

From: [thorsten.lundsgaarde](#)
To: [Bart Catching](#)
Cc: [Sonja Wisner](#); [Ally Barg](#)
Subject: Re: Clark Co. residential rezoning inquiry
Date: Monday, December 11, 2023 9:02:22 PM

Hi, Bart.

Thanks so much for getting back with me.

I am looking to rezone to maximum capacity for additional residential development on our acreage, whether that is only R-1 or other zoning accommodating more concentrated development, and look forward to hearing back.

Greatly appreciate your help in facilitating the review/consideration.

Thank you kindly,
Thorsten Lundsgaarde
13038 NE Sumac Ct
Brush Prairie, WA 98606
360-991-8467

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From: Bart Catching <Bart.Catching@clark.wa.gov>
Sent: Monday, December 11, 2023 3:24:20 PM
To: thorsten.lundsgaarde <docthorl@msn.com>
Cc: Sonja Wisner <Sonja.Wisner@clark.wa.gov>; Ally Barg <Ally.Barg@clark.wa.gov>
Subject: RE: Clark Co. residential rezoning inquiry

Thorsten,

Apologies that I did not respond earlier. I did not initially see your question included in the comment section of your online form submittal. Normally we would have you apply for an annual review zone change and we would analyze your request through the preapplication process.

However, because the annual review process is suspended until September 30, 2025, during the comprehensive plan periodic update, your request is to be compiled with other site-specific requests.

Whether or not the property can reasonably be rezoned to such a high density is not a question that can be answered at this time, but to give you some context; the next nearest zone of higher density is the Rural Center Residential-1 acre minimum area to the south. So jumping from your current Rural-5 zone to a much higher density of 5 or more units per acre would likely be difficult, especially in an area of limited urban services. Regardless, your request will be included in the list with other such requests which will be compiled by staff for further review next year.

Thank you for your patience during the comp plan update process, and let me know if you have further questions or would like a phone call.



Bart Catching, CFM

Planner III
COMMUNITY PLANNING

564.397.4909

From: Sonja Wiser <Sonja.Wiser@clark.wa.gov>
Sent: Friday, December 8, 2023 12:06 PM
To: thorsten lundsgaarde <docthorl@msn.com>; Ally Barg <Ally.Barg@clark.wa.gov>
Cc: Bart Catching <Bart.Catching@clark.wa.gov>
Subject: RE: Clark Co. residential rezoning inquiry

Good afternoon Thorsten; I will forward your email to Bart. Thank you for your inquiry

From: thorsten lundsgaarde <docthorl@msn.com>
Sent: Friday, December 8, 2023 10:56 AM
To: Sonja Wiser <Sonja.Wiser@clark.wa.gov>; Ally Barg <Ally.Barg@clark.wa.gov>
Cc: thorsten lundsgaarde <docthorl@msn.com>
Subject: Re: Clark Co. residential rezoning inquiry

Good morning!

I just wanted to follow up with you: I haven't heard anything from Bart Catching to date regarding a rezoning request for my residential property.

Would you mind checking to see if he might not have received the inquiry (?spam)?

Thank you very much.

Sincerely,
Thorsten Lundsgaarde
13038 NE Sumac Ct
Brush Prairie, WA 98606
360-991-8467

From: Sonja Wiser <Sonja.Wiser@clark.wa.gov>
Sent: Monday, November 13, 2023 6:41 AM
To: thorsten lundsgaarde <docthorL@msn.com>; Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Cc: Anne Cost <annecost1@gmail.com>; Ally Barg <Ally.Barg@clark.wa.gov>

Subject: RE: Clark Co. residential rezoning inquiry

I will forward your inquiry to Bart Catching. Thank you

From: thorsten lundsgaarde <docthorL@msn.com>
Sent: Friday, November 10, 2023 10:20 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Cc: thorsten lundsgaarde <docthorL@msn.com>; Anne Cost <annecost1@gmail.com>
Subject: Clark Co. residential rezoning inquiry

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Good morning.

I am following up on my prior inquiry regarding zoning change for our property located at:

13038 NE Sumac Ct
Brush Prairie, WA 98606

I am wondering if the land can be rezoned to allow for residential property development on as little as 5000-10000 sf within the 3.62 acre property, or what the minimum sub-dividable square footage might be if rezoning is permitted.

We are currently zoned R5, but there has been substantial residential development in our immediate surrounding area of late on much smaller lots.

If rezoning at this time is possible, please let me know how to proceed with application for same.

Thank you.

Sincerely,
Thorsten Lundsgaarde/homeowner
13038 NE Sumac Ct
Brush Prairie, WA 98606
360-991-8467

From: [Sonja Wiser](#)
To: [Cnty 2025 Comp Plan](#); [Bart Catching](#); [Jose Alvarez](#); docthorl@msn.com
Subject: RE: Comprehensive Plan Update Comments
Date: Tuesday, November 7, 2023 2:02:37 PM

Good afternoon Thorsten:

Thank you for your comments related to the 2025 Comp Plan/Climate Change. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email have been added to our database to receive future communications related to the 2025 Comp Plan. Please let us know if you have further questions. Thank you.

<https://clark.wa.gov/community-planning/2025-update-public-comment>

From: Clark County <webteam@clark.wa.gov>
Sent: Tuesday, November 7, 2023 1:40 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Tue, 11/07/2023 - 1:40 PM

First Name

thorsten

Last Name

lundsgaarde

Email Address

docthorl@msn.com

Phone Number

[3609918467](tel:3609918467)

Address

13038 NE Sumac Ct
brush prairie, Washington. 98606

Message Subject

inquiry

Comments

Is it possible to rezone my referenced property to allow for additional residential development within the 3.62 acre parcel? Thank you. TL

13038 NE Sumac Ct
Brush Prairie, WA 98606
360-991-8467

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