1. Welcome!

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
2. The Comprehensive Plan Map

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

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

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

This map shows no change to the county’s current zoning map.
2016 Comprehensive Plan Update

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.
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.
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).
4. Alternative #2 Public Facilities

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

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

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

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

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

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

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

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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.

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.
2016 Comprehensive Plan Update

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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)

The zoning map would change from Agriculture (AG-20) to Single-Family Residential (R1-10)
- Minimum lot area of 10,000 square feet

Before

After
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).

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
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

Prepared at March/April 2015 Open House - Alternatives
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.
8. Environmental Constraints

Some of the land in Clark County is characterized by critical areas, such as wetlands, habitat or steep slopes. Critical areas do not prevent development, but they are accounted for in the development process.
9. Update process

Check [www.clark.wa.gov/planning](http://www.clark.wa.gov/planning) for updated information or to sign up for announcements by email.

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<td>January 2016</td>
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### Public Process
- Public input:
  - Preliminary scoping and timeline
  - Public Participation Plan

### Planning Activities/Products
- Establish technical advisory committee
- 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
- Finalize allocation of new population and employment
- Finalize capital facilities plan
- Finalize land use and urban growth boundary amendments

Presented at March/April 2015 Open Houses - Alternatives
# 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:

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<th>Comment form</th>
<th>Fill out a comment form and leave it with staff.</th>
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<tr>
<td>Email</td>
<td>Send to: <a href="mailto:comp.plan@clark.wa.gov">comp.plan@clark.wa.gov</a></td>
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Put “Comprehensive Plan Alternative Comments” in the subject line. Include your name and mailing address.

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<td>Vancouver, WA 98666-9810</td>
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<td>6th Floor Hearing Room</td>
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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.
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<td>1120 NE 1st St Van Hout</td>
<td>98686</td>
<td><a href="mailto:michaelpond@gmail.com">michaelpond@gmail.com</a></td>
<td>X YES</td>
</tr>
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<tr>
<td>DAVE WESTIN</td>
<td>9600 NE 126th Ave Suite 2520</td>
<td>98682</td>
<td><a href="mailto:DAVEW@AKS-ENG.COM">DAVEW@AKS-ENG.COM</a></td>
<td>YES</td>
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<tr>
<td>Scott Hughes</td>
<td>103 5th Ave Ridgefield</td>
<td>98642</td>
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<tr>
<td>Joe Lamendana</td>
<td>19503 NW 41st Av</td>
<td>98642</td>
<td><a href="mailto:Blamegame@Peoplepc.com">Blamegame@Peoplepc.com</a></td>
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</tr>
<tr>
<td>Kathleen Zimmer</td>
<td>1377 NW 2nd Ave, Apt 560</td>
<td>98685</td>
<td><a href="mailto:kathleenzimmer25@yahoo.com">kathleenzimmer25@yahoo.com</a></td>
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<tr>
<td>MARVIN GEAR</td>
<td>2115 NE 10th Ave</td>
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<td><a href="mailto:MDCERN@YAHOO.COM">MDCERN@YAHOO.COM</a></td>
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<tr>
<td>Troy Uskosi</td>
<td>26011 NE Deer Ridge Rd</td>
<td>98675</td>
<td><a href="mailto:tuskosti@hotmail.com">tuskosti@hotmail.com</a></td>
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<tr>
<td>Tina Pritchioni</td>
<td>313 NW 88 St</td>
<td>98665</td>
<td><a href="mailto:tina.maria4@gmail.com">tina.maria4@gmail.com</a></td>
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<tr>
<td>Chris Dudley</td>
<td>1717 N Falcon Ridgefield</td>
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<td><a href="mailto:chrisrushdudley@yahoo.com">chrisrushdudley@yahoo.com</a></td>
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<td>Beverly Jones</td>
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<td>Steve Toshia</td>
<td>20716 NE 104th Ave</td>
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<td>newandtv@Hotmail</td>
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<td>Red Warren Pauline Warren</td>
<td>6500 N 58TH ST V AVE</td>
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<td>Julae Kyon</td>
<td>26706 NE Rotschy Mill Rd Yacolt</td>
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<tr>
<td>John &quot;Dune&quot; Kyoen</td>
<td>26706 N E Rotschy Mill Rd Yacolt</td>
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<tr>
<td>Heather Tischbein</td>
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<td>Ron Onslow</td>
<td>119 S 1ST ST</td>
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<tr>
<td>Sandy Schultz</td>
<td>1 JANE</td>
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<td>Gerald Jones</td>
<td>412 N W, 2796 5ST RIDGEFIELD WA</td>
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<td>Robert Maup</td>
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<tr>
<td>Dennis Levenen</td>
<td>16909 NE 223rd Q, 98604</td>
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<td>Mark Levenen</td>
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<td>Ryan Jupple</td>
<td>20320 NE Allworth RD</td>
<td>98604</td>
<td>Crawford Farm <a href="mailto:2010@gmail.com">2010@gmail.com</a></td>
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<td>Joanne Oberreder</td>
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<td>Timothy E. Greene</td>
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<tr>
<td>Leah Higgin</td>
<td>17410 NE 29th St</td>
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<tr>
<td>Nathan Ek</td>
<td>38006 NE 17th Ave</td>
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<tr>
<td>Bianca Barson</td>
<td>2211 NW Coyote Ridge La Center</td>
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<td>Dave, Aleta Beck</td>
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<td>Kent Landerheim</td>
<td>PO Box 38</td>
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<td>Dan Kromming</td>
<td>19519 NE 20th Ave</td>
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<td>Tom reverted</td>
<td>18305 NE 50th Ave</td>
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<tr>
<td>Mitch Knepper</td>
<td>1701 C St, Washougal, WA</td>
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<td>Lee Wells</td>
<td>1288 S 45th Ave</td>
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<tr>
<td>Vitgil Williams</td>
<td>363 Campine Rd</td>
<td>98642</td>
<td><a href="mailto:eric@upmax.com">eric@upmax.com</a></td>
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<tr>
<td>Eric Cordova</td>
<td>30718 NW 10th Ct</td>
<td>98642</td>
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<tr>
<td>Peter Dewitz</td>
<td>1800 NW 47th St</td>
<td>98642</td>
<td><a href="mailto:Pettdewitz@Gustie.com">Pettdewitz@Gustie.com</a></td>
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<tr>
<td>Val Alexander</td>
<td>2151 NW Country Club Rd</td>
<td>98649</td>
<td><a href="mailto:Coyhoridge@TDS.Net">Coyhoridge@TDS.Net</a></td>
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<tr>
<td>Judy Matlize</td>
<td>4801 N 10th St</td>
<td>98642</td>
<td><a href="mailto:Jumattee@ymail.com">Jumattee@ymail.com</a></td>
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<td>Gaylord Stephen</td>
<td>27510 NE Rotschy Rd</td>
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<tr>
<td>Greg Weber</td>
<td>1911 NW 67th Ave</td>
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<td><a href="mailto:Confluencewiney@aol.com">Confluencewiney@aol.com</a></td>
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<tr>
<td>Gary Lamphead</td>
<td>2141 NW 62nd Ave</td>
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<tr>
<td>Jim Manz</td>
<td>7005 E 88th</td>
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<td><a href="mailto:jmanl@manifast.com">jmanl@manifast.com</a></td>
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<tr>
<td>Karen Levens</td>
<td>20700 NE 10th Ave</td>
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<td><a href="mailto:nutmomma1@gmail.com">nutmomma1@gmail.com</a></td>
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<td>Maria Saizar</td>
<td>P.O.Box 204</td>
<td>98642</td>
<td><a href="mailto:buildapaw@vera.salazar">buildapaw@vera.salazar</a>@gmail.com</td>
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<td>Virgil Williams</td>
<td>2722 NE 170th St</td>
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<td>PEETER KASEBERG</td>
<td>680 NW 175th St</td>
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<td><a href="mailto:PEETERKASEBERG@ME.com">PEETERKASEBERG@ME.com</a></td>
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<td>Audrey Miller</td>
<td>2508 Grant St</td>
<td>98600</td>
<td><a href="mailto:audreyannamiller89@gmail.com">audreyannamiller89@gmail.com</a></td>
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<tr>
<td>Karel Beal</td>
<td>312 Riverview Dr</td>
<td>98645</td>
<td><a href="mailto:karebeall@comcast.net">karebeall@comcast.net</a></td>
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<tr>
<td>Lisa Irwin</td>
<td>19115 NE 42nd St</td>
<td>98642</td>
<td><a href="mailto:Irwin36@msn.com">Irwin36@msn.com</a></td>
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<td>Fred Pickering</td>
<td>21546 NE Lucia Falls</td>
<td>98675</td>
<td><a href="mailto:fredp@yacolt.com">fredp@yacolt.com</a></td>
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<td>Stacey Righter</td>
<td>P.O. Box 149 Ridgefield, WA</td>
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<td><a href="mailto:dobinsfarms@gmail.com">dobinsfarms@gmail.com</a></td>
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<td>Quentin St Ideal</td>
<td>1111 5 NE Eagle Rd</td>
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<td>WhippleCreek@<a href="mailto:yogurt@gmail.com">yogurt@gmail.com</a></td>
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<tr>
<td>Herb Kenyon</td>
<td>31211 NE Kelly Rd</td>
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<td><a href="mailto:hskennon@msn.com">hskennon@msn.com</a></td>
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<td>Larry Scherer</td>
<td>806 NW 121st St</td>
<td>98685</td>
<td><a href="mailto:LARRYSCHERER@AOL.COM">LARRYSCHERER@AOL.COM</a></td>
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<tr>
<td>Dennis Stephenson</td>
<td>22500 NE WH Garner Rd</td>
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<td>Bill Kinkead</td>
<td>124 Swanzon Rd</td>
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<td><a href="mailto:DerekK@northwestollective.com">DerekK@northwestollective.com</a></td>
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<td>Derek Kysar</td>
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<td>Jim Schlatter</td>
<td>16716 NW 65th Ave Ridgefield WA</td>
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<td>Susan Romano</td>
<td>301 W 1st Ave LA Center</td>
<td>98621</td>
<td><a href="mailto:SusRom2005@comcast.com">SusRom2005@comcast.com</a></td>
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<td>Scott Delquist</td>
<td>510 S 6th Ave LA Center</td>
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<td>Greg G Herrera</td>
<td>32812 NE 100th Ave</td>
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<td>Don McIsaac</td>
<td>25915 NE 147th Wy</td>
<td>98626</td>
<td><a href="mailto:donald.mcisaac@msn.com">donald.mcisaac@msn.com</a></td>
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<td>Peter Rasmussen</td>
<td>PO Box 803 Lomita, WA</td>
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| Peter Sullivan   | 34817 NE 23rd Ave        | 98629    |                         | YES
| Pete Small       | PO Box 1415, Ridgefield  | 98642    | PJSwell@hotmail.com     | YES
| Scott Levanen    | 24205 NE 13th Ave        | 98604    |                         | NO
| Cornell Rotschy  | 9210 NE 62nd Ave         | 98665    | cornellr@rotschyinc.com | NO
| Steve Street     | 280 First Street         | 98647    | Steve.Street@Ridgefield, wa.us | NO
| Frank Shuman     | PO Box 91, Ridgefield    | 98642    | fhuman@mac.com          | NO
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<td>22500 NE 41st Garner Rd</td>
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<td>Sydney Reisbick</td>
<td>PO Box 339</td>
<td>98642</td>
<td><a href="mailto:reisbickS@comcast.net">reisbickS@comcast.net</a></td>
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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: 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 Euter). 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:

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

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

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

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 E. Holsinger
Address: 21570 NW 21st 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:

Alternate #4 provides much desired relief from overly restrictive land use policy. I believe all parcels designated under alternative #4 (or six acres or more) should be allowed to custom divide these lots without unreasonably costly conditions.

Also believe reserve designation on properties around NE 10th ave & 219th street should be addressed by providing some control property zoning property for immediate developments.

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

E-mail address: D.C. Holsinger LLC @ Gmail.com

Other ways to comment:

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

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

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

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 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 would like to propose changing Pt. 4a to include 24209 NE 53rd Ave, B6, to change from 5 acre to 2½ acre lots, 34407 NE Kelly Rd to change to 5 acre lots, and our property adjacent to the City of Vacaville to change from 20 acre to 1 acre lots. The vacant 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: wlevanen@hotmail.com

Other ways to comment:

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

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

Include name and address

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 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 rule for private landowner right to subdivide properties to smaller lot sizes.

Personal interests include these properties:

24209 NE 53rd Ave, BG
39407 NE Kelly Rd, Yacolt

Our property adjacent to City limits that is zoned 3 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 Mt. 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 23027600 & 23030200, 2 40's to make 1 FR-80 bldg site. 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

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

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

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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 rezone to the proposed minimum sized FR 10 (FR-10) to more closely match our R-5 neighbors

Troy Uskosi Parcel # 267189000
Jay Vroman Parcel # 267197000
Michael Tapari 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: Tuski@Hotmail.com

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

Name: Donald McIsaac
Address: 25915 NE 146th 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 Y, but modify to include GREATER FLEXIBILITY particularly for forest areas where larger parcels are in areas with smaller parcels 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:

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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: Fred Pickering

Address: 21546 NE Lucie 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@yaacatl.com

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Thank you for taking the time to participate in the Comprehensive Plan process.
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Name: Dan Kromminga
Address: 13519 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 I proposal will zone it Ag-10. I feel this is not small enough as our property is bordered on 2 sides by 20 acre zony 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-2Yc zone.

Our property also has pub. public water so I'm in favor of Alternative I 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: ____________________________

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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: Adam Kluka

Address: 7021 NW Pringle Strunk St, Camas WA 98607

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 agree with Alt. 4 to correct flous on legal lots

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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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 aggressive approach making (AB 20) to 5 acres

Thank you.

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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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:

A 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 is hard to distinguish some color 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: pauline.wred@wa.net.com

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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March/April 2015

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

Name: Gary Lawhead

Address: 2414 NW 67th Ave Ridgfield, 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 16-20 to 46-5

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

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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: R.V. WARREN

Address: 6800 N. E. 58th ST VANC

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 Alternate #4

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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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 have an added benefit of providing more housing alternatives, which will help with lower 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: ________________________________________________

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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: Sheila Reynolds (no-own Butch Reynolds-Shari Reynolds)
Address: 5304 NE 23rd 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 5.2 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 parcel as 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, OR, complete with horse trails, Baker's Market, Banks, and small "Rural" Businesses. Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: Sheila@StageVsNow.com

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011905
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: 3121 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.

[Signature]

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

E-mail address:

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

Name: 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

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

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Name: Vonnia Sheadel
Address: 101 NE 219st

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

Comment:

Alt 4

Reducing lot size issues makes perfect sense. It will make our non-compliant property (3A) compliant because our neighbor will sell us 5 and he can stay in compliance.

Also we have acreage @ 18206 NE 398st. An area 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/park 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:

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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: Alison Fulton

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. 60th 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 sits completely unused because it is too big to
take care of. We have heard from many people that would love 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

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

Name: Jim Malmowski

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 two annexations in 1995. The current Comp Plan clearly violates the GMA. The new plan should eliminate most of the non-confirming lots. Alternative 4 is the best of a poor set of options.

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E-mail address:

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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.
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 Ridgefiled
Open House
3/25/15
From Friends 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.
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.
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 Black
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 alternatives? This did not feel like an open forum, but instead, like Alt 4 was presented by the moderators, plus too many people came bickering about their "lots".

2. This county will be "CALIFORNIALIZED" if Alt 4 is ratified. Eliminating R-10 & 20 for small plots; eliminating 5 acres for homes; developing forest areas. We need farms, good forests, not just homes.

3. I'm sure this is a waste of my time, as I know what David Madore wants.

D. 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:

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.

011916
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
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
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
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.
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
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 legislators 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

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.

✓ 2. ADOPT 1 AC, 2.5 AC AND 5 AC. RURAL ZONES TO REFLECT SMALLER EXISTING RESIDENTIAL PARCELS

✓ 3. ADOPT 2.5 AC, 5 AC AGRICULTURE ZONES TO ALLOW FOR SMALLER AND MORE AFFORDABLE FARMS.

✓ 4. ADOPT 5 AC, 10 AC FOREST ZONES TO ALLOW FOR SMALLER MORE AFFORDABLE PRIVATE AND FAMILY OWNED WOODLOTS

✓ 5. REMOVE URBAN RESERVE/ URBAN HOLDING LAND OVERLAYS THAT HAVE BEEN LOCKED IN 10 AC ZONING FOR APPROXIMATELY 20 YEARS

✓ 6. ADOPT CLUSTER DEVELOPMENT OPTIONS IN ALL RURAL AND RESOURCE LANDS TO CONSERVE PRIME SOILS WHILE ALLOWING FOR MORE LAND USE AND HOUSING OPTIONS

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

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 R-40 to R-5 acres. I also like the Cluster Idea.
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SIGNATURE ____________________________

ADDRESS 88401 N 3 W AVE

RIDGEFIELD, WA 98642

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS ____________________________

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SIGNATURE ____________________________

ADDRESS 22500 NE 141ST AVE

Gig Harbor 98332

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 Gazelle city limits
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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.

☒ 2. Adopt 1 ac, 2.5 ac and 5 ac. rural zones to reflect smaller existing residential parcels

☒ 3. Adopt 2.5 ac, 5 ac agriculture zones to allow for smaller and more affordable farms.

☒ 4. Adopt 5 ac, 10 ac forest zones to allow for smaller more affordable private and family owned woodlots

☒ 5. Remove urban reserve/urban holding land overlays that have been locked in 10 ac zoning for approximately 20 years

☒ 6. Adopt cluster development options in all rural and resource lands to conserve prime soils while allowing for more land use and housing options

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: [Signature]
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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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: [Signature]

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 ________________________

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

ADDRESS: 17415 NE 92 Ave Battle Ground wa 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

Other Comments: Am wondering why urban growth stops on my north boundary of 10 acres. The natural boundary should have been 1/4, 1/2 section lines. The 1/4 section line is my south boundary zone 2.5 acres at prescot I support w/ 1/2

(meal no Blade)
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SIGNATURE
Nathan K

ADDRESS
35000 NE 178th Ave
Yacolt WA 98676

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS
Please consider updating to Alternative # 4A
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SIGNATURE

ADDRESS 32012 NE 102ND AVE LACONIA
          WA 98629

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS: WE WOULD LIKE ZONING
                 TO CHANGE 2 AC TO 5 ACRES


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

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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.
2. Adopt 1 AC, 2.5 AC and 5 AC Rural Zones to reflect smaller existing residential parcels.
3. Adopt 2.5 AC, 5 AC Agriculture Zones to allow for smaller and more affordable farms.
4. Adopt 5 AC, 10 AC Forest Zones to allow for smaller more affordable private and family owned woodlots.
5. Remove urban reserve/urban holding land overlays that have been locked in 10 AC zoning for approximately 20 years.
6. Adopt cluster development options in all rural and resource lands to conserve prime soils while allowing for more land use and housing options.

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Address: [Address]

Thank you for your comments and support!

Other Comments:

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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

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.

2. ADOPT 1 AC, 2.5 AC AND 5 AC. RURAL ZONES
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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

ADDRESS

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

[Handwritten notes: Correct all non-conforming lots to reflect what's on the ground]
WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

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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 bordered by 5's + 10's. Thank you!
WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

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SIGNATURE: 

ADDRESS: 27810 N W Rotchymill Rd

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS: Please extend Yacolt city limits
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SIGNATURE: ________________________________

ADDRESS: 17614 NE 299th St.

YACOLT, WA. 98675

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OTHER COMMENTS: ____________________________________________________________

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SIGNATURE: [Signature]

ADDRESS: 17410 NE 307th St.

Yacolt, WA 98675

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SIGNATURE

ADDRESS 2670 E NE Rosschy Mill Rd
Yacolt WA 98675

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

  ADDRESS 16809 NE. 228th Cir. B.G. WA. 98604

- THANK YOU FOR YOUR COMMENTS AND SUPPORT

  OTHER COMMENTS

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SIGNATURE: [Signature]
ADDRESS: 217 NE 164 st Ridgefield, WA

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ADDRESS 39202 NE Rutschy Rd

Yacolt, WA 98675

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SIGNATURE: ______________________

ADDRESS: 17414 NE 257th St

YAKIMA WA 98907

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1. RURAL AND RESOURCE ZONING MUST REFLECT EXISTING DEVELOPMENT PATTERNS.

2. ADOPT 1 AC, 2.5 AC AND 5 AC, RURAL ZONES TO REFLECT SMALLER EXISTING RESIDENTIAL PARCELS

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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

ADDRESS 2950 W 11TH AV

RIDGEFORD, WA

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

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

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SIGNATURE: [Signature]

ADDRESS: 16709 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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SIGNATURE:  

ADDRESS: 26706 N E Rotschy mill Rd  

Yacolt, Wash. 98675

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OTHER COMMENTS: 

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SIGNATURE _______________________________________________________________________

ADDRESS 70 BOX 803

LA CENTER, WA 98639

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OTHER COMMENTS_________________________________________________________________
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THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS

Regulator would smaller lot sizes. My family cannot make a living in Clark County. Farming 90 acres.
WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

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SIGNATURE

ADDRESS

Vancouver, WA 98661

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS
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HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST
ROAD, RIDGEFIELD, WA. 98642

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COUNTY CITIZENS UNITED, INC. OR CLARK COUNTY BOARD OF COUNCILORS

SIGNATURE: ________________

ADDRESS: 5001 NW 189TH ST, RIDGEFIELD, WA.

98642

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS: [Concern for traffic over roads]

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SIGNATURE
Jae Mae Hone

ADDRESS 5061 NW 189 ST
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 AROUND?
WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

CCCWOULD LIKECOUNCILORTOKNOWYOURCOMMENTSREGARDING
CHANGESPROPOSEDINALTERNATIVE4FORRURALANDRESOURCEZONES

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SIGNATURE: [Signature]

ADDRESS: 19115 NE 42nd CT 98642

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS:

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**SIGNATURE**

**ADDRESS**

1911 N. W. 67 Ave

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THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS:

My parcel has surrounding 1 AC site from 1990. A previous cluster, we should be able to redzone as rural and possibly should be R-1 or R-2.5 for our current lot.

011957
WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

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SIGNATURE: 

ADDRESS: 19519 NE 26th 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 farm lots. I feel our piece needs to reflect the smaller parcels around us.
WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

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SIGNATURE: [Signature]
ADDRESS: 7607 NE 299th St, Battle Ground, WA

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS: I currently live in AG 20 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. H proposes a change to 10 acres. I realize that your map is in early stages of
Deliberation. Requesting to consider properties surrounded by sage to do likewise to maintain rural character.

Thank you.

Bryan Hill
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SIGNATURE _____________________________

ADDRESS _____________________________

Battle Ground, WA 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS: I would like to change all 4a to include our 24209 NE 53rd Ave to change from 5 acre to 21/4 acres
34407 NE Kelly Rd to change from 20ac to 5ac lots.
and our property in Yacolt adjacent to city limits to change from 20ac to 1 acre lots. I support all of the items listed, all lot sizes should be 2 acres.
WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

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SIGNATURE: ________________________________
ADDRESS: 24209 NE 53rd Ave Battle Ground 98604

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS: I support all of the above.
Alternative 4a to include 24209 NE 53rd Ave change from 5 ac to 2.5 ac min lot, 34407 NE Kelly Rd from Zone 10 ac to 5 ac lot. Property adjacent to vacant city limits to be added to vacant city limits. Private property owners should be able to have lot size of 1/4 ac or less.
WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

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

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.

X 1. RURAL AND RESOURCE ZONING MUST REFLECT EXISTING DEVELOPMENT PATTERNS.

X 2. ADOPT 1 AC, 2.5 AC AND 5 AC. RURAL ZONES TO REFLECT SMALLER EXISTING RESIDENTIAL PARCELS

X 3. ADOPT 2.5 AC, 5 AC AGRICULTURE ZONES TO ALLOW FOR SMALLER AND MORE AFFORDABLE FARMS.

X 4. ADOPT 5 AC, 10 AC FOREST ZONES TO ALLOW FOR SMALLER MORE AFFORDABLE PRIVATE AND FAMILY OWNED WOODLOTS

X 5. REMOVE URBAN RESERVE/URBAN HOLDING LAND OVERLAYS THAT HAVE BEEN LOCKED IN 10 AC ZONING FOR APPROXIMATELY 20 YEARS

X 6. ADOPT CLUSTER DEVELOPMENT OPTIONS IN ALL RURAL AND RESOURCE LANDS TO CONSERVE PRIME SOILS WHILE ALLOWING FOR MORE LAND USE AND HOUSING OPTIONS

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: [Signature]

ADDRESS: 3780 6th Ave. Everett, WA 98201

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS: I am in support of #6 option
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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: [Signature]
ADDRESS: 20320 NE Allworth Rd
BG W 98642

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 acres as I own 2.20 acres 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 FR-5 zoning.

Thank you,

Don Sasse

39202 NE Rotschy Rd, Yacolt, WA 98675
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 NR 3 Ewm 37.70, and am in favor of changing the lot size to reflect the proposed FR 50 A. zoning.

Thank you,

Ian Kysar
John Russell & Siska Kysar

26706 NE Rotschy Mill Rd and Rotschy Rd

Vacant lot 98675
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 Rotschy Rd and Rotschy Mill Rd and am in favor of changing the lot size to reflect the proposed FR 5 zoning.

Thank you,

Russell Kysar

Name

Address

011968
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 N.E. Kelly Rd. Yacolt, Wa., and am in favor of changing the lot size to reflect the proposed 10 acre lot zoning.

Thank you,

________________________
Todd Klein

________________________
Name

________________________
Signature

________________________
Address 32413 N.E. Kelly Rd. Yacolt, Wa.
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-1Q__________ zoning.

Thank you,

[Signatures]

Name

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,

[Signature]

Al 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 2378430000, 2378470000, and 2378450000 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,

[Signature]
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 subdivide 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.