

From: [Sonja Wiser](#)
To: [Cnty 2025 Comp Plan](#); 7723549@gmail.com; [Bart Catching](#)
Subject: RE: Comprehensive Plan Update Comments
Date: Wednesday, February 28, 2024 7:54:28 AM

Dear Jake: Thank you for your comments related to the 2025 Comp Plan/ Parcel #986061641. 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>

986061641

From: Clark County <webteam@clark.wa.gov>
Sent: Tuesday, February 27, 2024 7:18 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Tue, 02/27/2024 - 7:17 PM

First Name

Jake

Last Name

Prouty

Email Address

7723549@gmail.com

Phone Number

[3607723549](tel:3607723549)

Address

25960 NE Rawson Rd
Brush Prairie, Washington. 98606

Message Subject

Zoning request change

Parcel Number

986061641

Comments

February 26, 2024

Clark County Council
County Community Planning
Clark County Planning Commission

P.O. Box 5000
Vancouver, Washington 98666

For the Public Record

Re: Comprehensive Plan 2025 update and zone change request for an 80 acre parcel # 986061641 owned by:

Jake and Amy Prouty
25960 NE Rawson Road
Brush Prairie, Washington 98606

Dear Councilors, Planning Commission and Community Planning,
We are requesting a zoning change to parcel #986061641 from FR-80 to R-10 in the review of the Comprehensive Plan. It is a parcel of land that borders on the North of our five acre homesite, located at 25960 NE Rawson Road, Brush Prairie, Washington, 98606, which has a 5 acre Rural zone. The change request parcel was previously zoned Rural Estate 5 - 10 acre, and Forest 20 acre. The properties bordering to the South and West range from 2.5 acres, 5 acres, 10 acres and 20 acres in size. The previous timber company had 20 acre forest zoning in the past, but when they sold the parcels after harvest, they were in the 80 acre forest zone, and had to divide the land accordingly. The change in zoning was a severe financial loss to them, as they likely were depending on the 20 acre zone. The soils are Olympic series and not considered prime forest soil. The Douglas-fir 50 year site index is 125, meaning a dominant Douglas fir can grow 125 feet in height at 50 years on these soils. The rocky and steep slopes are not ideal for continuing the cost, upkeep and maintenance of a large tree farm. The larger parcel would be too expensive for someone to purchase as a tree farm, given the production rate of growth. Due to the productivity of the site, vegetation management is crucial to the survival and growth of planted trees. We believe that with the 10 acre Rural zoning, it would be affordable for someone who wants to live on the land and willing to manage the trees for that time span. In our area, 10 acre parcels would make good home sites with small individual tree farms. The property has road access from both Westerholm Road and Rawson Road.

We are asking that you will honor our request to change the parcel zoning from 80 acre Forest to 10 acre Rural, as we believe that smaller manageable tree farms with homesites is the highest and best use of the land.

Thank you for your time and attention to this request.

Sincerely,

Jake and Amy Prouty
25960 NE Rawson Road
Brush Prairie, Washington 98606 Phone: (360) 772-3549

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February 26, 2024

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County Community Planning
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