

From: [Jose Alvarez](#)
To: [Jeffrey Delapena](#)
Cc: [Rebecca Messinger](#)
Subject: FW: 2025-2045 Comprehensive Plan Update - Neal Subdivision Proposal
Date: Friday, December 6, 2024 7:40:48 AM
Attachments: [Scan Copy of Subdivion Maps.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

FYI - For the record.



Jose Alvarez he/him/his
Program Manager II
COMMUNITY PLANNING

564.397.4898



From: Lloyd Neal <lloyd@nealconsultingllc.com>
Sent: Thursday, December 5, 2024 7:57 PM
To: Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Cnty ADA Information <ada@clark.wa.gov>
Cc: sue_neal@live.com
Subject: FW: 2025-2045 Comprehensive Plan Update - Neal Subdivision Proposal

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.

Resending with corrected email address.

From: Lloyd Neal
Sent: Thursday, December 5, 2024 7:38 PM
To: jose.alvarez@clark.wa; ada@clark.wa
Cc: sue_neal@live.com
Subject: 2025-2045 Comprehensive Plan Update - Neal Subdivision Proposal

Good evening Mr. Alvarez.

This e-mail is an official request for Clark County to address the Urban Reserve overlay for our area (see attached map) and bring our area into the Urban Growth Boundary (UGB) in 2025.

My wife and I have owned our five-acre parcel of land at 919 NW 914th St, Ridgefield, WA 98642 for over 20 years and have enhanced its value significantly. However, at this phase of life (70's) we are planning for an "ageing in place" option and need to address a less demanding living arrangement.

We have been evaluating two options as follows:

Option 1 (Preferred Option): Divide our current five areas into two parcels, separating our current home and two outbuildings into a 1.7-acre property (see attached plan) and creating a new 1.5-acre building site for a new ageing in place home, single level, no entry steps, wider hallways, ADA complaint and a future eight lots of approximately 10,000 square feet each. We would build the new ageing in place home in 2025 and likely not develop the eight lots until 2030.

Option 2: Divide our current five acres into 14 parcels, separating our current home and two outbuildings into a 1.7-acre property (see attached plan) and creating 13 new lots of approximately 10,000 square feet each.

The challenges of limited housing have created a crisis, and many municipalities are working to correct the problems created by limiting development.

"Across the country, there are states and [municipalities tackling the same pervasive but tedious problem](#): overly restrictive zoning that makes it challenging or nearly impossible to build new housing."

With the largest development in Clark County history happening less than one mile south of us at the corner of 179th St and 11th Ave, it seems appropriate that our proposed subdivision be given serious consideration.

Please let us know if you need any additional information for consideration.

Thank you

Lloyd & Sue Neal

360-607-1908

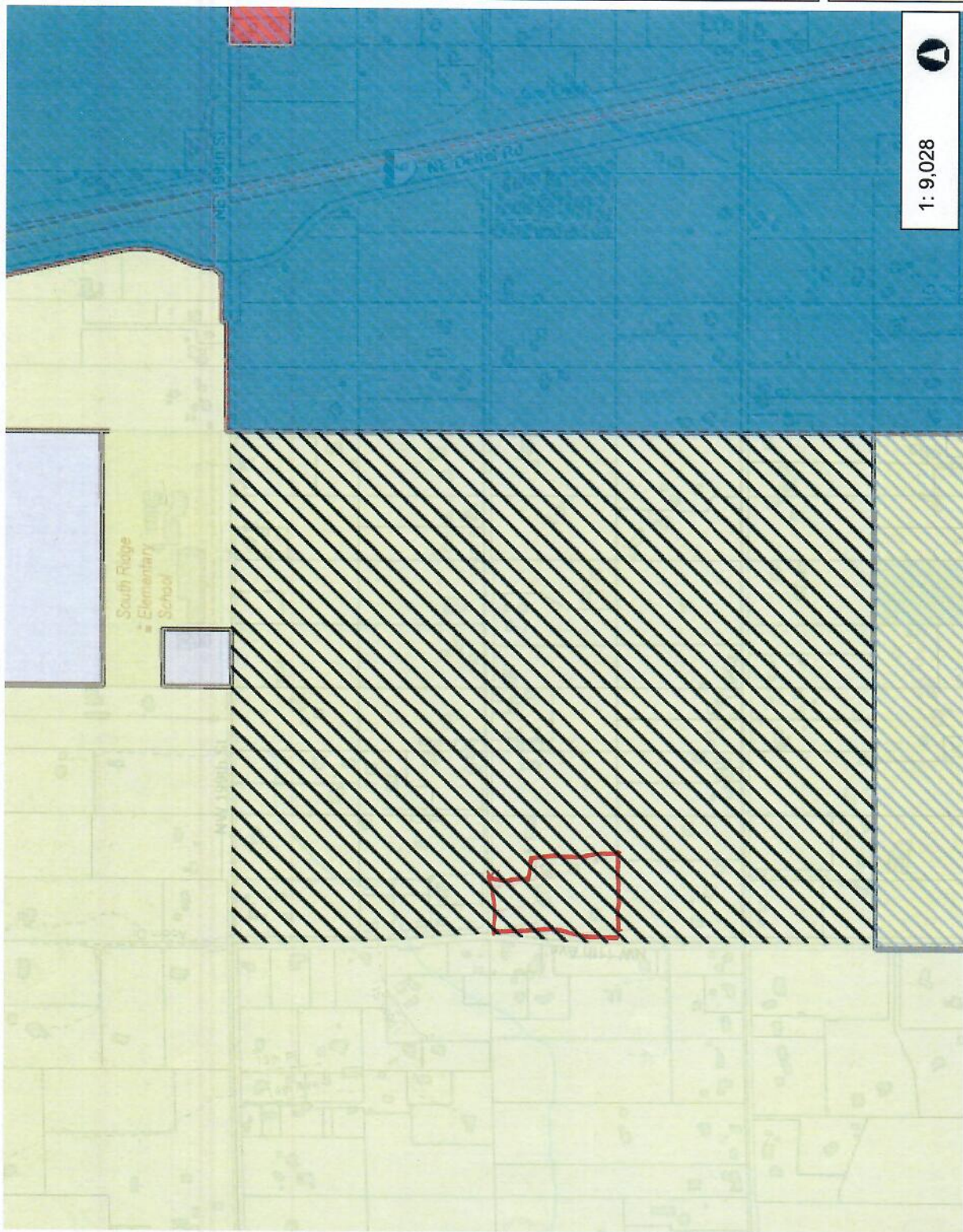
3-19-24 @ 2:45P LOST MSG.

564-397-2375-3



Neal Family Property

Linnus C Clark, WA. 60v



Legend

- Rural Center
- Annexation Plans
 - 1 to 5 Years
 - 5 - 10 Years
 - 10 - 15 Years
 - 15 - 20 Years
- Comprehensive Plan Overlay
 - Urban Reserve
 - Urban Holding
 - Railroad Industrial Urban Reserve
 - Freight Rail Dependent Use
 - Surface Mining
 - Columbia River Gorge Scenic Area
 - Rural Center Mixed Use
- Comprehensive Plan - Outline
- Comprehensive Plan
 - Urban Low Density Residential
 - Urban Medium Density Residential
 - Urban High Density Residential
 - Mixed Use
 - Junction Plan
 - Commercial
 - Industrial
 - Heavy Industrial

Notes:

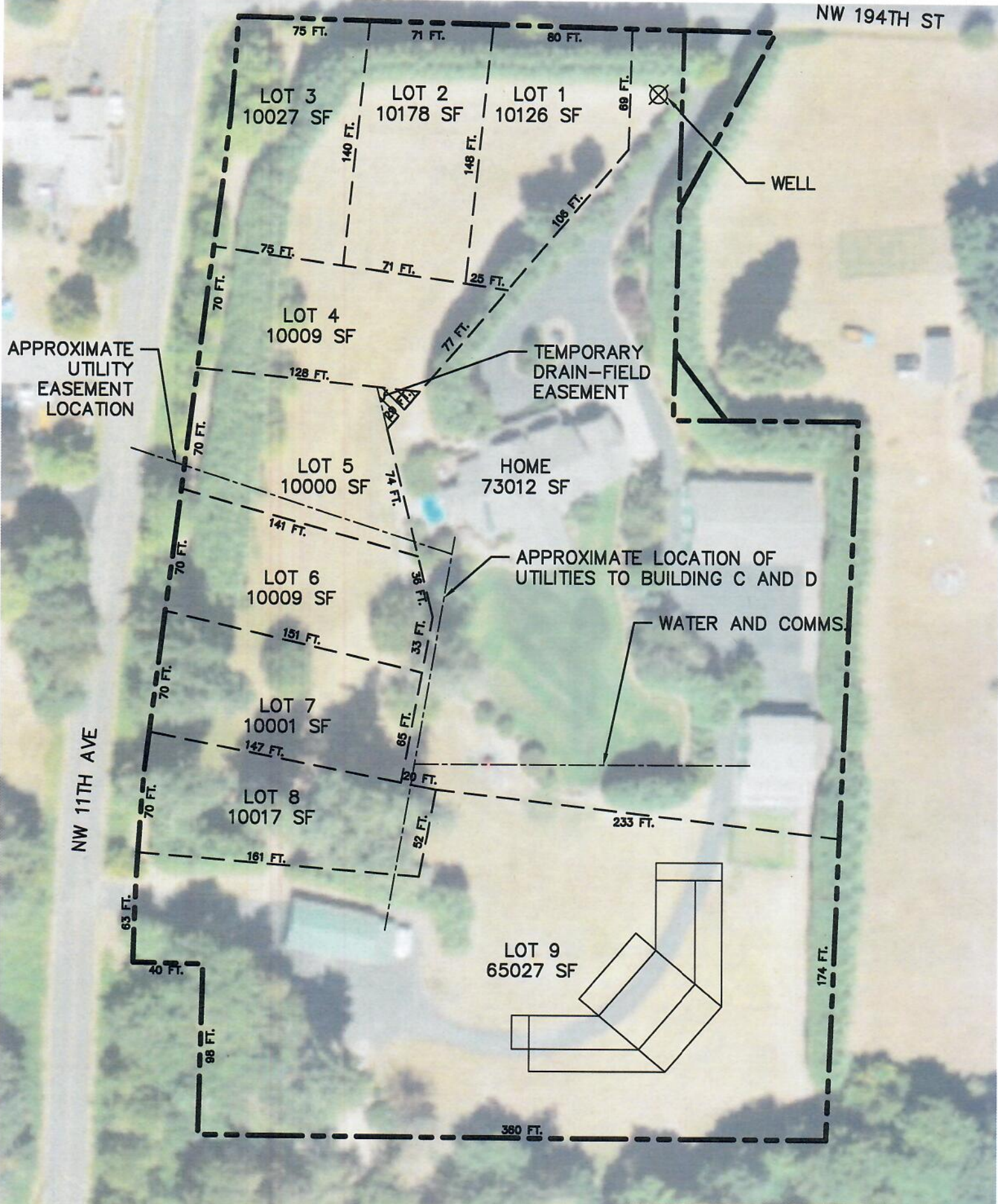
Neal Property

1: 9,028

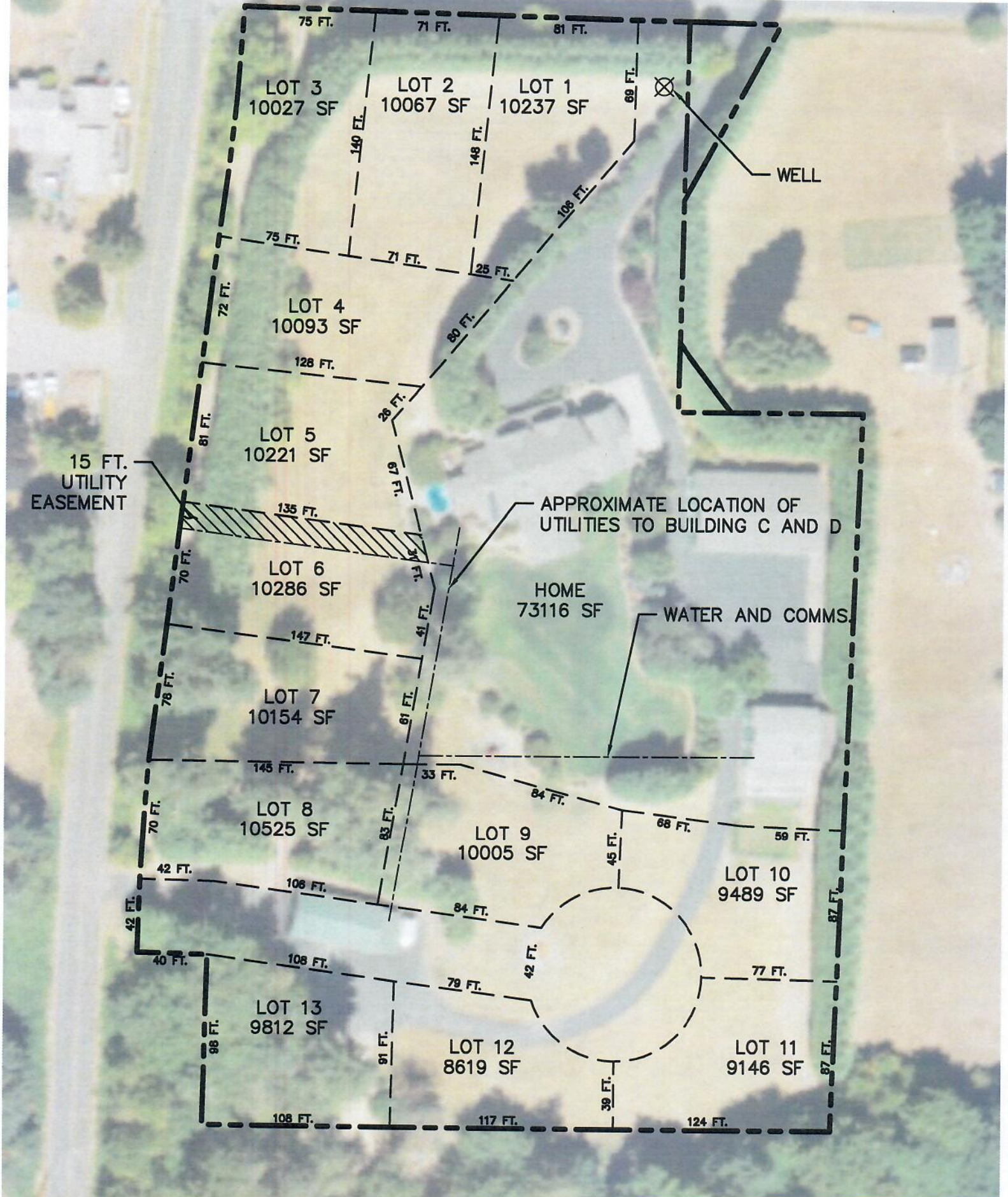


This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>



NEAL HOME
 919 NW 194th St,
 Ridgefield, WA 98642
 August 9, 2024



NEAL HOME
 919 NW 194th St,
 Ridgefield, WA 98642
 September 23, 2024