

RECEIVED  
MAY 19 2017

May 15, 2017

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

***RE: Proposed zoning R-10 to R-20***

To Whom It May Concern:

I would like to indicate my support to keep the zoning in place for permitting development on a 10 acre parcel, see enclosed letter dated 5/12/2017. My opinion is, that if the county changes the zoning to a minimum lot size 20 acres it will not adversely impact the buffer on natural resource designated lands. If you change this zoning, back to R-20 you will be devaluing the smaller property owners land value and they may not be able to utilize their property for their intended purposes.

Sincerely,

William R. Kellis

Property owner of parcel #'s 262587000 & 2626330000 in Clark County



proud past, promising future

CLARK COUNTY  
WASHINGTON

## COMMUNITY PLANNING

May 12, 2017

Dear Property Owner:

This letter is to let you know that a change is proposed for the zoning of your property, and how you may give input to the County about the proposal. Your property has been zoned R-10 (Rural, 10 acre minimum) since Clark County updated its comprehensive plan in June 2016. Prior to that, it had been zoned R-20 (Rural, 20 acre minimum) for almost 20 years.

Clark County's updated Comprehensive Growth Management Plan 2015-2035 was adopted by the Board of County Councilors (Board) on June 28, 2016. The plan was appealed to the Growth Management Hearings Board (GMHB). The GMHB ruled on March 23, 2017 that certain portions of the 2016 plan update had not complied with the requirements of the Growth Management Act (GMA). The GMHB remanded back to the county for corrective action the County's noncompliance, which included changing the AG-20 zone to AG-10, and the FR-40 zone to FR-20.

Your property was one of 283 parcels that were changed from R-20 to R-10 in conjunction with the AG-20 and FR-40 zoning changes. In order to come into compliance with the GMHB, the County proposes changing back to R-20 the R-10 parcels. That is because the original R-20 designation was itself part of an action taken on a remand order from the GMHB, and the R-20 lands were to act as buffers to Natural Resource designated lands. County staff are in the process of drafting these changes.

The Planning Commission will consider this proposal at a public hearing at 6:30 p.m. Thursday, May 18, at the Public Service Center, Sixth Floor, 1300 Franklin St., Vancouver. The Board is to hear the compliance proposals at 10 a.m. on Tuesday, June 20 at the same location.

The proposed map is on the county website at <https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes> Planning staff also are available to answer questions at (360) 397-2280. You may comment in person at a public hearing or via email to [Sonja.Wiser@clark.wa.gov](mailto:Sonja.Wiser@clark.wa.gov) or mail to the Clark County Planning Commission, c/o Community Planning, PO Box 9810, Vancouver, WA 98666-9810.

Sincerely,

Oliver Orjiako, Community Planning Director