

Wiser, Sonja

From: Euler, Gordon
Sent: Friday, May 19, 2017 2:02 PM
To: 'vsheadel@gmail.com'
Cc: Wiser, Sonja
Subject: FW: Quick question:comprehensive plan change

Vonnie:

Thanks for coming to the Planning Commission meeting last night and for getting in touch with the county. Responses to your questions are below, by number.

1. Parcel 275688000 was zoned FR-40 prior to 2016 comprehensive plan update. FR-40 means forest resource with a minimum parcel size of 40 acres. As part of the 2016 plan update, all parcels in the county zoned FR-40 were changed to FR-20. This was an attempt by the county to give some relief to rural property owners who might want to divide their properties. This part of the comprehensive plan update was appealed to the Growth Management Hearings Board (the first stop for an appeal), and the ruling by the Hearings Board on this was against the county, that is, the county erred in taking this action. The Board of County Councilors decided not to appeal the ruling. So, to comply with the ruling, we propose to return all FR-20 properties back to FR-40. In any case, your parcel size is 28+ acres, so regardless of whether the zoning is/was FR-40 or FR-20, the parcel is not legally dividable.

2. Tier II is the comprehensive plan designation, which is implemented by zoning of FR-40. (The other forest zone in the county is FR-80, which implements a Tier I comprehensive plan designation). This has no effect on your property—it just describes how your property is classified in the land use sense.

3. There will be a Board of County Councilors public hearing on the Planning Commission recommendation on Tuesday, June 20, 10:00 a.m. in the Hearing Room at 1300 Franklin in Vancouver (where the Planning Commission met last night). The Board has expressed its desire to come into compliance with the Hearings Board ruling; to do so means going back to the zoning in place prior to the comprehensive plan update.

Let me know if you have other questions.

Gordy Euler
Clark County Community Planning

From: Wiser, Sonja
Sent: Friday, May 19, 2017 11:13 AM
To: 'Vonnie Sheadel'
Cc: Euler, Gordon
Subject: RE: Quick question:comprehensive plan change

Gordy, can you address – thanks and cc me

From: Vonnie Sheadel [<mailto:vsheadel@gmail.com>]
Sent: Friday, May 19, 2017 10:20 AM
To: Wiser, Sonja
Subject: Quick question:comprehensive plan change

This is probably a very busy day for you! I appreciate you taking the time to read my note now. I'm going out of town next week and I don't want to leave it hanging.

I went to the meeting last night about the comprehensive plan compliance. Looking at the map left me with a confusion about our **parcel #275688000 at 18206 NE 399 street.**

1. #275688000 has always been 20A minimum. The map shows it in F-40. Is it indeed changing from 20 to 40 acre minimum? If that is the case, What can we do now to ensure that change doesn't take place. That wouldn't have anything to do with the compliance issue in question. It is only 28A, so doesn't have immediate effect, but don't want to make it more restrictive for future options. Our eventual goal is to divide it in 2 to will to our 2 children who appreciate the forest and natural reserve.

2. The map online shows it in Tier 2. I don't know what Tier 2 means. Could you explain what effect that has to our property please.

3. What is the deadline for public input for this?

Please call or e-mail me today to answer whichever of these can be addressed today.

Thank you--sincerely!

Vonnie Sheadel
360-609-5197