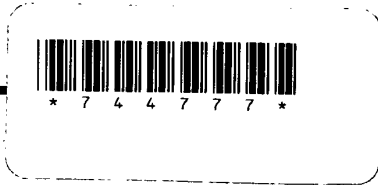


Schroader, Kathy



From: Alan Greene <algreene86@gmail.com>
Sent: Thursday, September 17, 2015 2:48 PM
To: Cnty 2016 Comp Plan; Euler, Gordon
Subject: Comprehensive Growth Management Plan Update Alternative 4

September 16, 2015

Clark County Board of Councilors

David Madore, Tom Mielke, Jeanne Stewart

1300 Franklin Street, PO Box 5000
Vancouver, WA 98666-5000

Clark County Planning Commission

Clark County Community Planning

Comprehensive Growth Management Plan Update - Comments

P.O. Box 9810

Vancouver, WA 98666-9810

RE: Comprehensive Growth Management Plan Update Alternative 4 Proposed Zoning Changes
for Section 5, T4 North, R3 East, WM, Clark County,

Subject: Corrections to Alternative 4 to Include Parcels No. 230277-000 and
230282-000 in 10 acre Zoning.

Dear Ladies and Gentlemen:

Alternative 4 to the Comprehensive Growth Management Plan Update is the only possibility for rural
landowners to gain equal treatment from the oppressive private property limitations of the 1994
Growth Management Act.

We agree with the proposed changes in Alternative 4 except as applies to our family parcels Nos. 230277-000 and 230282-000 situated in Section 5, T4NR3EWM. We respectfully request that the Alternative 4 data and the Alternative 4 map please be

modified to include Parcel Nos. 230277-000 and 230282-000 to be zoned as 5 acres or as FR-10, NOT FR-20. We believe that Parcel Account No. 230282-000 is a legal lot or parcel as it was established as a separate parcel in 1948.

Our parcels Nos. 230277-000 and 230282-000 total slightly more than 50.5 acres and are situated near Yacolt Mountain. Prior to the Growth Management Act in 1994 our parcels were zoned R-5 and the parcels owned by our neighbors to the North were zoned R-20. The 1994 Growth Management Act changed our zoning to FR-40, meaning that we can only build one home on 40 acres for one family member.

We have waited for more than 20 years to be able to hope for some reduction of the restrictions placed upon our land by the Growth Management Act. There are 5 children in our family who live in Washington State. Each of them should be allowed to build a home on the family property and manage each of their properties as one tree farm to grow and produce commercial timber. We should have the right to build our homes on our own land, but with that right some of us may choose to build while others may choose not to build. Just because a parcel is created does not mean that a person will actually build a home upon every parcel created.

We believe it would be unequal treatment and an uncompensated taking of the use of our property if Clark County attempts to prohibit our sons and daughters from building homes on the property which has been owned by our family for 60 years. We should not be penalized because we chose to grow timber and did not choose to create 5 acre parcels in 1993. We should be allowed to have the same use of our land as our neighbors have and be able to build our own homes and live on our own land. This means that each family member who chooses to own a portion of the 50 plus acres could own separately their own deeded acreage, not an undivided deeded interest in 50 acres owned jointly by all family members. Zoning to allow our family to build family homes on an undivided deeded interest in 50 acres is not feasible. Residential mortgage lenders have told us that a mortgage loan for a residential home must include on the home loan documents all owners of the land upon which the home is to be built. This would mean every landowner would have to sign on the mortgage documents to be liable for each sibling's home to be built on the undivided land. This would lead to horrific conflicts between family members. We believe that Pomeroy Farm avoided this conflict by segregation into 20 acre parcels for each family member.

Alternative 4 proposes that the parcels owned by our neighbors to the North become zoned FR-10. We believe an omission occurred when our parcels were not also proposed in Alternative 4 for FR-10 zoning. The parcels adjacent to our property are "predominant lot sizes" of 1.5 acre and 5 acre parcels with homes. There are more than 12 homes on property adjacent to or near our property. These parcels are proposed in Alternative 4 to become zoned FR-10. Our property and the property of our South and East neighbors border on and have direct access to a public road, Yacolt Mt. Road. The homes on these "adjacent properties" are visible from our property and from Yacolt Mt. Road and show the "actual rural residential character" of this local area.

The property of our neighbors to the West and North of our property are 20 acre and larger acreage parcels with some 5 acre parcels and are proposed under Alternative 4 to become zoned FR-10. Several of these parcels do not border on any public road, whereas our property has more than one-half mile of road frontage. As explained, our property is situated next to several small parcels with rural residential homes. Our Parcel Nos. 230277-000 and 230282-000 should be included in Alternative 4 to be zoned as 5 acres or as FR-10, NOT FR-20.

We shall continue our major goal of growing timber on our land, but we want to live on our own land so that we can thoroughly and attentively manage our land as one timber management unit. It is possible that the acreage devoted to timber production would not be reduced by our family homes. We shall ensure that we have minimal environmental impacts upon the land and could build our homes on that portion of the land upon which conifer timber will not grow because of laminated root rot soil which kills conifer trees. We have areas where laminated root rot is prevalent and have been unsuccessful in our efforts to achieve Douglas fir reforestation in those areas. Please see the attached information from the US Forest Service which explains the open areas in forests created by laminated root rot. P.S. Sorry my E-mail will not allow me to send this large attachment.

Thank you.

Sincerely,

Alan Greene

Stan Greene

P.O. Box 2844

Battle Ground, WA 98604