

Schroader, Kathy



From: Orjiako, Oliver
Sent: Thursday, November 19, 2015 1:41 PM
To: Wiser, Sonja
Cc: Schroader, Kathy
Subject: FW: Comments for PC
Attachments: Val Alexander comments to PC rtf

For the PC. Thanks

From: Coyote Ridge Ranch [<mailto:coyoteridge@tds.net>]
Sent: Thursday, November 19, 2015 11:22 AM
To: Orjiako, Oliver
Subject: Comments for PC

Please forward, Oliver Thanks so much v

Valerie Alexander
Coyote Ridge Ranch
2404 NW Coyote Ridge Rd
La Center, WA 98629
Phone & Fax 360-263-2521
cell 360-607-8797
coyoteridge@tds.net

Val Alexander
2404 NW Coyote Ridge Rd.
La Center, WA 98629

November 18, 2015

Mr. Steve Morasch, Chair
Clark County Planning Commission
Clark County Community Planning
PO Box 9810
Vancouver, WA 98666-9810

Dear Chair Morasch and Planning Commission Members

Subject: Water Availability

In the huge amounts of comments and data submitted regarding the alternatives by the Clark County Council Chair, there has been no mention that I have seen, of the water availability. As a 50 year resident in rural Clark County, I have had to deal with water issues constantly, investing large amounts of money and effort to keep an adequate supply of water for my properties. I can see where this issue can seem unimportant to someone who has never had to address a water problem, other than paying the water bill. To we, who have had to provide our own water and even operate a farm, it is critical. I would like to ask you and other decision makers to protect my water rights as well as consider what others describe as "their property rights." Without water, we can't produce crops or even live on our parcels. If all of the water is used up by new lots with homes, we will be left with some property we cannot live on or sell.

According to the Washington State Supreme Court, "36.70A.070(5)(c). provides in relevant part that the "rural element shall include measures that apply to rural development and protect the rural character of the area, as established by the county, by: . . . (iv) Protecting critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources ." In reviewing these GMA requirements, the Washington State Supreme Court has held that "several relevant statutes indicate that the County must regulate to some extent to assure that land use is not inconsistent with available water resources."

This is provided in the letter sent to you previously by Tim Trohimovich of Futurewise

As I have stated earlier, several times, a well at the north end of my property dried up in the 1990's after all the property around me was subdivided into 5 acre parcels. It has never worked since. I have to pipe water to it from my main house.

In addition, for most of the 50 years that I have lived on my farm, I have planted numerous trees, shrubs, and perennials and done extensive landscaping, which also needs a dependable supply of water.

I would appreciate greatly if you would consider my comments and those of the rural residents who value their properties and do not want to sell or subdivide

Val Alexander, Coyote Ridge Ranch