

**From:** [Susan Ellinger](#)  
**To:** [Jeffrey Delapena](#)  
**Cc:** [Jose Alvarez](#); [Bart Catching](#)  
**Subject:** FW: Planning Commission Schedule for March 2025  
**Date:** Wednesday, March 5, 2025 5:20:39 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Hi Jeff –

Can you please include this in the comp plan record? Thanks!

Susan

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**From:** Brian Rolshoven <brianrolshoven@gmail.com>  
**Sent:** Wednesday, March 5, 2025 5:04 PM  
**To:** Susan Ellinger <[Susan.Ellinger@clark.wa.gov](mailto:Susan.Ellinger@clark.wa.gov)>  
**Subject:** Re: Planning Commission Schedule for March 2025

You need to change this parameter in your mind... farming and forestry  
Basically Amboy and Chelatchie/Amboy is a mix of properties 1/2 acre to 20  
acres.....No forestry or farming occurs here.....the land just goes to rot.  
I was here for the 1990s GMA talks.....they talked about business and services in  
Amboy. and it never came.

Basically the IRS says a Farm may be a farm when acreage hits 670 acres. Anything less  
is a hobby farm.

Forestry is barely viable at weyerhaeuser size. due to the raw log prices still locked at  
1100 per sqft.....per 11 inch top.....its been this price since the late 70s....  
Most of the forestry has moved to the Carolinas due to such low prices.

we need another venue here.....amboy and chelatchie are inside your boundaries...and  
we have flex room to grow....as the rest of the county fills up.  
Light industrial or housing ...by lowering lot sizes to the 1960s level.

On Wed, Mar 5, 2025 at 9:43 AM Susan Ellinger <[Susan.Ellinger@clark.wa.gov](mailto:Susan.Ellinger@clark.wa.gov)> wrote:

Hi Brian –

Thank you for your comments. The rural area is not expected to accommodate large  
amounts of growth but allows for low-density residential development and other traditional

rural uses. The Growth Management Act (GMA) requires that rural development be contained and controlled to ensure the protection of rural character, assure the visual compatibility of rural development with the surrounding rural area, protect environmentally sensitive areas and habitat and protect against conflicts with natural resource uses such as farming and forestry. The GMA also recognize Limited Areas of More Intense Rural Development (LAMIRD's) which we refer to as Rural Center in Clark County that are smaller areas that allow 1 and 2.5 acre zoning. (You can include a map of the Chelatchie and Amboy rural centers.) There is a long history of non-conforming lots in the rural areas of Clark County, with changes to minimum lot sizes in 1980 and 1994 from the one acre minimums that were allowed in 1960's and early 1970's.

We are currently working on an update to the comprehensive plan. This may include mapping and code changes in the county jurisdiction but does not currently include any comprehensive plan map or zoning changes in Amboy or Chelatchie Prairie. Please feel free to [submit a public comment for the comprehensive plan update](#) regarding any changes you would like to see for your property.

As you mention below, guest houses and Rural Accessory Dwelling Units (RADUs) are allowed in the rural areas, including Amboy and Chelatchie Prairie. This webpage: [Residential permits | Clark County](#) provides additional information about applying for residential building permits through the Community Development Department, including guesthouses. Also, attached please find the applicable code regarding RADUs. If you would like additional information or would like to apply for an RADU, please contact Community Development Land Use Review at [landuse@clark.wa.gov](mailto:landuse@clark.wa.gov). Thanks!



**Susan Ellinger**

She/her/hers

Planner III

COMMUNITY PLANNING

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**From:** Brian Rolshoven <[brianrolshoven@gmail.com](mailto:brianrolshoven@gmail.com)>

**Sent:** Thursday, February 27, 2025 9:27 PM

**To:** Jeffrey Delapena <[Jeffrey.Delapena@clark.wa.gov](mailto:Jeffrey.Delapena@clark.wa.gov)>

**Subject:** Re: Planning Commission Schedule for March 2025

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Hi Jeff

We may be interested in planning out here in the Amboy area.  
My group is the Chelatchie Prairie Neighborhood association.  
were a small group of mostly retired people.

We're interested in seeing if we can break down the lot sizes inside the core towns of Amboy and Chelatchie.  
everything here is non conforming. r-5 to r20s and fr.  
Current NEW builders here are challenged by lots that are too big....and inflated builder costs per home.  
The housing median here is 679k which is far beyond the income or skill set that normally is attracted to Amboy and Chelatchie homes.

We are watching a new spec home on 399th built by Lincoln contractors....as the builder is 110,000 below his cost now and still not sold.  
3 other older homes on 5 acres have also dropped their ask and are still on the market over 120 days.

We plan to review the new code changes in our meetings that involve guest houses/adus....as well as review the 3 million dollar study on pressurized liquid effluent of Yacolt.

We do not want the costs to keep out contractors.....nor the kids with incomes stuck at 60k.  
we would also need to hear if any discounts could be made in permits? or short plat fees?

Brian Rolshoven  
CPNA president

On Thu, Feb 27, 2025 at 4:07 PM Jeffrey Delapena <[Jeffrey.Delapena@clark.wa.gov](mailto:Jeffrey.Delapena@clark.wa.gov)> wrote:

A Planning Commission Work Session has been scheduled for Thursday, March 6, 2025, at 5:30 p.m. at the PSC Building, 1300 Franklin Street, 6th floor Training Room, on the below topics:

- Comp Plan Policy: Rural and Natural Resources Element (Chapter 3)
- Comp Plan Policy: Parks, Recreation & Open Space Element (Chapter 7)

There will be **no Work Session or Hearing** held on our regularly scheduled third Thursday, March 20<sup>th</sup>.

Enclosed is the agenda and link to the Planning Commission website. *Please note that the webpage will be updated as more information becomes available.*

<https://clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>