

**Schroader, Kathy**

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**From:** Bremer, LeAnne M. <LeAnne.Bremer@MillerNash.com>  
**Sent:** Tuesday, September 15, 2015 2:47 PM  
**To:** Cnty 2016 Comp Plan  
**Subject:** Comment on DSEIS for 2016 Comp Plan Update  
**Attachments:** doc02478820150915134534.pdf

Please enter this comment into the record. Thank you.

**LeAnne M. Bremer, P.C.**  
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## Memorandum

**To:** Clark County Long Range Planning Staff  
**From:** LeAnne M. Bremer, P.C.  
**Subject:** Stan Firestone  
Tax Lot #180532-000  
Public Comment on DSEIS  
Support for Alternative 2 or 4  
**Date:** September 15, 2015

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On behalf of Stan Firestone, I am submitting this comment into the public record for the Draft Supplemental Environmental Impact Statement (SEIS) dated August 2015.

Stan Firestone owns Tax Lot #180532-000, which is currently zoned Agriculture-20. The property is forty acres in size, and is largely surrounded by smaller parcels. See attached map. Mr. Firestone has been attempting to put his property to productive agricultural use, but given the surrounding parcelization, he receives many complaints from neighbors about noise and pesticide use. In particular, the Washington State Department of Agriculture has in recent years received five complaints about Mr. Firestone's agricultural use.

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Mr. Firestone believes that a Rural-5 designation would be appropriate for his property similar to the property directly to the west and south. It is also the case that in 1998, the Board of Commissioners did designate his property R-5, but due to a mapping error and a subsequent Growth Board case, the zoning reverted to AG-20.

While reserving his rights to advocate for R-5 or similar zoning, since the County is accepting comments on the DSEIS on the alternatives discussed in the DSEIS, Mr. Firestone supports Alternatives 2 and 4, as they apply to his property. Either of these alternatives would designate Mr. Firestone's property as AG-10.

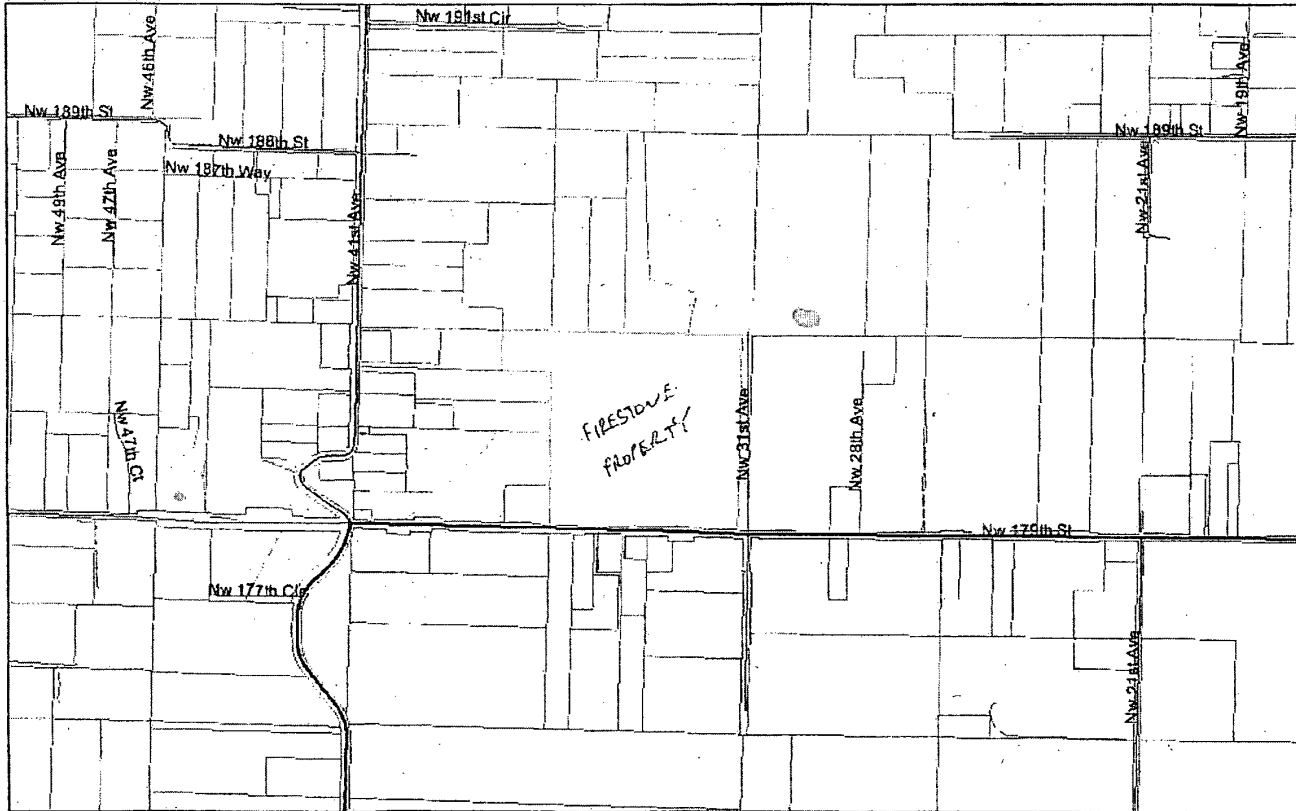
Regarding Alternative 2, Mr. Firestone agrees with the policies behind this statement in the DSEIS:

This alternative incorporates changes in policy direction and land use/zoning, incorporates the Board's principles and values, and acknowledges existing development trends. It is a collection of technical and mapping changes to incorporate studies that have been undertaken over the past seven years, such as the Rural Lands Study and Three Creeks Special Planning area. Page 1-6.

Mr. Firestone also supports the rationale for Alternative 4 as it applies to his property in that it encourages clustering options to preserve resource lands, open space, and non-residential agriculture uses while at the same time providing additional economic opportunities in the rural areas. Page 1-14.

At a minimum, re-designating Mr. Firestone's property to AG-10 will still maintain the resource designation on the property, but provide the property owner with more flexibility and options, allowing for additional owners and potential, productive uses consistent with the revised zoning. Thank you for consideration of this comment.

MapsOnline: Clark County's Digital Atlas



- Legend**
- Parcel
  - Roads
    - Alley
    - Arterial
    - DRR
    - DRR (Private Land)
    - Oneway
    - Interstate
    - Interurb Ramp
    - Primary Arterial
    - Private Road
    - Private Road with Name
    - Public Road
    - SR Ramp
    - State Road
  - Waterbodies
  - City Boundaries
  - Urban Growth Boundaries
  - County Boundary
  - County Boundary



Map center: 45° 45' 9.2" N, 122° 42' 18.3" W

Scale: 1:10,382

Information shown on this map was collected from several sources. Neither Clark County, Washington, nor the producer of this document accept responsibility for any inaccuracies that may be present.