

Schroader, Kathy



From: Euler, Gordon
Sent: Thursday, September 17, 2015 4:18 PM
To: Schroader, Kathy
Subject: FW: Expansion of growth management boundary west of La Center

Kathy:

For the index.

Gordy

From: Michael langsdorf [mailto:afy1941@gmail.com]
Sent: Thursday, September 17, 2015 3:02 PM
To: Euler, Gordon
Subject: Expansion of growth management boundary west of La Center

Thank you, Mr. Gordy Euler, for assisting me in preparing written comments in the correct format to be submitted to the Clark County Planning Commission in connection with their review and work on potential amendments to the Clark County's growth management plan/comprehensive plan. I apologize for the lateness of my comments but I only discovered the deadline at 8 a.m. this morning when reading in the Colombian newspaper the following two articles "final comments sought on County growth plan" and "La Center sewer plan hits big snag".

I would like to recommend that the urban growth boundary to the west of the city of LaCenter be expanded to contain the tribal grounds located to the west of the present boundaries, but restricted to be only used for commercial, retail or industrial purposes.

LaCenter's present tax base, relies to a large extent, on the card rooms and gambling facilities located therein. When the casino- resort with a hotel and shopping center on this 152 acre site is finally built, these card rooms and gambling facilities will no longer generate the income necessary to sustain the present city government and the services it presently provides to the LaCenter citizens.

"The Cowlitz tribe and the city have had an agreement for a \$14 million project in place since 2011" to extend sewer services to the tribal land. This agreement has been ruled to not be permitted under the present 20 year growth management plan by a Thurston County Superior Court Judge in August of this year."

I believe that the citizens of this city deserve your assistance in retaining and developing their community. The Cowlitz tribe will proceed to develop this land for a casino which will wipe out a major portion of the tax revenues supporting the city since card rooms and gambling establishments presently in place will not be able to compete and the tribe will probably be able to develop a sewer alternative.

I would suggest that the expansion of the growth boundaries be limited to only commercial, retail and manufacturing uses which would generate additional employment opportunities and a higher tax base for the entire county.

Respectfully submitted by, Michael G Langsdorf, who during the late 1970s and early 80s served as chairman of the Vancouver Planning Commission, chairman the Clark County Regional Planning agency, and co-chairman of the Bi-State advisory commission in connection with all federal funds coming into Clark County Washington, Multnomah, Columbia and Clackamas Counties in Oregon in connection with air quality, transportation, education, hazardous waste, land-use and similar other issues.

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