

From: [Amy Wooten](#)
To: [Aubrey Dombroski](#)
Cc: [Jeffrey Delapena](#)
Subject: RE: Lot division
Date: Tuesday, January 20, 2026 1:04:59 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Aubrey,

There is no decision yet. The Planning Commission hearing has been continued. They will be deliberating during a public meeting on January 29th. Information and materials regarding that meeting can be found [here](#).

The Planning Commission will then make a recommendation to Council. Those meetings are not yet scheduled. Thanks for your inquiry. Amy



Amy Wooten
She/her/hers
Planner III
COMMUNITY PLANNING

564.397.4913



From: Aubrey Dombroski <aubrey.dombroski@gmail.com>
Sent: Tuesday, January 20, 2026 12:55 PM
To: Amy Wooten <Amy.Wooten@clark.wa.gov>
Subject: Re: Lot division

Amy,

In continuation of our previous communication- I attempted to navigate county site to find the meeting decision regarding the division of our lot. I cannot seem to find the answer in my searching. Would you be able to point me in the right direction to find the answer?

Thank you so much for your assistance,

Aubrey Dombroski

Sent from my iPhone

On Dec 4, 2025, at 5:32 PM, Amy Wooten <Amy.Wooten@clark.wa.gov> wrote:

Hi Aubrey,

Council will be having a hearing on the Alternatives, January 8th. You can stay in the loop by signing up

for [project updates](#) and checking the Council's meeting [webpage](#).

Thanks, Amy

[<image001.png>](#)

Amy Wooten
She/her/hers
Planner III
COMMUNITY PLANNING

564.397.4913

[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

From: Aubrey Dombroski <aubrey.dombroski@gmail.com>
Sent: Thursday, December 4, 2025 3:57 PM
To: Amy Wooten <Amy.Wooten@clark.wa.gov>
Subject: Re: Lot division

Amy,

Thank you so much for the prompt reply - is there a time frame that I can check back in on this?
Or would we be notified of the changes coming with the UGB?

Aubrey

On Dec 4, 2025, at 2:24 PM, Amy Wooten <Amy.Wooten@clark.wa.gov> wrote:

Hi Aubrey,
Thanks for your inquiry. It appears that a request for zone change outside of the UGA was already received by staff in Community Planning and is included in [Alternative 3](#) (see a snapshot below), one of the three land use alternatives that council is considering as our basis for growth over the next 20 years.

Council has not yet selected their preferred alternative and will not do so until after the new year. So, at this point, staff is unable to consider your parcel for short plat. Thanks,
Amy

[<image001.jpg>](#)

[<image009.png>](#)

Amy Wooten

She/her/hers
Planner III
COMMUNITY PLANNING

564.397.4913

[<image010.png>](#)

[<image011.png>](#)

[<image012.png>](#)

From: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
Sent: Thursday, December 4, 2025 12:11 PM
To: Cnty CommDev Land Use <landuse@clark.wa.gov>; Aubrey Dombroski <aubrey.dombroski@gmail.com>; Cnty Community Planning <CommunityPlanning@clark.wa.gov>; Bart Catching <Bart.Catching@clark.wa.gov>; Amy Wooten <Amy.Wooten@clark.wa.gov>
Cc: Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Subject: RE: Lot division

Good day, Aubrey,

Thank you for your inquiry. I am forwarding your questions to members of Long-Range Planning Staff.

Best,
[<image013.png>](#)

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

[<image014.png>](#)

[<image015.png>](#)

[<image016.png>](#)

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From: Cnty CommDev Land Use <landuse@clark.wa.gov>
Sent: Thursday, December 4, 2025 12:06 PM
To: Aubrey Dombroski <aubrey.dombroski@gmail.com>; Cnty Community Planning <CommunityPlanning@clark.wa.gov>
Subject: RE: Lot division

Aubrey,

I have included Community Planning on this email, this department gets involved in zone changes outside of the Comprehensive Plan Designation.

Thank you,

<image017.png>

Melissa Curtis she/her/hers
Clark County Land Use, Planner III
And Gorge Planner
COMMUNITY DEVELOPMENT

Office hours:
Monday – Thursday 6:00 am -4:30 pm

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<image018.png>

<image019.png>

<image020.png>

From: Aubrey Dombroski <aubrey.dombroski@gmail.com>
Sent: Thursday, December 4, 2025 11:41 AM
To: Cnty CommDev Land Use <landuse@clark.wa.gov>
Subject: Re: Lot division

Melissa,

Is it possible to change the zone to make it dividable?

Aubrey
Sent from my iPhone

On Dec 4, 2025, at 11:07 AM, Cnty CommDev Land Use
<landuse@clark.wa.gov> wrote:

Aubrey,

The parcel located at 19600 NW 55th Avenue is zone Ag-20, a 20-acre minimum lot size. When dividing a land to current standard you must meet the lot requirements to the zone it is in, as shown below. This parcel is not a dividable piece.

Table 40.210.010-2. Lot Requirements				
Zoning District	Use/Activity	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
AG-20	All Uses	20 or legally described as one-thirty-second (1/32) of a section	660	None

Thank you,

Melissa Curtis she/her/hers
Clark County Land Use, Planner III
And Gorge Planner
COMMUNITY DEVELOPMENT

Office hours:
Monday – Thursday 6:00 am -4:30 pm

564.397.5870

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-----Original Message-----

From: Aubrey Dombroski <aubrey.dombroski@gmail.com>
Sent: Thursday, December 4, 2025 10:17 AM
To: Cnty CommDev Land Use <landuse@clark.wa.gov>
Subject: Lot division

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.

Hello,

We have a 10 acre lot at 19600 NW 55th Ave, Ridgefield, WA.

We want to explore the option of dividing it into two 5 acre parcels. What would we need to do to start the process for this?

Feel free to call if that is easier: 330-316-7488

Aubrey Dombroski