



# COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

October 2014

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

Name: Paul Levander

Address: 17614 NE 295 St - Yacolt wa -

Open house location:  October 29, Gaiser Middle School, 3000 NE 99<sup>th</sup> Street, Vancouver  
 October 30, Clark County Fire & Rescue, 911 N. 65<sup>th</sup> Avenue, Ridgefield

Comment:

*The rural lands have been ignored and the small existing parcels need to be included in an alternative 3 4 and the economics of the rural lands need to be recognized in a 5<sup>th</sup> alternative to the EIS. CCCU, Inc. does expect the County to add additional alternatives that better suit the rural areas in their SEIS.*



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**E-mail your comment to us:**

[comp.plan@clark.wa.gov](mailto: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 are due November 18, 2014.**

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.



Ashbaugh Beal

4400 Columbia Center  
701 Fifth Avenue  
Seattle, WA 98104  
206/386-5900

ZACHARY Q. MCISAAC, PARTNER  
ZMCISAAC@ASHBAUGHBEAL.COM

RECEIVED OCT. 29 2014  
GLAISER OPEN HOUSE

October 28, 2014

VIA EMAIL

Carol Levanen, Ex. Secretary  
Clark County Citizens United, Inc.  
P.O. Box 2188  
Battle Ground, WA 98604

RE: Comprehensive Growth Management Act Review

Dear Carol:

I understand you are meeting with Commissioner David Madore tomorrow. Per our discussion earlier today, this letter conveys a legal perspective on upcoming action by the Clark County Commissioners. Please feel free to share this with Commissioner Madore.

This upcoming review of the Comprehensive Growth Management Plan (GMP) is of great importance to Clark County and has obvious legal significance. The State Environmental Protection Act (SEPA) imposes certain requirements on this process. While the ultimate decision regarding the appropriate course resides with the Commissioners, it is incumbent upon the Clark County administrative staff to provide to the Commissioners with an appropriate Environmental Impact Statement (EIS). It is my belief that the staff has failed to meet this obligation to date, thus impairing the ability of the Commissioners to make an informed decision on all available options.

Under the terms of SEPA, the staff is to present a "reasonable number and range" of alternatives to the Commissioners for consideration. WAC 197-11-440. Currently, County administrative staff preparing decision documents for the Commissioners have offered a total of one rural rezoning alternative to the status quo,<sup>1</sup> in addition to one alternative that affects only the cities of La Center and Battle Ground. This effectively hamstringing the Commissioners in terms of their authority and decision options, is contrary to a good public process, and violates Washington law. The EIS process (by the terms of the Washington Administrative Code and the Revised Code of Washington) is supposed to provide both the Commissioners and the public with "sufficient information for a reasoned choice among alternatives." *Solid Waste Alternative Proponents v. Okanogan County*, 66 Wn. App. 439, 442 (1992); see also WAC 197-11-440(5). One choice hardly accomplishes this legislative and judicial intent.

<sup>1</sup> <http://www.clark.wa.gov/planning/2016update/alternatives.html>

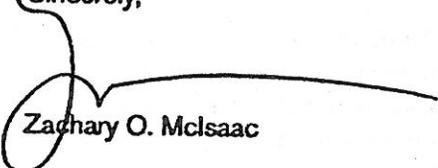
I believe the most legally defensible position is for the Commissioners to task the County staff with preparing an analysis of a reasonable range of at least four significant alternatives to the status quo, for a total of five alternatives upon which to judge future growth options for Clark County. Absent such a reasonable range of alternatives, I believe the CCCU has a strong position to litigate further process by Clark County as contrary to the spirit and intent of SEPA and Washington case law under SEPA.

I understand CCCU is prepared to offer, at a minimum, two alternative approaches to add to the upcoming GMP review so as to provide a responsible range of options that reflects genuine urban growth expectations over the course of the next 20 years. Not only are these alternatives appropriate under the terms of SEPA and the spirit of the EIS process, they are simply helpful to the Commissioners and allow them to exercise their inherent and legally granted power to rule on issues of public importance such as this.

I believe CCCU should ask that the Commissioners insist that the new alternatives to be proposed by CCCU be thoroughly analyzed by the County administrative staff in a neutral manner alongside the existing alternative, and be presented to the Commissioners as part of their decision regarding amendment of the GMP.

Should you have any questions about the legal basis of this perspective, please do not hesitate to call on me at any time.

Sincerely,



Zachary O. Mclsaac

ZOM:tm



# COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

October 2014

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Name: \_\_\_\_\_

Address: \_\_\_\_\_

- Open house location:  October 29, Gaiser Middle School, 3000 NE 99<sup>th</sup> Street, Vancouver  
 October 30, Clark County Fire & Rescue, 911 N. 65<sup>th</sup> Avenue, Ridgefield

Comment:

*to had your main speaker  
wasn't speaking plain english.*

\_\_\_\_\_

\_\_\_\_\_

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**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

October 2014

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

Name: Edith E

Address: 14502 NE Rawson Mill Rd Mailing P.O. Box 269 Brush Prairie WA 98616

Open house location:  October 29, Gaiser Middle School, 3000 NE 99<sup>th</sup> Street, Vancouver  
 October 30, Clark County Fire & Rescue, 911 N. 65<sup>th</sup> Avenue, Ridgefield

Comment:

We are very much in favor of the change of our forest land of 20 Acres, changed from the 40 ac. min to the 20 ac. min.

We bought before it was changed to 40. Also would like to be able to divide it!



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: SUSAN RASMUSSEN

Address: \_\_\_\_\_

Open house location:  October 29, Gaiser Middle School, 3000 NE 99<sup>th</sup> Street, Vancouver  
 October 30, Clark County Fire & Rescue, 911 N. 65<sup>th</sup> Avenue, Ridgefield

Comment:

to be included in the SEIS -  
Poor selection of alternative plans! Only #2 impacts the rural lands. This is insufficient! The rural & resource lands do not have enough options represented for growth in the rural & resource lands.

Would you like to

E-mail address:

**Other ways to co**  
**Submit a comm**  
[www.clark.wa.gov](http://www.clark.wa.gov)  
**E-mail your comm**  
[comp.plan@clark.w](mailto:comp.plan@clark.wa.gov)

Need to look at the historical patterns of development on the ground in the rural & resource lands. 17% of the parcels conform to their zoning. This is not a true reflection of what is on the ground.

Comments are due

Susan Rasmussen

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.





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

Name: OCCA Fabyan Chiu

Address: # 179393000

Open house location:  October 29, Gaiser Middle School, 3000 NE 99<sup>th</sup> Street, Vancouver  
 October 30, Clark County Fire & Rescue, 911 N. 65<sup>th</sup> Avenue, Ridgefield

Comment:

This parcel is along I-5  
and has huge noise  
level from freeway

Can you change it  
to mixed use zone?

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

E-mail address: OCCA@EquityGroup.com



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

Name: Jerry Winters

Address: 5420 Idaho St

Open house location:  October 29, Gaiser Middle School, 3000 NE 99<sup>th</sup> Street, Vancouver  
 October 30, Clark County Fire & Rescue, 911 N. 65<sup>th</sup> Avenue, Ridgefield

Comment:

At the Open house the only job creation land I saw was BG 80A & Ridgefield 40A? where are jobs going to be created.

I have 20 A zoned A 20 w/ industrial overlay. My frontage is 132 Ave, which will become 137 Ave 503 Bypass. It needs to be rezoned to industrial. more jobs!

20 A is 132 AVE & 119 ST one side Van. UGB one side Lagliers. Not farmed, open space.

For the Record! Thanks

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

E-mail address: deerfeeder@juno.com



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**Submit a comment in writing:**

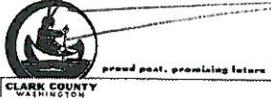
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★ Requests response ★



# COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

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

Name: Christopher Rublin

Address: 6502 NE 139th St.

Open house location:  October 29, Gaiser Middle School, 3000 NE 99<sup>th</sup> Street, Vancouver  
 October 30, Clark County Fire & Rescue, 911 N. 65<sup>th</sup> Avenue, Ridgefield

Comment:

The proposed plan "Transportation - Arterial Atlas" displays 2<sup>new</sup> streets intersecting with 139<sup>th</sup> St. This street is currently a busy street. It is on the urban growth boundary. The proposed streets will cause 139<sup>th</sup> to become busier than it currently is. My property is designated rural. I would like to propose that no "new" streets intersect w/ 139<sup>th</sup>. They should stay in the uga and exit on to the east (72<sup>nd</sup>) + west (50<sup>th</sup> Ave). My quality of life has already been disrupted! I do not want to have 2 new streets intersecting in a rural area!



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Name: Matt Groves

Address: PO Box 70052, Vancouver, WA 98605

Open house location:  October 29, Gaiser Middle School, 3000 NE 99<sup>th</sup> Street, Vancouver  
 October 30, Clark County Fire & Rescue, 911 N. 65<sup>th</sup> Avenue, Ridgefield

Comment:

I would like to see the option of Cluster Lots for  
land zoned in AG-20 + AG-10 <sup>50</sup> if the land is developed, the  
majority of it can <sup>still</sup> be dedicated to ag.

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

E-mail address: mattfrompdx@gmail.com



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October 2014

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Name: Robert R. & Janice A Zettit

Address: 3402 N.W. 217<sup>th</sup> Way Ridgefield, Wash. 98642

Open house location:  October 29, Gaiser Middle School, 3000 NE 99<sup>th</sup> Street, Vancouver  
 October 30, Clark County Fire & Rescue, 911 N. 65<sup>th</sup> Avenue, Ridgefield

Comment:

We are the only ones on our side of  
31<sup>st</sup> that have to have go around. We have  
5 house just down our drive way alone.



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

October 2014

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Name: Caru Luonan

Address: 17614 NE 299 St - Yacut, Wash. 98675

Open house location:  October 29, Gaiser Middle School, 3000 NE 99<sup>th</sup> Street, Vancouver

October 30, Clark County Fire & Rescue, 911 N. 65<sup>th</sup> Avenue, Ridgefield

Comment:

*This party is too small for the large number of rural landowners wanting to be heard. Many cars came and went because there was no parking. Seating was limited as the room was full of people having to stand. There is only one alternative available for the public to consider. There needs to be many more options available for the public to consider. We need zoning in the rural lands that reflects what the lots are and what the lot sizes are. Please have another open house for those who had to*

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E-mail address: \_\_\_\_\_

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October 30th, 2014

RECEIVED OCT 30 2014  
RIDGEFIELD OPENHOUSE

Dear,

Board of Clark County Commissioners

My name is Mike Roth, I run a large dairy farm in Idaho, a dairy farm that operated from 1920 to 1996 in Clark County wa. We moved the farm to Idaho because this area changed from large scale farming into smaller micro type farms and the supporting industry for large farming had moved on to more realistic large scale farming areas.

In 1991 we were able to complete a cluster subdivision(Monet's Garden) on a portion of our land in the AG zoning. I think the code allowed for 8 one acre home sites per 20 acres of AG land. Versus today's code allowing 1 home site per 20 acres of land. With the adoption of the comp plan in 1994 the ability to cluster in resource lands went away.

We have waited 20 years for a comp plan amendment allowing a better use of our remaining Ag land only to find the 3 alternatives presented by Clark County to be of no relief at all!

I am under the impression that Clark County was to have a meaning full public process to determine the rural zoning and it appears Clark County has already decided that no changes to the rural zoning or only expanding city UGB is acceptable?

I would like to see some new alternatives allowing smaller lot sizes and clusters in the resource zones.

My suggestions are:

5 acre Ag zoning

Bring back the cluster subdivision for resource zones, these make for some of the nicest neighborhoods in Clark County!

Thank you

Sincerely



Mike Roth

17400 NE 88th Street

Vancouver Wa 98682



October 30th, 2014

RECEIVED OCT 30 2014  
RIDGEFIELD OPEN  
HOUSE

Attention: Clark County Board of Commissioners

RE: Rural Comp plan changes

My name is Nick Redinger, 15706 NE 129th Street, Brush Prairie wa 98606.

This is my public testimony to be placed in the record.

I have been a licensed Broker in Clark County since 1993, specializing in the sale of vacant land.

I talk with local and out of town Buyers often regarding the availability of 1-5 acre home sites, there is a large demand for this type of home site and a diminishing number of available ready to build sites. I see a lack of new submittals for subdivision or cluster type developments, I would attribute this to an overly expensive regulatory process and the lack of readily zoned residential land.

Prior to the adoption of the 1994 comp plan, Clark County had a large supply of residential zoned land, after the adoption Clark County went from 2.5, 5, 10 and 20 acre zoning to 5,10,20,40 and 80 acre zoning.

I am disappointed with the 3 alternatives Clark County has proposed. I thought we were planning for growth for the rural area? As proposed very little to no changes will occur in the rural area. Changing the UGB around a city does very little to providing a rural lifestyle. All you are doing is creating density out in the rural area. The comp plan does not prevent Clark County from allowing citizens to move to the rural area, in fact it encourages opportunity for rural residential type zoning.

After 20 years of no changes to the comp plan I would expect Clark County to come up with a realistic plan versus what is being proposed. If you want a thriving rural community, changes to the existing zoning needs to occur. A few simple changes like changing zoning to R1,2.5 and 5 acre home sites, allow for cluster subdivisions to be done in the resource lands with a greater density allocated for creating remainder parcels, allow flexibility in the code for the remainder parcel design, to encourage the remainder to be farmed or trees grown or other farming activities. Create a 5 acre Ag zoning, most farming in Clark County today is a home on smaller acreage.

On the regulatory side, abolish the large lot subdivision ordinance, replace with state allowed five acre segregations. The finished product will be much better than what we are currently getting using the large lot ordinance. There was a need for this ordinance when no environmental laws were in place but times have changed and we have enough laws in place to protect the environment.

Make the short plat process simpler and more cost effective.

REDINGER 1/2



Bring back the cluster subdivision in resource zones. I have so many examples over the years where a large land owner just wanted to create some smaller lots for their family or to sell and continue farming the remainder of their property but are unable to do so under our current code.

As proposed the 3 alternatives do very little to improve the quality of life for rural citizens, please revise or create additional alternative models for the future of our rural county.

Sincerely



Nick Redinger

15706 NE 129th Street

Brush Prairie wa 98606

REDINGER 2/2

susan rasmussen  
to jeff.swanson@clark.wa.gov

Fri, Oct 24 4:02 PM

Fw: Hello Axel,

RECEIVED OCT 30 2014  
RIDGEFIELD OPENHOUSE

*To be entered for the public  
Record for the SEIS*

Sent from Windows Mail

**From:** susan rasmussen  
**Sent:** Friday, October 24, 2014 3:54 PM  
**To:** cnldental@yahoo.com

Sent from Windows Mail

**From:** susan rasmussen  
**Sent:** Friday, October 24, 2014 3:52 PM  
**To:** axel.swanson@clark.wa.gov

The Superior Court Orders that Carol and I refer to are written by Judge Poyfair, April 4, 1997; No. 96-2-00080-2, Findings of Fact, Conclusions of Law and Order. Our attorney was Glenn Amster of Lane Powell Spears Lubersky. On pg. 6, Poyfair writes;

“The only requirement for rural areas in the GMA is that growth in rural areas not be urban in character. While the GMA contains no restrictions on rural growth, it does require a variety of residential densities. By trying to comply with the Board’s errant decision, the County violated a GMA planning goal.

Through no fault of the County’s, the Board had an end in sight and disregarded the GMA’s mandate in applying an unauthorized formula to the review of the Clark County Comprehensive Plan’s land use densities. The Board’s interpretation was erroneous and the County’s decision to follow the Board’s lead was unfortunate. The result is a plan that gives little regard for the realities of existing rural development in direct contradiction of the terms of the GMA.”



The BERK Study (6/2012), recommends the following tools be developed;

“Smaller parcel size for resource use only. This would allow a smaller parcel

RASMUSSEN 42

to be created but only for resource uses. This would recognize the trend for smaller agricultural and forestry operations and allow for flexibility in ownership options.”

The Situation Assessment written in the BERK Study says farming in Clark County is moving away from the traditional notions of agricultural production. Small parcels sizes don't seem to be a relevant constraint to farming. The constraint for new farmers is access to land per se, not land of a particular size. This may be due to the mis-match of parcel sizes with the ag-20 zone where only 17% of properties meet that parcel size. Their farm assessment shows primary growth of very small farms, and small farms (less than 5 acres).

Carol and I have purchased maps from GIS that show the parcelizations. We have counted the many nonconforming lots that have been in existence prior to 1994. In many sections throughout the county, we have 100% nonconformance of parcel size to their zoning in both forestry and agriculture.

We attended Oliver's work session with the planning commission. He stated on several occasions that he wishes to, "Clean up the maps." He was talking about looking at what is actually on the ground regarding urban mixed use. Poyfair's court orders were written in 1997. The rural and resource lands deserve the same attention.

Best regards,  
Susan Rasmussen

Sent from Windows Mail

RASMUSSEN 2/2





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October 2014

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Name: KAY DALKE

Address: 40011 NE 135<sup>th</sup> Avenue Ambay WA 98601

- Open house location:  October 29, Gaiser Middle School, 3000 NE 99<sup>th</sup> Street, Vancouver  
 October 30, Clark County Fire & Rescue, 911 N. 65<sup>th</sup> Avenue, Ridgefield

Comment:

*Did you take into consideration those parcels that were ~~at~~ in existence as 5A<sup>+</sup> under ~~the~~ that were re-zoned to acres timber in 2007 — Reduce those timber parcels designation Clark County is no longer a timber industry center. In 1992 I asked for relief for unemployed timber workers in Clark County and was informed that the state funds were not available in Clark County because it was not considered a "timber" county*

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

E-mail address: bdalke@scattorcreek.com



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Response, please



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Name: Ginger Burr

Address: 819 NW 379 Street, LaCenter

- Open house location:  October 29, Gaiser Middle School, 3000 NE 99<sup>th</sup> Street, Vancouver  
 October 30, Clark County Fire & Rescue, 911 N. 65<sup>th</sup> Avenue, Ridgefield

Comment:

Has the County made a mistake?  
I bought my <sup>20 acre</sup> property in 1994 and have  
always used it for Agriculture. I recently  
found out I am zoned FR 40. I should be  
Ag 20. Every dept has me as Ag. Every 5  
years I am audited to verify ~~by~~ <sup>my</sup> Ag involvement.  
Please, please review satellite images, Assessor  
Dept; any dept to verify my Ag Status.  
Thank you. My land use has always been Ag!  
Ginger Burr

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

E-mail address: G.BURR2000@yahoo.com



**Other ways to comment:**

<p><b>Submit a comment on the web:</b>  <a href="http://www.clark.wa.gov/planning/2016update/comments">www.clark.wa.gov/planning/2016update/comments</a></p>	<p><b>Submit a comment in writing:</b>          Clark County Community Planning          Comprehensive Plan Alternatives          P.O. Box 9810          Vancouver, WA 98666</p>
<p><b>E-mail your comment to us:</b>  <a href="mailto:comp.plan@clark.wa.gov">comp.plan@clark.wa.gov</a></p>	

**Comments are due November 18, 2014.**

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.

Dear Clark County Board of Commissioners,

RECEIVED OCT 30 2014  
RIDGECREST OPEN  
HOUSE

I am submitting this letter for the public record.

My name is Seth McCauley, I am a local Realtor in Clark County. I have gathered this information from the market. In regards to the zoning of the rural parts of Clark County, I have consistently seen a strong desire for one, two and a half, and five acre parcels from potential land buyers. It would benefit current land owners as well as the market for people who want to live in the rural areas but don't want, or more commonly cannot afford 20 acres.

The alternatives currently presented do not address these changes that would benefit land owners, potential buyers, as well as Clark County as a whole. I would like to see new alternatives proposed addressing smaller zoning in the rural section of Clark County.

Very Respectfully,



Seth McCauley  
Real Estate Broker  
Windermere Stellar  
1804 NE 88th Circle,  
Vancouver, WA 98665  
(971) 322-4679





# COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

October 2014

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

Name: Edward Thomas

Address: 6235 SW Burlingame Ave #106 Portland, OR 97239  
RE: Large Property in ENE La Center (info address)

Open house location:  October 29, Gaiser Middle School, 3000 NE 99<sup>th</sup> Street, Vancouver  
 October 30, Clark County Fire & Rescue, 911 N. 65<sup>th</sup> Avenue, Ridgefield

Comment:

I and my family are fully against the proposal to transition FIR-40 to FIR-20 zoning due the ~~extra~~ tax burdens of our land would receive from the ~~the~~ New division on the tax maps. We are try to preserve old growth trees and cannot support added tax burdens. The county already cut off 18 ac. of our land w/ a county road development (that destroyed a developed well) and ~~packed up~~ resulted in an increase in tax of the smaller parcel due to its different zoning

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](http://www.clark.wa.gov/planning/2016update/comments)

**E-mail your comment to us:**

[comp.plan@clark.wa.gov](mailto:comp.plan@clark.wa.gov)

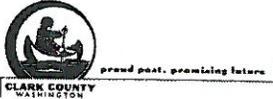
**Submit a comment in writing:**

Clark County Community Planning  
Comprehensive Plan Alternatives  
P.O. Box 9810  
Vancouver, WA 98666

**Comments are due November 18, 2014.**

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# COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

October 2014

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

Name: Phil and Millie Thomas

Address: 20708 N.E 72<sup>nd</sup> Ave. B.G. WA 9864

Open house location:  October 29, Gaiser Middle School, 3000 NE 99<sup>th</sup> Street, Vancouver  
 October 30, Clark County Fire & Rescue, 911 N. 65<sup>th</sup> Avenue, Ridgefield

Comment:

When the Property was made into <sup>10</sup> 20 acres  
own farm (at 17213 N.E 72<sup>nd</sup> Ave. Van WA) was  
zoned 5 acres. It was then changed to 20 acres,  
Why can't it be put back in 5 acres? We have  
no intention of changing its farm status in the  
next 20 years but due to growth in the future it  
might need to be rezoned. That would save the  
county effort and expenses  
Changing it to 10 acres is ok. as that  
won't change its farm designation.  
Millie Thomas

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

E-mail address: Phil Millie @ Comcast . Net



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