

Schroader, Kathy



From: LaRocque, Linnea
Sent: Monday, February 08, 2016 8 15 AM
To: Schroader, Kathy
Subject: FW: Urban Growth Boundary Expansion for Washougal- RODJK subdivision
Attachments: Urban Growth Boundary Expansion Concerns docx

for the record

From: Dan Vogel [<mailto:dan.vogel@frontier.com>]
Sent: Saturday, February 06, 2016 9:52 PM
To: Boldt, Marc; Olson, Julie (Councilor); Madore, David; Stewart, Jeanne; Mielke, Tom; LaRocque, Linnea
Subject: Urban Growth Boundary Expansion for Washougal- RODJK subdivision

Clark County Counselors,

Please see the attached document. Most of it was written from a neighbor, but I added a few comments of my own. Thank you for reading this.

Dan Vogel
33220 SE 20th Street
Washougal

027189

This e-mail concerns the following piece of land

- Washougal Parcel Number 130047-000
- Project Name RODJK Subdivision
- Case Number PLD2015-00021

The following are concerns for why this piece of land shouldn't be added to Washougal's proposed Urban Growth Boundary expansion

- Environment:
 - Wetlands
 - Streams and springs
 - Over 50% of WA forests exist on parcels of 5A or less. The decision on this parcel potentially deletes this environmental resource, and discourages its further regional development.
 - This is a critical natural area
 - Riparian and wildlife refuge LOTS of wildlife!

Existing Clark County Environmental Goals and Policies state that, "Urban growth areas shall be established consistent with the protection of the environment and the enhancement of the county's high quality of life, including air and water quality, and the availability of water." We wish to maintain this quality of life, in this environment, for ourselves, for our children, and for others who choose to preserve this approach to our habitat. The proposed project compromises that opportunity. Multiple properties, within existing city boundaries, are readily available for any needed R1-7.5 development

- Existing preferences personal/family preferences for location and nature of family housing
 - I have lived here most of my 66 years, built and grew up this open environment.
 - Away from city
 - Streams and trees abound
 - Rural habitat for raising children.
 - Riparian and wildlife refuge for involvement on a daily basis
 - Able to have and use horses, to keep farm animals.
 - Opportunities for farming
 - Opportunities for 4H and rural traditions, for our children and for ourselves.
 - Economics i.e. decreased property values
- There are conflicts relating to the proposal for incorporating this area into the growth plan:
 - The parcel would be an island of dense development, well away from any existing similar Washougal site, and incongruous with extensive surrounding predominate 5+ acre parcels.
 - Washougal sites appropriate for such development, inside Washougal's existing city limits, are not being developed
 - Dramatic expansion of Washougal city sewer, water and protective services would be required.
 - Adjacent roads are inadequate, narrow, steep and in some cases not paved
 - The incorporation of this parcel into Washougal does not appear to represent an orderly or efficient use of city resources
 - Those affected by this change have not been informed/involved by the City of Washougal or by the County

- All information regarding the parcel/project has recently been removed from Clark County web site
- The Clark County Planning Commission recommended against the incorporation of this parcel in Clark county Urban Growth Boundary Map.
- An accelerated application time was used to submit the inclusion of this subdivision into the Washougal and County plans
- It has been suggested that streams were incompletely identified in the environmental report for logging and plat design
- It has also been suggested that there were possible violations in timber cutting relating to identified streams.
- The land beneath cut timber has now been recontoured
- As one effect of the previously completed clear cutting on this elevated parcel, surface water is reported to now flow downhill to adjacent properties perhaps the expected down-hill effect of clear cutting.

Thankyou for listening,
Dan Vogel
33220 SE 20th Street, Washougal