

**Anderson, Colete**

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CP16 #0664

**From:** Alan Greene <algreene86@gmail.com>  
**Sent:** Monday, April 13, 2015 8:02 PM  
**To:** Madore, David; Mielke, Tom; Stewart, Jeanne; Cnty 2016 Comp Plan  
**Subject:** Proposed Zoning Changes 2016 comp plan to our family property  
**Attachments:** Our Letter of 4-10-15.docx; Alternative 4. - Rural - Forest - Options.docx; Our Letter on Comp Plan 11-17-14.docx

Dear Ladies and Gentlemen:

We attempted to send an email earlier that contained the documents that we hand delivered to the secretary of the Clark County Board of Councilors. It failed to send because the map attachments were too large. Attached are: our letter of 4-10-15, alternative rural forest options, our letter on comp plan 11-7-14.

Please take in to consideration our proposal.  
Thank you for your help,

Alan Greene, & The Greene Family.

1 April 10, 2015

2

3 To: david.madore@clark.wa.gov To: tom.mielke@clark.wa.gov

4

5 To: jeanne.stewart@clark.wa.gov To: comp.plan@clark.wa.gov

6

7 From: alliedincatl@gmail.com

8

9 Clark County Board of Councilors  
10 David Madore, Tom Mielke, Jeanne Stewart  
11 1300 Franklin Street, PO Box 5000  
12 Vancouver, WA 98666-5000

13

14 Clark County Community Planning  
15 Comprehensive Growth Management Plan Update - Comments  
16 P.O. Box 9810  
17 Vancouver, WA 98666-9810

18

19 Attention: Oliver Orjiako, Director

20

21 RE: Proposed Zoning Changes for Parcel Nos. 230277-000 and 230282-000 from  
22 FR-40 to FR-10.

23

24 Dear Ladies and Gentlemen:

25

26 We agree with the proposed changes in Alternative 4 except as applies to our family  
27 parcels Nos. 230277-000 and 230282-000 situated in Section 5, T4NR3EWM.

28

29 We respectfully request that the Alternative 4 data and the Alternative 4 map please be  
30 modified to include Parcel Nos. 230277-000 and 230282-000 as zoned **FR-10**, NOT  
31 FR-20.

32

33 Reference is made to our e-mail and mailed letter dated 11/17/2014, subject as above,  
34 addressed to and received by Clark County Community Planning on 11/18/2014.

35

36 Reference is also made to separate discussions in 2014, subject as above, between  
37 Stan Greene and Clark County Board of County Councilors David Madore and Tom  
38 Mielke, and Gordy Euler of Community Planning.

39

40 This letter is the written confirmation of the separate discussions held on April 1, 2015 at  
41 Hockinson High School between Stan Greene, subject as above, and Clark County  
42 Board of County Councilor David Madore, and also discussions with Oliver Orjiako, and  
43 Gordy Euler of Community Planning.

44

45 Our parcels Nos. 230277-000 and 230282-000 are situated near Yacolt Mt. Please see  
46 the attached maps enlarged from the Clark County Alternative 4 maps. Prior to the  
47 Growth Management Act in 1994 our parcels were zoned R-5 and the parcels owned by  
48 our neighbors to the North were zoned R-20. Alternative 4 proposes that the parcels  
49 owned by our neighbors to the North become zoned FR-10. We believe an omission  
50 occurred when our parcels were not also proposed in Alternative 4 for FR-10 zoning.

51

52 The adjacent parcels on the South border of our property are the parcels of our  
53 neighbors which are "predominant lot sizes" of 1.5 acre and 5 acre parcels with homes.  
54 There are more than 12 homes on property adjacent to or near our property. These  
55 parcels are proposed in Alternative 4 to become zoned FR-10. Our property and the  
56 property of our South and East neighbors border on and have direct access to a public  
57 road, Yacolt Mt. Road. The homes on these "adjacent properties" are visible from our  
58 property and from Yacolt Mt. Road and show the "actual rural character" of this local  
59 area. (Quotes are from Alternative 4 with bold face and underline added.)

60 To the West and North of our property are 20 acre and larger acreage parcels of our  
61 neighbors which are proposed under Alternative 4 to become zoned FR-10. The area to  
62 the West and North of our property has few parcels, approximately 4 parcels we  
63 believe, which are 5 acre parcels. Several of the parcels do not border on any public  
64 road.

65  
66 Why is our property which adjoins many small parcels with homes situated thereupon  
67 not proposed in Alternative 4 to be zoned FR-10 yet the areas to the West and North of  
68 our property which is forest or timberland that contains few small parcels is proposed in  
69 Alternative 4 to become FR-10?

70  
71 Alternative 4 reads in part:

72  
73 “ **Forest zones:** Include 20 and 10 acre minimum lot size areas where appropriate  
74 **(considering** the existing rural nature and **predominant lot sizes)**”

75  
76 “Guiding Principles and Goals:”

77  
78 “**2. Correct fundamental discrepancies between the actual predominant lot sizes**  
79 **and the existing zoning map.**”

80  
81 “**3. Respect the actual rural character in each local area to provide better compatibility**  
82 **and consistency with adjacent properties.**” (Bold face and underline added  
83 above.)

84  
85 We have waited for more than 20 years to be able to hope for some reduction of the  
86 restrictions placed upon our land by the Growth Management Act. There are 5 brothers  
87 and sisters in Alan’s generation in our family. Each of us should be allowed to build a  
88 home for each of us on the family property and manage each of our properties as one  
89 tree farm to grow and produce commercial timber. We believe it would be an  
90 alienation of our property rights if Clark County attempts to prohibit us from building

91 homes for ourselves, for our sons and daughters, and for our siblings on the property  
92 which has been owned by our family for almost 60 years.

93  
94 We also believe it would be inconsistent with above described “principles and goals” of  
95 Alternative 4 to ignore the actual physical attributes of our neighborhood and of our  
96 adjacent properties.

97

98 To attempt to zone our property as FR-20 would ignore the actual physical attributes of  
99 our neighborhood.

100

101 To propose to zone as FR-10 the land to the North, which is different from the actual  
102 rural character of our property and of the properties adjacent to our South and East  
103 could be viewed by us as unequal treatment by Clark County.

104

105 Please, we respectfully request that the Alternative 4 data and the Alternative 4 map be  
106 modified to include Parcel Nos. 230277-000 and 230282-000 to be zoned **FR-10**, NOT  
107 FR-20.

108 Thank you.

109

110 Sincerely,

111 Alan Greene  
112 Stan Greene  
113 P.O. Box 2844  
114 Battle Ground, WA 98604

115

116 Enclosures: (4) maps Clark Co. 2016 Comp Plan Update Alternative 4 – Forest Zones  
117 (1) page excerpt from Clark Co. Alternative 4: Rural options  
118 (2) pgs: copy A. Greene letter to Clark Co. Community Planning, 11/18/14

**Alternative 4: Rural options. (Councilor Madore's proposal)**

**Guiding Principles and Goals:**

1. No de-designation of Resource Lands (AG or FR).
2. **Correct fundamental discrepancies between the actual predominant lot sizes and the existing zoning map.**
3. Respect the actual rural character in each local area to provide better compatibility and **consistency with adjacent properties.**
4. Add clustering options to better aggregate parcels and preserve resource land and open space for agricultural, forestry, and non-residential use.
5. Allow a wider range of affordable lot size choices to fill obvious market gaps and provide a better balance.
6. Add flexibility needed to convert fallow land to more manageable economically viable agricultural and forest land.

**Options to be analyzed:**

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

To: comp.plan@clark.wa.gov

From: alliedincatl@gmail.com

November 17, 2014

Community Planning  
Comp Plan Comments  
P.O. Box 9810  
Vancouver, WA 98666

RE: Proposed Zoning Changes for Parcel Nos. 230277000 and 230282000.

Dear Sirs:

We concur and support the written comments submitted by Carol Levanen at the open house meeting on 10/29/14.

It would be an injustice if Clark County were to ignore the established small existing parcels and attempt to zone them as FR-20.

Our parcels Nos. 230277000 and 230282000 are situated south of the first standard parallel north near Yacolt Mt. Prior to the Growth Management Act these parcels were zoned R-5. There are 5 brothers and sisters in my generation in my family. Each of us should be allowed to build a home for each of us on the family tree farm and also grow timber. All of the parcels across Yacolt Mt. Road and immediately south of our tree farm are 5 acre parcels with homes. It is an alienation of my property rights if Clark County attempts to prohibit us from building homes for ourselves on the property which has been owned by our family for almost 60 years. There are more than 12 homes near our property.

We know that Assessor's Parcel Account No. 230282-000, Tax Parcel No. 18 is a legal buildable lot or parcel as it was established as a separate parcel in 1948.

The following is an excerpt of the legal description for Assessor's Parcel Account No. 230282-000, recorded under Auditor's File No. 4866391 D on 6/25/12:

"This parcel is a legal lot. This parcel was created in 1949 when Clark County constructed Yacolt Mtn. Road, (re: Right of Way Deed, September 1, 1948, recorded under Auditor's File No. G08949, Book 448, Page 580) formerly known as Kelly Hill Road, said road construction in 1949 caused this parcel to be physically separated from the major portion of the SW 1/4 of the NE 1/4 of Section 5, T4 North, R3 East, WM. Subsequently, for this parcel, Assessor's Parcel Account No. 230282-000, Statutory Warranty Deed was recorded under Auditor's File No. G620280, image No. 849748, on December 4, 1972, and is that portion of the NW 1/4 of the SW 1/4 of the NE 1/4 of Section 5, T4 North, R3 East, Willamette Meridian, described as follows:

The distance measurements describing the legal dimensions of this parcel are according to the bearings taken, distance measurements made, and property line stakes set by the L. L. Knight survey of 1947. Along the parcel property lines established and marked by the L. L. Knight survey, the West property line fence was constructed in 1948 and the East and South property line fences were constructed in 1949. Thus the property lines of this parcel were established by survey and have been marked with property line fences since 1948 – 1949." (for further legal description refer to deed).

It is requested that the above described parcels be zoned for 5 or 6 acre family home sites which allow for growing timber.

Please add us to your mailing and update list at the above E-mail address and the below mailing address.

Sincerely,

Alan Greene  
P.O. Box 2844  
Battle Ground, WA 98604