

From: [Sonja Wiser](#)
To: AnaSolorio@bhhsrep.com
Cc: [Bart Catching](#)
Subject: 19600 NW 55th Ave Ridgefield, WA 98642
Date: Thursday, January 25, 2024 11:45:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Dear Ana: Thank you for your comments related to the 2025 Comp Plan. 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: Sonja Wiser <Sonja.Wiser@clark.wa.gov>
Sent: Friday, December 29, 2023 9:59 AM
To: Ana Solorio <AnaSolorio@bhhsrep.com>; Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Cc: Bart Catching <Bart.Catching@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Subject: RE: 19600 NW 55th Ave Ridgefield, WA 98642

I will refer your inquiry to Bart Catching. Thank you

From: Ana Solorio <AnaSolorio@bhhsrep.com>
Sent: Friday, December 29, 2023 8:37 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Re: 19600 NW 55th Ave Ridgefield, WA 98642

Good morning,

May we please request a zone change for property 19600 NW 55th Ave Ridgefield, WA 98642. It's currently 10acres zone AG-20 and my client would like to divide to build a home for her daughter. I reached out to county and they provided your information (please see email below)

Thank you, Ana Solorio
Berkshire Hathaway HomeServices NW

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From: Cnty CommDev Land Use <landuse@clark.wa.gov>
Sent: Friday, December 29, 2023 8:31 AM
To: Ana Solorio <AnaSolorio@bhhsrep.com>
Subject: RE: 19600 NW 55th Ave Ridgefield, WA 98642

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The only other way to possibly divide this property is to proceed with a zone change through our Community Planning Department, [annual review process](#). Currently, zone changes has been postponed till mid-2025. However, you can make a site specific request comment at this link: <https://clark.wa.gov/community-planning/comp-plan-comments>.

Another option is for a temporary hardship. In this case, the structure needs to be a manufactured home. You can contact the Permit Center with any questions on how to permit a hardship. I am including links to the handouts from their site. You can contact them at cnty.permitservices@clark.wa.gov. This is the most popular way to permit second living quarters on a site.

Manufactured Hardship – <https://clark.wa.gov/media/document/55849>

Affidavit - <https://clark.wa.gov/media/document/55850>

Renewal - <https://clark.wa.gov/media/document/76911>

Thank You,



Jonathan Moua *he/him/his*

Planning Technician I

COMMUNITY DEVELOPMENT – LAND USE

(564) 397-4489



From: Ana Solorio <AnaSolorio@bhhsrep.com>

Sent: Friday, December 29, 2023 8:22 AM

To: Cnty CommDev Land Use <landuse@clark.wa.gov>

Subject: Re: 19600 NW 55th Ave Ridgefield, WA 98642

Is there any way around this? With new developments going up - is there a way to submit to partition or

My client is looking to build for her daughter

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From: Cnty CommDev Land Use <landuse@clark.wa.gov>

Sent: Friday, December 29, 2023 6:28:55 AM

To: Ana Solorio <AnaSolorio@bhhsrep.com>

Subject: RE: 19600 NW 55th Ave Ridgefield, WA 98642

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Good morning,

The proposed site provided is located in the AG-20 zone. In this zone, it requires a minimum of 20 acres for a newly created lot. As the current configuration is only 10 acres and is already below the minimum lot acreage, it cannot be divided any smaller.

Table 40.210.010-2. Lot Requirements				
Zoning District	Use/Activity	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
FR-80	All Uses	80 ¹ or legally described as one-eighth (1/8) of a section	660 ²	None
FR-40	All Uses	40 ¹ or legally described as one-sixteenth (1/16) of a section	660 ²	None
AG-20	All Uses	20¹ or legally described as one-thirty-second (1/32) of a section	660²	None
AG-WL	Agricultural	20 or legally described as one-thirty-second (1/32) of a section	None	None
	Wildlife game management	20 or legally described as one-thirty-second (1/32) of a section	None	None
	Public interpretive/educational uses	N/A	None	None
	Single-family dwellings	160 or legally described as one-fourth (1/4) of a section	None	None
	Plant nurseries	20 or legally described as one-thirty-second (1/32) of a section	None	None
	Silviculture	20 or legally described as one-thirty-second (1/32) of a section	None	None
	Public recreation accessways and associated parking and trails	N/A	None	None

¹ The following uses may be permitted on newly approved lots of less than the minimum parcel size:

- a. Utilities, structures and uses including but not limited to utility substations, pump stations, wells, watershed intake facilities, gas and water transmission lines and

telecommunication facilities.

b. Dams for flood control and hydroelectric generating facilities.

² Minimum lot width – One hundred forty (140) feet for legal lots created under Section [40.210.010\(D\)](#).

Thank You,



Jonathan Moua *he/him/his*

Planning Technician I

COMMUNITY DEVELOPMENT – LAND USE

(564) 397-4489



From: Ana Solorio <AnaSolorio@bhhsrep.com>

Sent: Thursday, December 28, 2023 3:51 PM

To: Cnty CommDev Land Use <landuse@clark.wa.gov>

Subject: 19600 NW 55th Ave Ridgefield, WA 98642

CAUTION: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Are you able to divide partitioners subdivide this property? My client is looking to partition to two 5 acre lots and build.

Thank you, Ana Solorio

Berkshire Hathaway HomeServices NW

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