

Schroader, Kathy



From: Steven Nelson <kumtux@aol.com>
Sent: Saturday, February 13, 2016 11:03 AM
To: Boldt, Marc
Cc: "julie olson2"@clark.wa.gov, "jeanne stewart"@clark.wa.gov, Cnty 2016 Comp Plan
Subject: Clark County GMA Land Use Plan. REPEAL ALT 4

The Honorable Marc Boldt, Chair
Clark County Counsel.

Tuesday will be a tough day having to deal with the spurious Alternative 4 proposition previously rammed through the Counsel by Mr. Madore. Friday night I attended the Citizen's United of Clark County community meeting to spur support for Alternative 4 proponents to put particular pressure on the Counsel to retain Alternative 4 as the preferred plan. It was a marvel of community organizing and peer pressure. I was one of the few adversaries of the plan, but now I understand the basis of their plan and it isn't good.

Close your eyes and click your heels together to go back 24 years to make GMA just go away for "rural" areas of the County, thereby recognizing all of those non-conforming lots in the county. That's the premise. Recognize the lots that were part of the driving force to create the Growth Management Act in the first place. It is about greed.

You've farmed in the county for many years and I raise timber in Hockinson. I've seen the affects of sprawl over the past 20 years even with GMA in place. Alternative 4 will exacerbate the problem. Citizens United calls for land use planning like has been done in Skamania, Chelan and Wahkiakum Counties. They failed to mention that the GMA rules are different for predominantly rural counties than urban counties. I have property in Pacific County and experienced GMA planning there. The ground rules for growth are different, but they do at least recognize the importance of water quality and shoreline management. Regardless of CCCU thinking, Clark County is an urban county and part of the Portland-Vancouver SMSA. That isn't going away. They decried the loss of agricultural operations (dairy), but that wasn't due to GMA. It was due to federal water quality standards and how to manage dairy waste water in a very wet climate. It's an organized bunch who have convinced themselves that they are correct by just tweaking the facts here and there.

My informal chats with folks in the County GIS office suggest that Alternative 4 will never pass muster with the State. I agree. How can you pass a land use plan that denies the tenets of the law? It is inconsistent with half of the planning goals of the RCW 36.70A.020, including 1) encouraging development in urban areas, 2) reducing sprawl, 3) encouraging efficient multimodal transportation systems, 8) maintaining and enhancing natural resource-based industries, 9) retaining open space, enhance recreational opportunities, conserve fish and wild life habitat, increase access to natural resource lands and water; and 10) Protect the environment and enhance the state's quality of life, including air and water quality, and the availability of water.

Citizen's United foolishly wants it all. While they boast their appreciation of the rural lifestyle, Alternative 4 degrades that rural lifestyle with more low density housing on small lots with septic systems and wells, increasing pressure on rural county roads. As you know, DNR doesn't recognize 5 and 10 acre tree farms. That's not commercial timberland, that's a playground. Similarly, considering the soils of north and east county, agricultural lands of 5 and 10 acres is ludicrous. You

don't successfully farm acreage of that size. It would be difficult to produce sufficient income to even receive agricultural land tax exemptions. So Alternative 4 is the darling of real estate developers and gentlemen farmers glorifying the so-called rural lifestyle.

I'm the fourth generation of my family to live in the county. The original 1886 homestead supported a family of eight through the turn of the century and the great depression. Upon my grandparents passing, the land was subdivided and sold in 1962. Now it is no longer a farm, but rather six ranchettes that produce nothing but water quality issues and adds to the increased pressure on the 182nd Avenue commute (At 6:00 AM on a weekday, the headlights are stacked for miles heading south. It has become difficult to make a left turn from 184th Street to join in the commute.) That's not rural. That's urban sprawl. Now imagine multiplying that pressure on County resources with Alternative 4.

Please, please be strong and support the repeal of Alternative 4. Don't be intimidated by this very local group THAT DOES NOT REPRESENT THE CITIZENS OF CLARK COUNTY.

Thank you for your consideration.

Steven Nelson
24923 NE Westerholm Road
Brush Prairie, WA 98606-8302

360-903-4597

*Ah, make the most of what we may yet spend,
before we too into Dust descend,
Dust into Dust, and under Dust, to lie,
Sans Wine, sans Song, sans Singer, and--sans End!*