

**O'Donnell, Mary Beth**

---

**From:** lksickles@gmail.com on behalf of Loren Sickles <lksickles@gmail.com>  
**Sent:** Tuesday, April 07, 2015 1:40 PM  
**To:** Cnty 2016 Comp Plan  
**Subject:** Alt 4 Comments  
**Attachments:** Alt 4 Comments submit\_Sickles.pdf



CP16 # 0626

Please find attached my comments regarding Alt 4 of the Comprehensive Growth Plan Update.

# What's wrong with Alternative 4?



**Alternative 4** flies in the face of state law, the Growth Management Act, by knowingly creating conditions that:

- ✓ Support suburban sprawl and diminish the size and productivity of agricultural lands, creating over 15,000 new rural lots
- ✓ Sets the stage for the associated infrastructure failures, negative environmental impacts on air and water quality and wildlife protection
- ✓ Creates real risk to the depletion of ground and surface water supplies

**Alternative 4** also creates credible financial risks to taxpayers in the form of:

- ✓ Increases in property taxes to all property owners and especially to some rural landowners
- ✓ Property value increases due to zoning so even if citizens don't divide and develop their land, taxes will still increase
- ✓ More pressure on rural schools and public services, furthering tax increases
- ✓ Costs to defend against lawsuits re non-compliance with GMA process, rules and regulations

---

**DO NOT**

---

# What's BEST for Clark County Taxpayers?

**Alternative 1** is the best choice:

- ✓ Already plans for 7000 new lots according to population assumptions adopted by the county
- ✓ Stays out of legal entanglements, which keep taxes down, emergency services reliable and our water supply protected

Please fill out this sheet and let the County Counselors know **YOU SUPPORT ALTERNATIVE 1**

Community Planning                      or                      Scan & email: [comp\\_plan@clark.wa.gov](mailto:comp_plan@clark.wa.gov)  
Comp Plan Comments  
P.O. Box 9810  
Vancouver WA 98666

Name: Loren Sickles                      Email: lksickles@gmail.com

Address: 3013-B NE 103rd Lp Vancouver WA 98662

Comments: In addition to the points outlined above I have serious concerns the manner that Alt4 was brought forward. I believe it should be scrapped, or at the least set aside, for the purposes of the current Comprehensive growth Plan update.