIGNATURE

Hay Weber

ADDRESS

1911P NW 67 Ave

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

(1990) My parcel has surrounding 1 ac site from a previous cluster, we should be able to redivide as rezoned and possibly ~~to~~ should be R-1 or R-2.5 for our current lots

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SIGNATURE

Dan W. Krennberg

ADDRESS

19519 NE 20th AVE

Ridgefield, Wa 98642

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

I own an 80 Acre piece of property that is presently zoned A6 20. It is bordered on 2 sides by proposed RURAL 2 1/2 acres lots and on the 3rd side by large lots. I feel our piece needs to reflect the smaller parcels around us.

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SIGNATURE

Byron Burt

ADDRESS

7607 NE 299th ST Battle Ground, WA

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

I currently live in A620 zoning Area I AM surrounded on all sides by 5 acre parcels I have 25 acres that I feel should be able to divide to 5 acres considering the existing rural character. Your current ALT. 4 proposes a change to 10 acres. I realize that your map is in early stages of

Deliberation. Requesting to consider ^{A9} properties
surrounded by SAC to do likewise to maintain
Rural character

Thank
you.
Ryan Kuba

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SIGNATURE D. J. Jeter

ADDRESS 6208 NW 196th St

Ridgefield, WA 98642

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS _____

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SIGNATURE Wendy Swonen

ADDRESS 24209 NE 53rd Ave
Battle Ground, WA 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS We would like to change alt. 4a to include we
24209 NE 53rd Ave to change from 5acre to 2 1/2 lots, or eie
34407 NE Kelly Rd to change from 20ac to 5ac lots,
and our property in Yacolt adjacent to City limits
to change from 20acre to 1 acre lots. I support
all of the provisions listed. All lot sizes should be 10 acres

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SIGNATURE

ADDRESS

[Handwritten Signature]
24209 NE 53rd Ave Battle Ground
98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

*I support all of the above.
Alternate to include 24209 NE 53rd Ave change from 5 acre to 2 1/2 acre lots, 34405 NE Kelly Rd from 20ac to 5 acre lots. Property adjacent to Vacott city limits to be added to Vacott city limits. Private property owners should be able to have lots size not 10 acres or less*

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SIGNATURE

Daniel K.

ADDRESS

37806 NW 128th Ave Yacolt wa 98675

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

I am in support of 6 options

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SIGNATURE

Ryan Soupe

ADDRESS

*20320 NE Allworth Rd
BG WA 98604*

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

I Support Alt 4

for Rural property owners

I would like to be 2.5 or 5

acre as I own 2 20 Ag

behind me

To the Board of Clark County Commissioners,

March 25, 2015

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own property at 39202 NE Rotschy Rd, and am in favor of changing the lot size to reflect ~~the~~ FR-5 zoning.

Thank you,

Don Sasse
Name

Don Sasse
Signature

39202 NE Rotschy Rd Yacoff WA 98625
Address

To the Board of Clark County Commissioners,

March 25, 2015

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own property at # 5 - Sec 23 T5 NR3 E1/4m ^{37.7 ac.}, and am in favor of changing the lot size to reflect the proposed FR 5 A. zoning. *with clustering*

Thank you, *Ian Kysar*

John Russell + Sisko Kysar

Name

26706 NE Rotschy Mill Rd and Rotschy Rd

Signature

Vacolt Wa 98675

Address

To the Board of Clark County Commissioners,

March 25, 2015

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own property at 26706 Yacolt, Wash. 98675
Rotschy Rd and Rotschy Mill Rd and am in favor of
changing the lot size to reflect the proposed FR5 zoning.
Sec 23 T5 B E W M

Thank you,

Russell Kygar
Name

Russell Kygar
Signature

26706 NE Rotschy Mill Rd Yacolt, Wash 98675
Address

To the Board of Clark County Commissioners,

March 25, 2015

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own property at 32413 NE Kelly Rd. Yacolt Wa., and am in favor of changing the lot size to reflect the proposed FR10 acre lot zoning.

Thank you,

Todd Klein

Name

Todd Klein

Signature

32413 NE Kelly Rd. Yacolt Wa.

Address

March 25, 2015

To the Board of Clark County Commissioners,

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own tax parcel # 230480-000 in the Yacolt Mountain area, and am in favor of changing the lot size to reflect FR10 zoning. Our property and a few others are proposed to be spot zoned on the original alternative 4 as FR40, which does not come close to undo-ing the wrong created when the zoning was changed from 5 acre lots prior to 1994. We all would like to be zoned similarly to those properties north and South of us which are proposed as FR10.

There are many technical justifications supporting this, including the now present public water at the property, as well as good county road access, etc. We also are surrounded on the south and west sides by 5 acre residential zoning. We understand that it may be difficult to get to 5 acre zoning, but as a second alternative, we wish to be included in the FR10 zoned areas.

Thank you,



Nathan Ek
35006 NE 178th Ave.
Yacolt, WA 98675

March 25, 2015

To the Board of Clark County Commissioners,


Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own tax parcel # 230276000 and tax parcel # 230302000, and am in favor of changing the lot size to reflect FR10 zoning. Our property and a few others (Nathan Ek, and James Mattila) are proposed to be spot zoned on the original alternative 4 as FR40, which does not come close to undo-ing the wrong created when the zoning was changed from 5 acre minimums prior to 1994. We all would like to be zoned similarly to those properties north and south of us which are proposed as FR10.

Thank you,



Al Matson
20211 NE Yacolt Mountain Rd.
Yacolt, WA 98675
(360) 904-6941

To the Board of Clark County Commissioners,

March 25, 2015

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own property at Parcel # 267189000, and am in favor of changing the lot size to reflect the proposed FR-1 ϕ zoning.

Thank you,

Tray L. Uskoski
Name

Tray L. Uskoski
Signature

26011 NE Deer Ridge Rd Yacolt WA 98675
Address

March 25, 2015

To the Board of Clark County Commissioners,

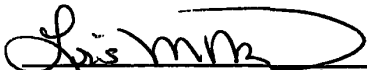
Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, I own tax parcel # 230276000 and tax parcel # 230302000, and am in favor of changing the lot size to reflect FR10 zoning. Our property and a few others (Nathan Ek, and James Mattila) are proposed to be spot zoned on the original alternative 4 as FR40, which does not come close to undo-ing the wrong created when the zoning was changed from 5 acre minimums prior to 1994. We all would like to be zoned similarly to those properties north and south of us which are proposed as FR10.

Thank you,



~~Al Matson~~ Lois Matson
20211 NE Yacolt Mountain Rd.
Yacolt, WA 98675
(360) 904-6941

March 25, 2015

To the Board of Clark County Commissioners,

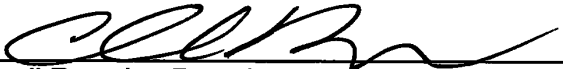
Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

We would like to go on record as supporting the Alternative 4A proposal of the comprehensive plan update.

Specifically, we own tax parcel #s 237843000, 237847000, and 237845000 and are in favor of changing the lot size to reflect FR20 zoning. Our property and a few others are proposed to be spot zoned on the original alternative 4 as FR80, which does not come close to undo-ing the wrong created when the zoning was changed from smaller lots prior to 1994. We would like to be zoned as FR20.

Thank you,



Cornell Rotschy, President
Synergy Resources, LLC

9210 NE 62nd Ave
Vancouver, WA 98665

360-334-3100

March 25, 2015

To the Board of Clark County Commissioners,

Re: For the record, Support for Consideration of Alternative 4A

Dear Board of Commissioners,

I would like to go on record as supporting Alternative 4A proposal of the comprehensive plan update. This would allow larger parcels surrounded by smaller parcels to be considered for lot sizes similar to the surrounding parcels.

Specifically, we are involved with tax parcel # 140846000, which is currently zoned R-10 and we are in favor of changing the lot size to reflect R-5 zoning. Additionally, we are involved with tax parcel # 140643000 which is currently zoned FR-80 and we are in favor of changing the lot size to reflect FR-20 zoning.

Thank you,



Cornell Rotschy, Vice President
Rotschy, Inc.
9210 NE 62nd Ave
Vancouver, WA 98665

360-334-3100

Comment submitted by Lisa Irwin and Tim Roddy

We have lived at 19115 NE 42nd Ct. for close to 25 years and have watched areas adjacent to our neighborhood, especially to the south and west, develop into smaller parcels, either higher density or 1/2-2.5 acres. As we age, we want the ability to sub-divide our property into a smaller parcels, 1 or 2.5 acres so that we can stay in our community while downsizing into a smaller, one level home. This property is part of our retirement and we never imagined that 25 years later as the North County developed we would still be considered rural 10 acres zoning, or even five acres, zoning which is inconsistent within our same 20 block radius and of land use adjacent (south, west and even north) of our area.

With growth around Legacy Salmon Creek hospital and WSU-V and major road and utility expansion to the north, south, and west, it seems more prudent to zone our neighborhood at 1 to 2.5 acres. We are highly opposed having our property zoned as we have been since 1987 when most of the houses in our neighborhood were built on five acre parcels, NOT 10. Most of us built our homes on one section of our property with the concept that we would be able to sub-divide for the purpose of land valuation, or as in our , to build a smaller one level home.

We would very much appreciate your consideration of re-zoning our area to reflect the North County growth needs and our desire to use our property in a way that will allow us to stay in our community.