

From: [Sonja Wiser](#)
To: [Justin France](#); [Cnty 2025 Comp Plan](#); [Bart Catching](#); [Rebecca Messinger](#)
Subject: RE: Comprehensive plan update
Date: Monday, March 18, 2024 7:19:22 AM

Dear Justin: Thank you for your comments related to the 2025 Comp Plan/ Property Tax ID Number 222321000 for 20 acres. 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: Justin France <5924justin5@gmail.com>
Sent: Friday, March 15, 2024 3:06 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive plan update

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FOR THE PUBLIC RECORD AND THE 2025 COMPREHENSIVE PLAN UPDATE

March 15, 2024

Dear Chair Medvigy, Coucilers Yung, Belkot, Marshall, and Bowerman:

The purpose of this letter is to request Clark County Community Planning change the zone designation of my parcel of land during the 2025 Comprehensive Plan Update process. I own this property, at [5924 NE Lockwood Creek Rd., La Center, WA. 98629](#). Property Tax ID Number 222321000, Abbreviated Description: #11 SEC 6 T4NR2EWM, 20 Acres.

This is a 20 acre parcel of land that borders Lockwood Creek Road and is within the Ag-20 zone. It's been zoned AG-20 for 30 years. Prior to the 1994 Clark County Comprehensive Plan, this change request parcel was previously zoned Rural Estate-5. The properties bordering East across Lockwood Creek Road range from 1.8, 3.6, 5.35 and 4.77 acres. They are zoned Rural -5. The properties bordering to the north and west range from 10, 11, 9 acres

and are zoned Rural-10. The two parcels bordering south and one to the north are 20 acres zoned AG-20. This zone change request parcel and the three bordering to the south and north are all legal lots of record. They were created by a segregation request filed with the Clark County Assessor's Office dated May 18, 1994, by John Becker.

This parcel is currently in agriculture land current use tax status, with one home and an outbuilding. I feel the property would be best suited for Rural-5 zoning. This parcel would be comparable to adjacent parcels with the nearby Rural-5 zoning. I believe this property would be best suited for future rural home sites with the goal of maintaining the rural character and recognizing the predominant parcel size of the area. In addition, both my sons have grown up on this farm and now desire to build their own homes where they once rode their bikes and climbed trees. The current zone does not allow for this. My oldest son is presently serving in the U.S.A.F. and his brother is a Clark County first responder.

I believe a zone change is warranted, will support local planning goals and will more accurately reflect the neighborhood's unique rural character of predominant 5 acre rural home sites.

Thank you,

Justin France