

2016 Comprehensive Growth Management Plan update

What do you think about the four suggested land use and growth alternatives?

All On Forum Statements sorted chronologically

As of April 10, 2015, 7:37 AM



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2016 Comprehensive Growth Management Plan update

What do you think about the four suggested land use and growth alternatives?

As of April 10, 2015, 7:37 AM, this forum had:

Attendees:	139
On Forum Statements:	16
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Minutes of Public Comment:	54

This topic started on April 7, 2015, 5:27 PM.

2016 Comprehensive Growth Management Plan update

What do you think about the four suggested land use and growth alternatives?

Jim Malinowski

April 9, 2015, 10:20 PM

It is clear that many of the contributors to this forum have not read the GMA. The county violated the clear mandates of the GMA in their 1995 massive down zoning. CCCU won its lawsuit against the county for this reason. Judge Poyfair's decision stated that "the result is a plan that gives little regard for the realities of existing rural development in direct contradiction of the terms of the GMA." (See the Columbian article of April 6, 1997). The county has been acting in defiance of that court order ever since. We deserve better of our county government. Alternative 4 is a move in the direction of obeying the clear terms of the GMA and reducing the current high percentage of non-conforming lots in the rural areas of the county.

Jim Malinowski
Amboy

1 Supporter

Jerry Winters

April 9, 2015, 10:20 PM

I support Alt. 4. Ag. 20 needs to break down even more, 5s, and 1s. This would allow small home framing and build community. After a plan is adopted will there still be holding ie. Lt. Industrial overlay. Vancouver needs to increase the UGB it may not be the county's job, but the city missed the boat!! It's Clark County's plan, why let Vancouver control the outcome!!

1 Supporter

Dennis Karnopp

April 9, 2015, 9:09 PM

Clark County and Washington in general where a trashy state compared to Oregon and it's land use zoning. We moved into Washington in 1979 and where appalled by the lack of zoning, it looked like trailer trash. I am firmly in favor of keeping the existing land use laws and zoning restrictions to keep Clark and Washington not becoming trailer trash again. I know that people want to use their property for whatever they want but, sometimes its to the detriment to the community as a whole, and will lower growth and property values. Now we have Oregonians moving into Washington because of the tax structure and Clark County is slowly getting cleaned up, this transformation of wealth will definitely stop if the existing zoning and land use laws are relaxed.

Terry Conner

April 9, 2015, 6:30 PM

The citizens of Clark County did NOT ask for this.

Alt 4 is yet another half-cooked, special interest move, credited to the same rogue Councilour who continues to defy long standing protocol and logic. Alt 4 began as a direct violation of the HRC, having been directed by Madore to have his non-qualified protégé, Silliman whip up some maps, while he (Madore) tried his single hand at Planning. No experience, no intelligence, no vetting.

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Then, the brass tacks of Alt 4 are simply and tragically BAD for rural farmers, suburban landowners, and the County community that depends on and supports local farming.

Just a few of the bad results would be water shortage, taxes to support development of the 8000 lots, detachment of rural well being, violating the GMA curfew, future legal costs, further morale decline to citizenry, further animous towards the BOCC from Clark County residents.

2 Supporters

Tim Gaughan

April 9, 2015, 5:43 PM

I am opposed to Alternative 4. This Alternative was composed, proposed and maps attempted to be modified midway through the open house process by a lone county councilor who has no apparent expertise or professional credentials to draft a land use plan to be considered under the GMA. Madore has ignored the planning process, advice of planning professionals and apparent dismay by legal staff. Alternative 4 appears to move against the grain of the primary intent of the GMA by promoting urban sprawl and future costs to all taxpayers in ClarkCounty. This alternative has the potential of litigation and sanctions by the State.

4 Supporters

Suzanne Kendall

April 9, 2015, 4:46 PM

I oppose Alternative 4 for the following reasons:

1. Phase 2 of the Growth Management Plan Update Process is scheduled to last 24 months. The time was initially spent getting Public Input on the three staff-proposed alternatives that concluded with the August and October 2014 hearings. The remainder of Phase 2 was to be spent analyzing the three established alternatives.

Instead, over 12 months into Phase 2 and after the August and October 2014 Public Hearings, one of the three existing County Councilors introduced a 4th alternative without meaningful consultation with the citizens or agreement of County planners. No public hearings have been held on Alternative 4. Instead, the County Councilor held "open houses" with the opportunity for hundreds of citizens (at each open house) to crowd around a room full of maps and make an attempt to get the attention of County staff (6-8) or County Councilors (3) to ask questions and have a meaningful conversation.

If the Clark County Council demands that the tardy Alternative proposed by one individual representative remain and be fully analyzed for it's intended and unintended consequences, THE Growth Management Act DEADLINE OF JANUARY 2016 MUST BE EXTENDED BY AT LEAST FOUR MONTHS.

2. I am very concerned about the costs to Clark County taxpayers if the Council decides to allow an unannounced Alternative 4 proposal 18 months into our 36 month process. If this Alternative is allowed to stand the County must, and will, be taken to court. If history is any indication, the County will be in costly litigation for up to, including Supreme Court litigation, 7+ years.

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3. It is my understanding that Alternative 4 creates at least 8000 more parcels and that the current minimum 20 acre parcels will be reduced to as low as 5 and 10 acres. I value our local, productive farm lands and believe strongly that our working farms must be protected.

In this age of changing climate and reduced water supplies, we should treasure what good water we have left in Clark County. I have experience in managing farm land of approximately 1500 acres and know how difficult it is to farm on a 5 acre postage stamp-size plot with good farm practices which require crop rotation.

Adding over 8000 parcels with Alternative 4 will also make it difficult to supply water to all the new development. Wells are already drying up and Clark County Public Health must review all new private wells for adequate water availability to meet GMA regulations prior to the issuance of building permits.

Finally, it will be very difficult to maintain the quality of the water we have. With the addition of thousands of new lots and a steadily increasing population in our formerly agricultural areas, we will have greatly increased runoff, contamination and pollution.

4. The costs to the taxpayers for the dramatic increase in the need for public services will be immense. The mass development of our county from 9300 to 17000+ parcels will benefit outside developers to the detriment of the citizens who elected this County Council. I believe that a decision of this magnitude must be considered by the FULL 5-member Council required by our new charter.

7 Supporters

John Ley

April 9, 2015, 3:59 PM

I am grateful there is an Alt. 4.

The facts as presented at the public hearings: "6 of every 10 parcels in the Rural category do not conform to our current zoning map. Seven of every 10 parcels in the AG category do not conform to our current zoning map. Eight of every 10 parcels in the FR category do not conform to our current zoning map."

Are the land owners wrong? Or is the map & previous zoning wrong?

Clearly, the previous map (20 year old) was wrong, and is penalizing current land owners.

We clearly need to respect property ownership rights. We need a zoning map that at a minimum, reflects current reality. It is irresponsible to have 60-80% of rural land owners 'not in compliance' with current zoning law.

My understanding is that Alt 4 does that. Thank you!

3 Supporters

Name not shown

April 9, 2015, 10:18 AM

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What do you think about the four suggested land use and growth alternatives?

We need the combination of ALT 3 AND 4. Let's expand the UGB and create more local Jobs within the cities. The plan was poorly organized back 20 years ago, like a shotgun approach; we can do SO much better for this county and our communities! Not saying to make everything 1 acre lots but if there's a 40 acre parcel with 5's or 10's around it, maybe we need to have some adjustment. It's not like it used to be, farming, forest, etc. Plus how many people can afford 40 acres instead of a 10? We need a better plan and to have some consistency in zoning/UGB. If a person living on 40 acres wants to split their land into 10's for their children to start their own families/memories as they did growing up at that location, what's so wrong with that? And if not, that's their choice but it should be an option, and their right. By do this it's going to keep local families here, add local work, and create more tax dollars for the help of the community!

4 Supporters

Michele Wollert

April 9, 2015, 10:04 AM

I am a Clark County resident of Vancouver. Although I am not a rural landowner or farmer, I contribute more than my fair share of county taxes on several properties in the city. I support local agriculture by being a committed consumer of local produce, pasture-raised eggs, and meat. I am a loyal customer who supports Clark County businesses, restaurants and farmer's markets that sell local farm products and I have purchased CSA farm shares. I am including this personal information as a preface to my comments because I have heard two councilors diminish the testimony of residents who do not own large amounts of rural land or who live in urban areas. All Clark County voices count when considering changes to the Growth Management Act and I hope you will consider mine.

I am opposed to Alternative 4 of the GMA for the following reasons:

Alternative 4 was developed without the input of Clark County community planning experts. It was written by one councilor, who has no experience in planning, with the limited and biased feedback of one honored group of landowner advocates. It excludes important other stakeholder and expert information, which places Clark County at increased legal risk.

Alternative 4 threatens our water quality. Evidence-based research shows that urban sprawl pollutes water by removing native vegetation, increasing impervious surfaces, erosion, and pollution from cars and trucks on roads since more residents will need to drive.

Alternative 4 threatens our drinking water supplies. This option will create more rural lots than can be served by ground water supplies. Rural development is already contributing to wells going dry and Alternative 4 will exacerbate the problem.

Alternative 4 threatens our working farms and fertile land by paving over a precious, threatened resource. Once that it done, the loss of farmland cannot be regained.

Alternative 4 will cost taxpayers and ratepayers more money than they are spending now. Many peer-reviewed studies show that compact development saves taxpayers money in property taxes and community services.

Alternative 4 increases litigation risks and the costs of appeals to Clark County and its taxpayers. During the

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last GMA update, Clark County spent seven years in appeals, all the way to the Washington State Supreme Court. In the end, Clark County was mandated to take 1,500 acres of farmland out of the urban growth areas and re-designate it as Agriculture 20. These appeals are costly in terms of time and tax payer money.

10 Supporters

Loren Sickles

April 9, 2015, 12:02 AM

I am in opposition to alternative 4 primarily on the basis of how this alternative was brought forward. The primary proponent has openly stated that no-one with knowledge of growth management, land-use or environmental laws was involved in the development of Alt 4. The formation of alternative 4 was done behind closed doors and without prior knowledge of the whole council or county staff. Alternative 4 should be, at the least, put on hold until the two new council members are installed, or scrapped altogether.

Given the time constraints of State law the prudent path forward is to continue discussions focused on alternatives 1-3 as they are the only ones which have been thoroughly vetted by knowledgeable people.

8 Supporters

Esther Schrader

April 8, 2015, 11:05 PM

Anything is better than Alternative 4.

6 Supporters

Name not shown

April 8, 2015, 9:59 PM

While I really do not think Alt 1 is even viable anymore and Alt 2 is really bad in my opinion especially for my area I think Alt 3 has potential as does Alt 4. If we could work Alt 3 for the urban growth boundary areas and Alt 4 for the rural and Forestry and Ag plots I would see a seriously happy balance for all the landowners.

4 Supporters

Angela Pond

April 8, 2015, 9:58 PM

Alternative 3 gets my vote as the best option. Allow our smaller communities to develop and marginally expand their boundaries. Alternative 4 is a thinly veiled attempt to develop the north county with thousands more homes. That sounds good...but wait..the homeowners will be working in Portland and there is no way to get there now without sitting in traffic for an hour or more each way. No plans in our lifetime to change this. Keep the north county rural, beautiful and producing goods on family farms.

9 Supporters

Name not shown

April 8, 2015, 9:50 PM

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Sadly, it appears feedback such as mine and others (including planners) is meaningless. I do not wish to live in Los Angeles. I would like to continue to be able to purchase local farm products. The entire process behind alternative 4 smacks of inside baseball. If there is sanity, it will not be adopted.

7 Supporters

Name not shown

April 8, 2015, 9:20 PM

I believe Alt 4 violates the Growth Management Act. It is also an insult to the qualified and talented staff who have worked on putting together robust and viable alternatives. It risks lawsuits and more wasted money by this council. I live in north county and do not want to be surrounded by McMansions. I believe in the viability of Clark County's agricultural community.

10 Supporters

Marvin Case

April 8, 2015, 4:03 PM

I have examined maps of the four suggested land use alternatives. I have talked briefly with two county staff members. I think Alternative 4 is the most honest and realistic of those offered. In my area (although the plan does not benefit me) the plan coincides with existing parcel sizes. It is logical, drawing lines between larger and smaller forest zones along coinciding or conforming parcels. Alternative 4 preserves rural character while recognizing existing conditions. Selfishly, I would like my parcels to be located in smaller zones. But failing that, Alternative 4 is an intellectually honest portrayal of growth objectives in the county.

Marvin Case

7 Supporters

Anderson, Colete

From: CenturyLink Customer <ckeller360@q.com>
Sent: Thursday, April 09, 2015 6:06 PM
To: Cnty 2016 Comp Plan
Cc: Colleen Keller
Subject: comments to the EIS/current planning effort

To: Clark County Community Planning
P.O. Box 9810
Vancouver, WA 98666
From: Carl and Colleen Keller
Brush Prairie, WA 89606
Ckeller360@q.com

April 8, 2015

This responds to the Clark County Planning Commission's current planning efforts. In particular, we understand the planning team currently seeks to identify alternatives for the proposed Environmental Impact Statement (EIS) on the modified Comprehensive Growth Management Plan. We trust that our comments/recommendations will be appropriately considered/acknowledged.

General:

1. Please identify the reasons that have necessitated the current planning revisions to the 2007 Plan. Also state how often future revisions/modifications are anticipated, and what might dictate any future revisions. Once completed, we are concerned how long the EIS would realistically remain in effect before any future Plan revision could be needed and what could necessitate revision to the Plan.
2. Please identify when the draft EIS will be issued as a draft for public comment and if there will be scheduled public hearings on the draft EIS before the document is finalized and subsequent decisions made.
3. Unless the Growth Management Plan specifically provides bonafide provisions that protect the environment, and preserve rural, historic, cultural, wildlife, natural areas and farmland for Clark County, we firmly believe that revisions to the Plan itself must first be established to address these issues (along with human urbanization) before examining alternatives in the Environmental Impact Statement (EIS).

Specific:

1. while we recognize that this planning effort focuses on community and urban development, the action alternatives do not provide convincing legal or sound basis for protecting the factors listed in No. 3 (above). We believe that appropriately recognizing the environment, including rural, historic, cultural, wildlife, natural areas, agricultural, and farmland areas in Clark County is of paramount importance while accommodating human growth, expansion, and development.

We urge that this environmental review process be used to establish protection for farmland and agricultural use, so that landowners can make a living off their land and not be taxed off of it. Preserving farmland in an economically viable way would help mitigate the need for landowners to chop their land into small parcels that can lead to unsightly, hard-to-manage growth that creates an onerous burden on the taxpayer.

Other than political and economic reasons for urban growth into the more “rural” areas of Clark County, the EIS alternatives must examine the necessity to maintaining the rural, historic, and cultural presence of the county, including past agricultural uses and farming. The EIS must identify positive (and negative) impacts from creating human growth opportunities into these aforementioned properties. Additionally, impacts to wildlife and their habitat resources) must also be disclosed from potential human growth into previously non-impacted or undeveloped lands in the county.

2. The EIS must clearly define the administrative and physical boundaries for each alternative that will be determined. There should not be overlap between/among the alternatives.
3. During the environmental evaluation process, we believe all proposed alternatives must be equally examined in order to provide a comprehensive, fact-finding disclosure that will enable decision-makers to make most informed decisions in selecting a “preferred alternative.” Although there is some overlap among the alternatives currently proposed, each of them should have their individual parameters, initiatives, and variables that should be objectively analyzed separately to provide a basis for comparison among all alternatives.
4. We support community development and growth within the contiguous “cities” of Clark County (as currently proposed in Alternative 3), that provide the “hubs” for county urbanization. However we don’t see that there are any residential and business growth restrictions in the more rural areas of the county and are quite concerned with possible uncontrolled human expansion into wildlands, forests, farmlands, and wildlife habitat. We believe this must be recognized in a prudent manner during this planning effort!
5. There should be a section in the upcoming EIS to outline any alternatives that have been considered to date, but ruled out for further evaluation along with reasoning why they were no longer considered.
6. The EIS should evaluate short-term, long-term, and cumulative effects for each of the EIS alternatives being evaluated. This would help in the data gathering and analysis of this growth planning effort. Reasonable timeframes should be spelled out for these three terms.
7. The EIS must clearly outline the existing and proposed boundaries for human growth in the county. Any proposed expansion or modification to the current mapped boundaries must be explained/justified.
8. We strongly recommend that “best public use” as applicable to this revised Comprehensive Growth Management Plan and EIS effort, must be explained clearly.
9. As appropriate, the EIS should appropriately identify and define mitigation for preserving the rural, historic, and cultural attributes of human expansion likely in the county.
10. We strongly oppose reducing the zoning of 20 acre parcels (currently) down to 10 or 5 acre lot sizes within the confines of the EIS, as identified in Alternates 2 and 4. This would reduce the land character, diminish rural settings, restrict open space, and create opportunities for uncontrolled development throughout the county, thereby further changing the rural and natural character of the county.

////////////////////////////////////

O'Donnell, Mary Beth

From: Snodgrass, Bryan
Sent: Thursday, April 09, 2015 1:17 PM
To: Cnty 2016 Comp Plan; Orjiako, Oliver
Cc: Eric Eisemann (e.eisemann@e2landuse.com) (e.eisemann@e2landuse.com);
jeff.niten@ci.ridgefield.wa.us; 'erin.erdman@cityofbg.org' (erin.erdman@cityofbg.org);
Mitch Kneipp (mkneipp@ci.washougal.wa.us)
Subject: joint cities letter for April 14 comp plan hearing
Attachments: 4 14 15 joint cities ltr final.pdf

Oliver

Attached please find a finalized joint cities letter for the April 14 hearing, which I am also copying to the County plan input address. Thanks, let me or others know if there are questions. BRS

Bryan Snodgrass | Principal Planner



CITY OF VANCOUVER, WASHINGTON
Community and Economic Development Department
415 W 6th Street • Vancouver, WA 98660

P: (360) 487-7946 | TTY: (360) 487-8602 |
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April 8, 2015

Councilor David Madore, Chair
Councilor Tom Mielke
Councilor Jeanne Stewart

Subject: April 14, 2015, hearing on EIS alternatives and adjusted growth assumptions for the Clark County Comprehensive Plan.

Honorable Councilors:

On behalf of the cities of Clark County, we offer the enclosed testimony for the April 14 hearing. We appreciate the opportunity for input.

EIS Alternatives

As cities we support including Alternative 3 to evaluate the cities UGA proposals, and do not object to having some form of a rural alternative. However, the extent of rural changes envisioned in Alternative 4 raises significant concerns about impacts to cities in this process and beyond:

- Alternative 4 was originally discussed as simply recognizing existing lots, but County data indicates it would allow for future creation of 11,006 more new rural and resource building lots than could be created under current zoning.
- A significant portion of this growth would be adjacent or near to existing urban areas, impacting cities in two ways: In the short term, it would add to the demand for roads, schools, and other public services within urban areas; in the long term, it would create small parcelization that could prevent or limit future urban development for jobs or other purposes.
- From a process standpoint, including Alternative 4 as envisioned would add significantly to the time and cost of the upcoming EIS review and Comprehensive Plan update. Including it in the EIS will also create widespread community expectations that something similar be adopted.

- Adopting Alternative 4 as envisioned could pose substantial legal risk to the overall Comprehensive Plan update. It allows widespread density increases on resource lands and rural lands next to them, which appears inconsistent with the past emphasis by the Courts in Clark County and elsewhere on resource land protection.

Some of these concerns impact Clark County more directly than cities, but as partners and neighbors in this adoption process, cities will not be immune. We urge the Board to consider the following adjustments:

EIS Recommendations:

- 1) *To avoid precluding efficient future urban growth, only include properties 1 mile or more from existing UGAs in Alternative 4.*
- 2) *To make Alternative 4 consistent with its stated vision of recognize existing legal lots, only include properties which were segregated before 1994 in the Alternative. Segregation information is readily available from assessor data and can be easily incorporated into the mapping.*
- 3) *Ensure that the EIS analyze the full range of Alternative 4 impacts to public services, as well as the following as required by law:*
 - a) *Impacts to adjacent cities - WAC 197-11-060(4)(b)*
 - b) *Long as well as short term impacts -WAC 197-11- 060(4)(c)*
 - c) *Consideration of similar impacts from other current projects also calling for rural intensification, such as the proposed Rural Industrial Land Bank, and proposed removal of limits on the number of employees in rural home occupations. - WAC 197-11-060 (3)(b)*

Growth Forecasts and Assumptions

The cities continue to support Board's overall objectives stated throughout this process of emphasizing jobs over housing growth, and of keeping cities "whole" by not forcing unrequested reductions or expansions of Urban Growth Areas (UGAs) beyond the site specific UGA changes the cities have proposed. We support the new modest adjustment to the original growth forecasts and allocations proposed by staff, *provided* that they continue to support these objectives, as we understand they are intended to do.

However, we oppose more fundamental changes to the assumptions, such as requests to increase the countywide population forecasts to match the past 50-year trend, or to significantly increase the assumed amount of residential lands needed for infrastructure. These or other changes that increase residential land supplies beyond the current proposal are not

technically warranted, would undermine the jobs priorities you have set, and would impose unwanted UGA changes on the cities. Please refer to our November 2014 correspondence for documentation. Overall, we believe the updated assumptions proposed provide sufficient amounts of land for local jurisdictions to fully accommodate growth.

Assumptions Recommendations:

- 1) *Adjust growth forecasts and allocations as necessary to maintain consistency with city proposals for expanding/maintaining UGAs*
- 2) *Avoid larger changes in assumptions which undermine jobs goals or force unrequested UGA reductions or expansions.*

We again appreciate the opportunity for input, and the inclusive process that you and your staff have led. The cities do have concerns about the process in which Alternative 4 has been developed in recent weeks. Some of this may be a result of the difficulties in expanding what had been a concise Comprehensive Plan update process focused on jobs and a handful of site specific UGA changes, and then grafting onto it widespread density changes throughout the rural area. As noted in Board discussion at the March 11 worksession, there is no requirement that rural changes be completed by June 2016, as there is for the urban changes. As the process moves forward, we respectfully request you consider options for decoupling the two processes.

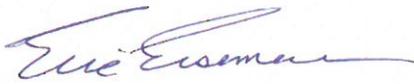
Sincerely,



City of Battle Ground



City of Camas



City of La Center



City of Ridgefield



City of Vancouver



City of Washougal



City of Woodland



April 9, 2015

Councilor David Madore, Chair
Councilor Tom Mielke
Councilor Jeanne E. Stewart

Subject: April 14, 2015 County public hearing on the Comprehensive Plan update

Honorable Councilors:

On behalf of the City of Vancouver, we offer the following in support of the joint cities letter dated April 8, 2015, findings in regard to growth assumptions. City correspondence, as well as County staff documents, indicates that existing UGAs with the cities' site specific expansions are fully adequate to accommodate anticipated long term growth. This letter provides further documentation in light of a recent Columbian article on population growth that occurred in 2014.

- As reported by the Columbian, the US Census bureau estimates Clark County population grew 1.7% during calendar year 2014, slightly faster than other counties in the region for that year. The article did not report however, that individual years vary considerably, and in 2012 and 2013 Clark grew more slowly than Washington and Multnomah Counties.
- For this Comprehensive Plan update process, the Board last year adopted the OFM Medium long term forecast projecting 562,000 persons countywide by 2035, or an *average* increase of 1.12% per year, *over 20 years*. However, the OFM forecast did not assume every single year would meet the 20-year average, and in fact projected faster growth in the early years. The OFM Medium long term forecast is already being used by RTC for local long term transportation planning, and is fully reasonable for this update process, with whatever minor adjustments are needed to keep cities whole.
- The amount of land provided to accommodate growth is equally driven by development assumptions as well as forecasts. Last year the Board adopted assumptions that provide extra padding to ensure more than adequate 20-year residential land supplies are provided:
 - The Board increased the previous market factor assumption of the amount of additional residential land that must be added to account for otherwise developable land that won't develop over 20 years for market reasons.
 - The Board retained a second similar assumption, the not-to-develop factor, which further assumes 10% of unconstrained vacant residential land and 30% of underutilized land also won't develop for 20 years, also for market-only reasons.
 - The Board retained existing assumptions for the amount of residential land that won't develop for environmental reasons, or will be used for infrastructure.

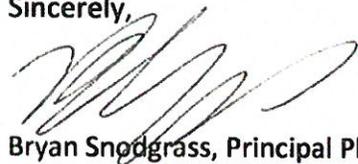
- The Board retained existing assumptions for how densely urban residential land will develop, despite County Assessor data indicating clearly changing development patterns. Single family residential land is assumed to develop at an average density of 5 units per acre, despite the fact that new single family lots created in urban zones countywide since the last plan update in 2007 have a median density of 7 units per acre. The data further show that almost ¼ of all urban single family lots created for development countywide since 2007 are less than 5000 square feet in size, yet the land supply calculations assume all such lots will remain undeveloped for 20 years.

Beyond these technical forecasting issues are the policy impacts on the ground. This Board has mentioned a desire to change the weather, not just predict it. Improving the countywide ratio of jobs to housing was discussed at length during last year's adoptions. If population forecasts and residential land supplies are now significantly increased, jobs forecasts and supplies will then also have to be increased that much more, just to keep pace with, let alone improve, the current ratios. This would likely result in significant UGA expansions for cities, many of which are still catching up from the local 2007 expansions, the largest in state history.

Large UGA expansions in this update may outstrip the region's ability to provide adequate urban facilities and services. If the Board wishes to build conservatism into capital facilities planning, it could assume high levels of per capita demand for facilities. It could also assume faster than average growth will occur in the first 6-10 years of the forecast, an approach Clark County explicitly adopted in the last update. Either approach is preferable from a facilities planning standpoint to simply increasing population growth forecasts and residential land supplies, which in turn leads to more housing growth, greater need for facilities, and higher costs.

Thank you for the opportunity to provide input, and for similar opportunities in the past. As indicated in the joint cities letter, we request the Board maintain the general course it has set in this process regarding long term growth planning, with adjustments as noted in Issue Paper 4.2, provided they keep cities whole and do not trigger UGA changes they have not requested. UGA changes should also not be somehow mathematically triggered by rural policy. If new rural growth is enabled to the point where the County believes the previously assumed 90/10 urban-rural split is no longer appropriate, it should change that ratio, which has never been considered a goal, accordingly.

Sincerely,



Bryan Snodgrass, Principal Planner, City of Vancouver Community and Economic Development Dept.

O'Donnell, Mary Beth

From: NoReply@Clark.Wa.Gov
Sent: Thursday, April 09, 2015 9:55 AM
To: Cnty 2016 Comp Plan
Subject: 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No: 233488000

Subject: 2016 Growth Plan-ALT4

Comments:

We need the combination of ALT 3 AND 4. Let's expand the UGB and create more local Jobs within the cities. The plan was poorly organized back 20 years ago, like a shotgun approach; we can do SO much better for this county and our communities! Not saying to make everything 1 acre lots but if there's a 40 acre parcel with 5's or 10's around it, maybe we need to have some adjustment. It's not like it used to be, farming, forest, etc. Plus how many people can afford 40 acres instead of a 10? We need a better plan and to have some consistency in zoning/UGB. If a person living on 40 acres wants to split their land into 10's for their children to start their own families/memories as they did growing up at that location, what's so wrong with that? And if not, that's their choice but it should be an option, and their right. By do this it's going to keep local families here, add local work, and create more tax dollars for the help of the community! Yes this option would benefit my land, but also being a local Land Surveyor and my soon to be wife being an Engineer, this option would be a benefit for our jobs, family, and futures. Just one of the many ways that this Alt could help support and benefit the OUR community!

Submitted by:
Mark Boon

Email: mboon@live.com

Address:
118733 NE 274th Street
Battle Ground, Washington



RECEIVED APR 09 2015 COMPREHENSIVE PLAN ALTERNATIVES INPUT FORM

March/April 2015

Please fill out this sheet in ink and drop it in the comment box. **PLEASE PRINT CLEARLY.**

Name: Karen Gilliland

Address: 35809 NE 31st ave LaCenter

Open house location: March 25, Ridgefield High School, 2724 South Hillhurst Road, Ridgefield
 April 1, Hockinson High School, 16819 NE 159th Street, Hockinson

Comment:

Property ID 259345000

Our current zoning is fr-40
We own 19.76 ac. immediatly to our
south is 10 ac To The North are
5 ac. or less. ~~to the north~~

Not one alt. Does anything except keep
us the same. We are unable to care
for 20^{ac.} any more. This is a physical
and financial Hardship we need
to sell half just to keep our home

Would you like to be added to our notification list? If so, please print your E-mail address clearly below:

E-mail address: Kmg98629@yahoo.com / denniskg539@yahoo

Other ways to comment:

Submit a comment on the web:
www.clark.wa.gov/planning/2016update/comments

E-mail your comment to us:
comp.plan@clark.wa.gov

Submit a comment in writing:
Clark County Community Planning
Comprehensive Plan Alternatives
P.O. Box 9810
Vancouver, WA 98666

Comments must be received by April 9, 2014 to be presented at the April 14 BOCC Hearing.

Thank you for taking the time to participate in the Comprehensive Plan process.

We appreciate your input and will use it to ensure that your Comprehensive Plan includes issues of importance to our community.

35809 NE 31st Ave
La Center 98629

FORTLAND OR 972
07 APR 2015 PM 9 L



Clark County Community Planning
Comp. Plan Alt.
PO Box 9810
Vancouver wa 98666

986669998
986669998

WELCOME TO THE COMPREHENSIVE PLAN 2016 UPDATE OPEN HOUSE AT RIDGEFIELD HIGH SCHOOL, 2630 SOUTH HILLHURST ROAD, RIDGEFIELD, WA. 98642

RECEIVED APR 09 2015

CCCU WOULD LIKE COUNCILORS TO KNOW YOUR COMMENTS REGARDING CHANGES PROPOSED IN ALTERNATIVE 4 FOR RURAL AND RESOURCE ZONES

CLARK COUNTY CITIZENS UNITED, INC. SUPPORTS MOST OF THE PROPOSED CHANGES TO THESE AREAS THAT HELP TO RECTIFY MANY NON-CONFORMING LOTS THAT RESULTED FROM THE 1994 COMPREHENSIVE PLAN ADOPTION.

PLEASE CHECK WHICH OPTIONS YOU SUPPORT.

- 1. RURAL AND RESOURCE ZONING MUST REFLECT EXISTING DEVELOPMENT PATTERNS.
- 2. ADOPT 1 AC, 2.5 AC AND 5 AC. RURAL ZONES TO REFLECT SMALLER EXISTING RESIDENTIAL PARCELS
- 3. ADOPT 2.5 AC, 5 AC AGRICULTURE ZONES TO ALLOW FOR SMALLER AND MORE AFFORDABLE FARMS.
- 4. ADOPT 5 AC, 10 AC FOREST ZONES TO ALLOW FOR SMALLER MORE AFFORDABLE PRIVATE AND FAMILY OWNED WOODLOTS
- 5. REMOVE URBAN RESERVE/ URBAN HOLDING LAND OVERLAYS THAT HAVE BEEN LOCKED IN 10 AC ZONING FOR APPROXIMATELY 20 YEARS
- 6. ADOPT CLUSTER DEVELOPMENT OPTIONS IN ALL RURAL AND RESOURCE LANDS TO CONSERVE PRIME SOILS WHILE ALLOWING FOR MORE LAND USE AND HOUSING OPTIONS

PLEASE SIGN BELOW TO INCLUDE YOUR NAME AND ADDRESS AND RETURN THIS FORM TO CLARK COUNTY CITIZENS UNITED, INC. OR CLARK COUNTY BOARD OF COUNCILORS

SIGNATURE T. M. ASSEBUZI

ADDRESS 6680 NW 179ST
RIDGEFIELD WA 98642

THANK YOU FOR YOUR COMMENTS AND SUPPORT!

OTHER COMMENTS _____

P.M. Kaseburg
6680 NW 179th St.
Ridgefield, WA 98642



PORTLAND OR 970

07 APR 2015 PM 4 L

RECEIVED APR 09 2015

CLATSOP COUNTY COMMUNITY FARMERS
COMPREHENSIVE PLAN ALTERNATIVE
P.O. Box 9810
VANCOUVER WA 98666



98666010

O'Donnell, Mary Beth

From: lklw@comcast.net
Sent: Thursday, April 09, 2015 2:40 PM
To: Cnty 2016 Comp Plan
Subject: Please Select Alternative 4

Follow Up Flag: Follow up
Flag Status: Flagged

PLEASE SELECT ALTERNATIVE 4!!!

Our great-grandfather, John H. Fletcher, was elected Clark County Assessor in 1874 and again in 1882; he was a prune rancher along the Columbia.

Our family has tried to responsibly manage agricultural or forest land in Clark County ever since. But we have found the restrictive zoning treatment of forest land in the 1994 CGMP very difficult to work with.

I am currently 82 years old, living on my husband's tree farm in King County but still actively involved with family tree farm operations in Clark County and I beg you to make estate planning and generational land transfer more reasonable for owners of forest land in Clark County. Please give us forest landowners more flexibility to manage our lands, and help us to keep our children and grandchildren in sustainable, managed forestry. We family tree farmers are much better stewards of the land than the large industrial landowners!

Sincerely,

Patricia Lee Witter (& family)
15200 Cedar Falls Road SE
North Bend, WA 98045

425-888-3216
lklw@comcast.net

March 26, 2015

Present: Councilor Jeanne E. Stewart, Gretchen Starke, Stacey Righter, Sydney Reisbick, Bianca Benson Anne Lawrence, Warren Neth, Richard Dyrland, Heather Tishbein, Val Alexander

Introductions:

- Heather Tischbein, Former Yacolt / North County resident, Clark Farm Forestry Association: Heather referred to the group as an ad-hock coalition of groups in Clark County with concerns and interest in growth management and interest in Alternate 4 in its current form. Range of concerns include tax implications of Alt 4; water availability – access – recharge; GMA process being adhered to correctly and the new charter separation of power stipulations being appropriately being adhered to, whose voice is being considered for speaking, concern of quality of life, and what the true facts are.
- Bianca Benson, Executive Director of Friends of Clark County / La Center resident: She spoke about the makeup of Friends of Clark County.
- Val Alexander, Board member of Friends of Clark County, farm owner in La Center, stated she was fine with anyone in the room speaking on her behalf. Councilor Stewart stated for the record Val Alexander would be submitting written documents as well.
- Anne Lawrence, a Board member of the Clark-Cowlitz Farm Bureau, Owner of Storytree Farms and a Founding member of the Food Systems Council said she was concerned about how the proposed Alternative 4 of the Comprehensive Growth Management Plan update may take valuable farm land out of production and referenced a document they produced while serving on the Agriculture Preservation Advisory Council.
- Stacey Righter, North County Farm person, Secretary of the Clark-Cowlitz Farm Bureau, Second Vice President for the Washington State Young Farmers and Ranchers Board, associated with Dobbins farms.
- Richard Dyrland, Semi- retired, hydrologist, Board of Directors for Friends of the East Fork Lewis River, Fish First, and Friends of Clark County.
- Warren Neth, Slow Food SWWA Chapter Chair, Clark County Food Systems, 5th Generation farm resident in Ridgefield speaking on rural character.
- Gretchen Starke, Conservation Chair, Vancouver Audubon, Board member of Friends of Clark County, Clark County resident for 40 years speaking on habitat and endangered species.
- Sydney Reisbick, President of Friends of Clark County, resident 1974, speaking on financial issues on Alterative 4.

Dyrland spoke about surface and ground water and spoke about water concerns in relation to the recharge rate. Reisbick also joined the discussion stating her concerns of loss of water. Alexander stated she has already lost one well due to development. Righter also spoke about water issues.

Reisbick stated that water from Clark Public Utilities has chlorine and other things in it not beneficial / friendly to plants. Tischbein inquired about these issues at the open house and county staff responded the issues were not being looked at regarding alternative 4 but suggested the Department of Ecology should monitor it. Further discussion ensued about water impacts regarding Alternative 4.

Starke spoke about surface and ground water in relation to endangered species.

Tischbein spoke about her concerns with the Councilors in them acting for the common good for the taxpayers in representing all citizens.

Lawrence spoke about her concerns with her interactions with Councilor Madore. She states she feels like he isn't really listening. She also spoke about the Agriculture Preservation Advisory Council. She stated the group's preference is Alternative 1.

Neth stated he feels Alternative 4 is bucking the trend of the planning they have been doing over 20 years.

Stewart spoke about notes she took at the Alternative 4 work session. She spoke about the cities deadlines.

Starke spoke about the capital facilities plans.

Stewart thanked the group for coming and participating. She inquired about suggestions / preference of the current alternatives.

Tischbein stated Alternative 1 allows for more conversations on the bigger picture.

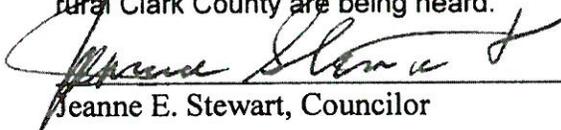
Benson spoke about the forest and AG parcels in relation to tax breaks.

Stewart stated she thinks Alternative 1 is just a way to stop the process. She stated she would like to find a responsible balance and not sure she has seen that alternative yet. She said she would be responsible but fair.

Starke spoke about the balance. She spoke about the members of Clark County Citizens United. She spoke about the Critical Areas Ordinance. She stated compromise is great as long as we keep the values of Clark County.

Neth spoke further about the members of Clark County Citizens United and spoke about his concerns with Alternative 4 in regards to AG lands.

Righter spoke further about the members of Clark County Citizens United. She also stated her concerns with alternative 4 in regards to AG lands. She stated she didn't think the true voices of rural Clark County are being heard.


Jeanne E. Stewart, Councilor

3-26-15
Date

O'Donnell, Mary Beth

From: NoReply@Clark.Wa.Gov
Sent: Thursday, April 09, 2015 3:46 PM
To: Cnty 2016 Comp Plan
Subject: 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No:

Subject: GMA update

Comments:

As a concerned citizen of Clark County, WA, I am submitting the following questions and comments about the GMA alternatives.

Process

Did the process used to draw up Alternative 4 comply with the GMA requirements for public participation, and the Home Rule Charter process requirements?

Consider: This alternative was written by a single, small group of special interests, who stood to profit, and one County Commissioner. The county planners, the other commissioners, Clark County cities, and other interested groups and individuals were not given the opportunity to provide input. Alt 4 was then presented (actually pushed) as another alternative to the three existing alternatives that complied with the standard GMA and Home Rule Charter processes.

Property rights

Of the properties plotted into smaller lots with Alternative 4, how many of the current property owners owned their property prior to 1994? These landowners may have a legitimate grievance.

Landowners who purchased their property post-1994 GMA knew exactly what they were buying. If they were speculating, they knew it was a risk. They have not been denied economic use of the property they bought. GMA does not promise maximum profits from property.

Cost of residential growth

What is the real cost of Alternative 4? Alternative 3? Alternative 2?

The costs of residential growth in terms of required services far exceed what comes in via taxes and impact fees. Unbiased studies consistently more than a \$20,000 gap per new home. To pay for this gap, taxes go up or services decline. Before you choose an alternative that adds new residential lots, please obtain concrete, mathematical analysis of the actual financial costs to the people who already live here.

Yes, new residents will spend money and contribute to the community, but they will also add to increased traffic congestion, increased air and water pollution, and decreased options for local food production.

Summary

Alternative 4 should not be considered a viable alternative, due to non-compliance with the GMA and Charter processes, and the loss of irreplaceable agricultural and forest lands. Experts in our planning department have prepared other, better alternatives.

However, I do think some accommodation could be made for property owners who owned their property prior to 1994. Does Alt 2 incorporate this?

In addition, whatever alternative or combination of alternatives you choose, please carefully consider all of the costs to existing residents when providing additional land for residential development. Is it possible we have enough residential land at this time?

Thank you,
Karen Beall
312 Riverview Dr.
Ridgefield, WA 98642

Submitted by:
Karen Beall

Email: karen_beall@comcast.net

Address:
312 Riverview Dr.
Ridgefield, WA