



Date Oct 20th, 2015

To: Community Planning
Comprehensive Plan Comments
Vancouver, WA.

From: Stephen and Lissa Boynton
La Center Farms
31215 NE 40th Ave.
La Center, WA. 98629

Subject: Comment to the Growth Management Plan

Please add our comment to the record.

WHO WE ARE & OUR POSITION

We are land owners with 52 acres in agriculture and timber lands and have live here over 30 years. We agree with the recommendations made by the planning commission.

WHAT WE HAVE FOUND

Rezoning into smaller parcels is a boom to land developers and is extremely profitable. This is done at the public's expense. We have been searching for additional timber land in Clark County over the past month. What we've found are large parcels that are being purchased, logged, subdivided and sold for huge profits. One example is at NE Taylor Valley Rd, La Center. The 45 acre property was purchased on August 2014 for \$370,000. About 20 acres was then clear cut and then subdivided into 3 parcels. The gross profit of selling the land would be about \$230,000 plus whatever they received from the timber harvest.

35412 NE Taylor Valley Rd, Tax No. 266142000

Boundary line adjustment- 46 acres split into 3 parcels Jul-Aug 2015:

Property	Tax Lot	Sell Price	
20 acre	266142000	270K	Sold on Sep 2015
25 acres	986036861	250K	Asking price
1 acre	266111000	78K	Assessed value
		598K	

This is an effective and very profitable business model but it requires the ability to cut up the land into smaller and smaller pieces. The land value increases by \$80-100,000 every time you split a parcel and add a home site. Therefore, is it vital to certain individuals that rezoning takes place in order to continue this business model.

PROCEEDINGS ARE BIAS TOWARDS SUPPORTERS OF ALTERNATIVE 4

We believe these proceedings have been strongly in favor of the supporters for rezoning agriculture and timber lands as in Alternative 4. These supporters have been allowed a greater presence than the rest of the public by allowing them to speak more often. Four or five supporters including Clark County United members were allowed to speak for a second time during the Sept 10th meeting. This was after Councilor Madore clearly told the attendees on the Sept 3rd meeting that a person could testify only once.

We believe today's opportunity to testimony was not publicized. The pubic was repeatedly told during the public hearings on Sept 3 & 10th and Liz Pike Town Hall meeting that the LAST time for public testimony was September 10th. We could find no mention that today's meeting would include public testimony. Previous request for testimony were listed on the County's web site and in the Columbian and Reflector newspaper. Today's meeting was not advertised as they were before. I spoke to the County and was told they had place a notice in the Reflector under their "legal notice" section. I challenge anyone to easily find the County's notice as it is well hidden in 4 pages of fine and hard to read print.

We ask that the decision on the GMA be postponed until the public is represented with the addition of the newly elected councilors. There is no need to ram this decision through.

Thank you for your attention.



Stephen and Lissa Boynton

Schroader, Kathy

From: Tilton, Rebecca
Sent: Thursday, October 29, 2015 10:48 AM
To: Orjiako, Oliver; Schroader, Kathy
Subject: Oct. 20 Comp Plan Comments
Attachments: Alexander_Valerie_10-20-15 Comp Plan Comments.pdf; Allen_Milada_10-20-15 Comp Plan Comments.pdf; Boynton_Stephen and Lissa_10-20-15 Comp Plan Comments.pdf; Edwards_Ron_10-20-15 Comp Plan Comments.pdf; Levanen_Carol_10-20-15 Comp Plan Comments.pdf; Levanen_Carol_10-27-15 Comp Plan Comments.pdf; Marshall_Sue_10-20-15 Comp Plan Comments.pdf; Rasmussen_Susan_10-20-15 Comp Plan Comments.pdf; Reisbick_Margaret_10-20-15 Comp Plan Comments.pdf; Starke_Gretchen_10-20-15 Comp Plan Comments.pdf; Tweet_Margaret_10-20-15 Comp Plan Comments.pdf

Hello,

Here are your copies of written testimony submitted during the Oct. 20 Comp Plan hearing. There's also one from Carol Levanen that was submitted on Oct. 27 during general public comment.

Also, I've mailed a packet of information to Cindy Holley (sign-in sheets, written testimony, maps, etc.).

Thanks and have a great day. :)

Rebecca Tilton, Clerk of the Council
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