



To Clark County Board of Councilors.

Re: Testimony regarding reconsideration of preferred alternative; February 16, 2016.

Good morning Councilors,

My name is Nathan Ek. I have a unique perspective as a land-use consultant in the area of septic and soils, while also being a fourth generation north county resident. There are several myths out there that I would like to clear up for the record:

One myth out there is that ***“septic systems are primitive and pollute the groundwater”***

The state of Washington has some of the most advanced septic codes in the nation, new homes have excellent treatment of wastewater; So much so, that the on-site systems are cleaning the sewage even better than the municipal sewer systems, all while recharging the aquifers. Clark County’s model O&M program assures these septic systems work properly.

Another myth is that ***“the infrastructure cannot handle this growth”***.

Last Friday, there was a town-hall style meeting at Hockinson High. The fellow from CPU explained they are well positioned to handle development, with adequate water rights available to supply 50 years of growth in this county, and we all know the rural component is a small percentage of that..

A third myth out there is that ***“Madore cooked up this plan on his own”***:

Councilor Madore worked to surround himself with volunteer industry experts to analyze the codes, and apply them to rural areas in developing a plan that will stand up in court. He contacted myself and other members of the Local Onsite Septic advisory committee, and also local water/well experts, as to the limits of lot sizes and setbacks, while also to correct errors in the draft EIS regarding soil types. The letters supporting these efforts are in the public record. One item of note: During one of the discussions, I asked Mr. Madore for a suggestion as to what was needed in the letter. Refreshingly, his response was “we want the truth”. That’s all he wanted. This was invigorating to us. It made us realize he was doing this for the right reasons, motivating myself and other industry members to volunteer our time to help with the technical side of the planning assumptions. ***Why did commissioner Madore have to turn to the local industry for help? Staff wouldn’t.*** When recently asked, the staff at the health department implied that they hadn’t even been contacted by county planning staff about the planning assumptions. Planning staff apparently refuses to do anything productive regarding analysis of alternative 4, instead doing what they can to “place sticks in the spokes” of the preferred alternative. You cannot continue to turn a blind eye to this staff agenda.

A fourth falsehood is that north county will be “paved over” if the preferred alternative stands: This is simply not the case. The GMA requires that counties retain a ratio of urban to rural development. You know the history, or should. Remember, it is very difficult and expensive to divide land in Clark County, and there is not likely to be a sudden noticeable change in the rural areas. This is a 20 year supply of rural lots. As residents move on there will be some subdividing, but only in a manner consistent with the rural character of the area. This is a requirement of the GMA.

Listen to the rural residents, they are who put you in office. Not these myths. Thank you.

Nathan Ek
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Schroader, Kathy

From: Tilton, Rebecca
Sent: Wednesday, February 24, 2016 11:59 AM
To: Orjiako, Oliver, Schroader, Kathy
Subject: Comp Plan Comments
Attachments: Sydney Reisbick_02-16-16 Comp Plan Comments pdf, Levanen_Carol_021816CompPlanComments pdf, Hammon_021616CompPlanComments pdf, West_Thomas_021616CompPlanComments pdf, Eustis_021616CompPlanComments pdf, Koktas_021616CompPlanComments pdf; Kokta, Theresa_021616CompPlanComments pdf, Jensen_Lee_021616CompPlanComments pdf, Zavanelli-Morgan_Barbara_021616CompPlanComments pdf, Morgan_James_021616CompPlanComments pdf, Ek_Nathan_021616CompPlanComments pdf, Light_Megan_021616CompPlanComments pdf, Boynton_Steve_021616CompPlanComments pdf, Levanen_Carol_022316CompPlanComments pdf

Hello,

For your records, please see the attached written testimony received on Feb 16, Feb 18, & Feb 23, 2016

Thank you!
Rebecca

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