

David Madore

6 hrs · Edited ·

Alternative 4 Plan enthusiastically embraced:

This evening's Open House at Ridgefield High School was well attended, especially by rural citizens interested in the Comp Plan that may determine the future of their property. Clark County staff did a great job preparing and then conversing with citizens.

The Reflector did a great job on Alternative 4 as well:

http://www.thereflector.com/.../page_58f281c4-19bc-57d9-8c01-...

http://www.thereflector.com/.../page_8f977d70-835f-52cf-813c-...

Every seven years, we make necessary changes to ensure that our citizens have ample, affordable and useful land for our community to grow, prosper and thrive for the next 20 years.

Yet 6 of every 10 parcels in the Rural category do not conform to our current zoning map.

7 of every 10 parcels in the AG category do not conform to our current zoning map.

8 of every 10 parcels in the FR category do not conform to our current zoning map.

And those numbers do not even include the remnants, parcels that are smaller than 1 acre for R, 5 acres for AG, and 10 acres for FR.

The problem is not with the rural community. The vast majority of those parcels predated our zoning map. The problem is instead, the inappropriate 20-year old zoning map that did not align with reality when it was created.

State law requires us to update our zoning map to recognize the existing reasonable parcels (the real world) and determine the appropriate zones including the minimum lot sizes for each area while considering the size of the neighboring parcels that form the rural character of each area.

The Alternative 4 proposal was enthusiastically embraced by the vast majority of citizens participating this evening. Yet, they encouraged us to do better.

The most common request was for larger AG and FR parcels to be made smaller if they were surrounded by predominantly smaller parcels. In case that theme was communicated by many citizens tonight (and that was the most frequent request shared with me), Option-A maps have already been prepared for that contingency.

They should be posted on Thursday and should also be displayed at the Hockinson High School Open House next Wednesday, April 1 at 5:30 pm. Citizens can then share which AG and FR version they like best, the original or the Option-A maps.

Citizen feedback always makes plans better. We are here to serve you as we work together for a future where we can all prosper and thrive.

Thank God! Yea Clark County!



