

From: [Sonja Wiser](#)
To: [Cnty 2025 Comp Plan](#); canter.steve@yahoo.com; [Bart Catching](#)
Subject: RE: Comprehensive Plan Update Comments
Date: Monday, March 18, 2024 7:47:22 AM

Dear Stephen: Thank you for your comments related to the 2025 Comp Plan/Parcel #222323. 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: Thursday, March 14, 2024 9:34 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Thu, 03/14/2024 - 9:34 PM

First Name

Stephen

Last Name

Canter

Email Address

canter.steve@yahoo.com

Phone Number

[360 903-7401](tel:3609037401)

Organization/Agency Name

Triple C Farm

Address

32609 NE Fuller Rd

LA CENTER, Washington. 98629

Message Subject

Site Specific Update Request

Parcel Number

222323

Comments

Greetings,

I am writing these comments in support of our site specific request for consideration in the Comp Plan Update in 2025.

My wife, Judy Canter, and I own just under 60 acres of AG-20 zoned land on four tax lots a ways east of La Center's UGA. We have lived and farmed on the property since 1977. We moved here to help her parents operate a small dairy. We have continued with beef cattle and hay production but recently have started transitioning to raising vegetables and other produce along with Christmas Trees. Judy and our daughter have formed a Partnership LLC (Mindful Creations) and have been regular vendors at La Center and Ridgefield Farmer's Markets along with numerous CSA accounts for the last several years.

Our daughter and her family live on tax lot 222384, a one acre parcel created when Judy's parents sold it on a contract to their son. At the time, it had an older double wide mobile home that Judy's grandparents had lived in. It was placed in 1970 with its own permitted septic system. Their son applied for a new mobile home placement permit that was denied because the one acre lot created by the contract did not meet the short platting criteria at the time. They pivoted and applied to place it with a hardship permit, which was granted. He was able to obtain financing on the non-conforming lot and proceeded to place a triple wide 4 bedroom home on tax lot 222384 in place of the existing double wide in 1996. From the record, he did not follow through on inspections required in the placement permit and certainly not the timeline limitations on the hardship permit.

Fast forward to 2013. Foreclosure, Eviction, and 222384 was sold on the courthouse steps to the highest bidder. It passed through several holding companies attempting to make an internet sale. Judy and I made several unsuccessful attempts to buy it at auction. After two years, the current owner requested a legal lot determination from Clark County. It was denied. The whole sordid story is available in MZR 2015-00043. After the denial, we were able to negotiate with the holding company and they agreed to sell us the property in 2015. MZR 2015-0043 was very clear that tax lot 222384 WILL be recombined with tax lot 222323, from whence it came. Judy and I now own 222323, 21.43 acres when combined with 222384. It will have 2 single family residences. Our son in one, and our daughter in the other. They are "clustered" and share the same driveway approach. 222323 was the perfect candidate to split into two 10 acre legal lots when we had the short lived AG-10 zoning designation after the last Comp Plan update.

My wife and I are both in our seventies. We have no plans or desire to sell any of our property...only to pass it along to our children through a trust/will. We respectfully request consideration to change the zoning for tax lot 222323 from Ag-20 to R-10 to re-open an avenue to legitimize, through current short platting criteria, the single family residence located since 1970 on 323384. All of the AG activities we are currently involved with can continue and would seem to be a perfect fit under R-10 in the future.

Sincerely,
Steve and Judy Canter

