

**From:** [Sonja Wiser](#)  
**To:** [Ken Miles](#); [Cnty 2025 Comp Plan](#); [Bart Catching](#)  
**Subject:** RE: Site Specific Request - Country View Estates  
**Date:** Thursday, March 7, 2024 2:26:00 PM  
**Attachments:** [county\\_rezone\\_request.pdf](#)

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Dear Ken: Thank you for your comments related to the 2025 Comp Plan/County View Estates. 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>

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**From:** Ken Miles [kemiles@comcast.net](mailto:kemiles@comcast.net)  
**Sent:** Thursday, March 7, 2024 12:50 PM  
**To:** Cnty 2025 Comp Plan [comp.plan@clark.wa.gov](mailto:comp.plan@clark.wa.gov)  
**Cc:** Ken Miles [kemiles@comcast.net](mailto:kemiles@comcast.net)  
**Subject:** Site Specific Request - Country View Estates

**EXTERNAL:** 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.

Per the instructions at <https://clark.wa.gov/community-planning/2025-update-site-specific-requests>, attached please find our request for a zoning amendment for our neighborhood, Country View Estates. We ask that this amendment be executed as a component of the 2025 Comprehensive Growth Management Plan update. In summary, the request is that:

1. Our neighborhood of 15 one-acre lots be rezoned from the present AG-20 to one-acre residential.
2. The neighborhood continue to remain outside of the Urban Growth Boundary. The UGB currently runs along the neighborhood's northern and western boundaries.

Sincerely,

Ken Miles

On Behalf of the residents of Country View Estates

[kemiles@comcast.net](mailto:kemiles@comcast.net)

360-216-3383

3404 NE Country Dr  
Camas, WA 98607  
March 7, 2024  
360-216-3383

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

Subject: Rezone request for Country View Estates

We respectfully request that our neighborhood known as Country View Estates, platted in 1987 as a cluster development of 15 one acre lots (book H, P345) be rezoned from AG20 to one acre residential as a part of the 2025 Growth Management Plan Update. The land has been in continuous residential use since originally platted.

The neighborhood is no longer a cluster, the remainder lot having been annexed by the City of Camas which is currently overseeing development of a subdivision on that parcel (#173157000).

The urban growth boundary (and Camas city limits) currently runs along the western and northern borders of our neighborhood placing us outside of the UGB, and we wish to remain outside of that boundary.

This request is pursuant to RCW 36.70A.070 which calls for the county to create a comprehensive growth management plan with a land use element that includes documenting the extent and location of land for agriculture, housing, commerce, etc.

Benefits for correcting the zoning of our neighborhood include:

1. For the county, the accuracy of numbers reported in the comprehensive plan as required by RCW 36.70A.070 will be improved.<sup>1</sup>
2. Neighborhood residents will benefit by constraining the City of Camas and future developers from invoking the zoning of this neighborhood as a loophole to escape having to comply with Camas Municipal Code 18.09.080.B concerning lot sizes along the boundaries of new developments when abutting lower density residential neighborhoods<sup>2</sup>.
3. Residents will also benefit from streamlined rules for boundary line adjustments. The county currently classifies the lots as “legal nonconforming”<sup>3</sup> because of the agricultural zoning, and as a result, places additional constraints on any BLA applications.

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1 The current plan “Comprehensive Growth Management Plan 2015-2035” in Table 1.1, P26, details the number of acres in inventory by land use type and identifies the source as the Clark County GIS. As the GIS appears to employ the zoning designation to tabulate acreage by land use type, the results are skewed somewhat for this neighborhood, and any other with a similar platting history (e.g. other cluster developments).

2 As occurred on June 24, 2016 in the Notice of Decision, Green Mountain Estates Subdivision (file SUB15-02) P10, City of Camas. “Country Estates subdivision, and properties abutting the north boundary are zoned AG-20... Therefore 18.09.080B is inapplicable to lots abutting those boundaries of the site.” City of Camas Planning Division. The result is that 7,000 sq. ft lots are being developed along the border with our one acre lot neighborhood rather than the 14,000 sq. ft lots as required by CMC 18.09.080.B.

3 <https://www.codepublishing.com/WA/ClarkCounty/?clarkco40/clarkco40530/clarkco40530010.html>

Attached please find:

Property ID number table identifying lots in the neighborhood.

Copies of petitions supporting this request signed by over 85% of owners of properties in the neighborhood. There are two formats: a physical petition and an online petition hosted at <https://www.openpetition.org/us/petition/online/rezone-country-view-estates>. Property owners have signed one or the other, but not both.

I will serve as the contact person for our neighborhood on this matter.

Please contact me regarding the specifics for moving this request forward.

Sincerely,

A handwritten signature in black ink that reads "Ken Miles". The signature is written in a cursive, flowing style.

Ken Miles  
On behalf of Country View Estates Property Owners

Property ID numbers defining the Country View Estates neighborhood are as follows:

<b>Lot Number</b>	<b>ID Number</b>
1	173156002
2	173156004
3	173156006
4	173156008
5	173156010
6	173156012
7	173156014
8	173156016
9	173156018
10	173156020
11	173156022
12	173156024
13	173156026
14	173156028
15	173156030



## petition Rezone Country View Estates

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Ken Miles  
3404 Country View Dr  
98607 Camas, WA, Vereinigte Staaten

**TO:** Community Planning of Clark County

### Petition:

We respectfully request that Clark County rezone our neighborhood of 15 lots, Country View Estates, from AG-20 to one acre residential lots. This neighborhood was created by the county in 1987 as a cluster development in an AG-20 zone. It is no longer a cluster. The remainder lot has been annexed by the City of Camas and is currently under development as a residential subdivision. This neighborhood currently resides outside of the urban growth boundary and we wish for our neighborhood to continue to remain outside of it.

### Reason:

Rezone requests are considered only once every 10 years by Clark County during the periodic Comprehensive Plan Update cycle.

### On behalf of all signatories:

+++ Attention +++ Signature lists with personal data are not intended for publication +++ For internal use only +++

No.	Full Name	Address	City	Date	Signature	Notice
1	Ken Miles	3404...	98607 Camas, WA	02/24/2024	KEN MILES	
2	Jeff Hendricks	2900...	98607 Camas	02/28/2024	JEFF HENDRICKS	
3	Ya Nan Chia	2300...	98607 Camas	02/28/2024	YA NAN CHIA	
4	Charles Kazmar	2300...	98607 Camas	02/28/2024	CHARLES KAZMAR	
5	Rebecca Johnson	3311...	98607 Camas	02/29/2024	REBECCA JOHNSON	
6	Timothy Case	3402...	98607 Camas	03/04/2024	TIMOTHY CASE	
7	Keith alexander	3100...	98607 Camas	03/04/2024	KEITH ALEXANDER	
8	Elena Yasinskiy	3408...	98607 Camas	03/04/2024	ELENA YASINSKIY	
9	Timothy Ignacio-Vu	3312...	98607 Camas, WA	03/05/2024	TIMOTHY IGNACIO-VU	
10	Randy Murphy	2311...	98607 Camas	03/06/2024	RANDY MURPHY	

**These signatures were collected via openPetition,**

**Link to petition:** <https://www.openpetition.org/us/petition/online/rezone-country-view-estates>

**Contact to openPetition:** [info@openpetition.net](mailto:info@openpetition.net) | openPetition gemeinnützige GmbH | Am Friedrichshain 34 | 10407 Berlin