

Schroader, Kathy



From: NoReply@Clark.Wa.Gov
Sent: Thursday, September 17, 2015 9:06 AM
To: Cnty 2016 Comp Plan
Subject: 2016 Comp Plan comments submitted

Following comments were submitted online:

Parcel No:

Subject: Alternative 4

Comments:

I urge you to reject Alternative 4 and adopt instead Alternative 1 and perhaps some elements of the Alternative 3 proposed by the small cities.

I am glad that the 2016 Clark County Comprehensive Plan Update has energized the community to take a closer look at rural land use and to engage in a conversation on the future of rural Clark County.

I will not be able to attend this evening's hearing and ask that these comments be placed in the record.

My family has lived in Clark County for five generations, both in rural areas and in cities. What we've learned through the generations is both can be wonderful places to live.

From visiting other family members, we also know we do not want Clark County to become another Orange County, California, with its massive sprawl.

As many others have pointed out, Alternative 4, by allowing potentially 12,400 new lots to be developed in rural Clark County, will undermine what's left of our County's rural character and overburden already strained public service. This will impact future generations in return for a temporary fix for a limited number of landowners today.

I identify with many of the concerns raised by the proponents of Alternative 4, including the need for economic opportunities for rural landowners and the need to address the reality that farmers are aging. My family has lived through these realities.

However, once development occurs, there is no going back.

Other ways to address these concerns need to be found. Here are a few examples, and Clark County should work on developing more.

Concern: Loss of economic opportunity for rural Ag land owners.

Solution – Develop and implement a robust transfer of development rights program for Clark County. The 2007 Globalwise Report at page 48 noted that "Intervention in the land market by actions such as purchase of development rights is the only assured way of holding land for agriculture" in the face of escalating land prices for commercial and residential development. At one point in this current update process, the County Council voted not to fund a TDR study. I hope that decision will be revisited.

Solution: More emphasis by on agricultural and forestry economic development, such as creating a clearinghouse for farmland leasing and attracting a USDA inspected packing meat processing plant or more USDA certified mobile processing units to Clark County. A cooperative effort by the County, WSU Extension and/or Columbia River Economic Development Council (CREDC) could help in this effort.

Concern: How aging farm owners can be helped by their families.

Solution: Eliminate legal barriers for families to place temporary structures such as manufactured homes on agricultural lands to enable younger family members to live close by to assist aging family members.

Sincerely,

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Submitted by:
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