



To the Members of the Clark County Board of Councilors:

My name is Thomas West. I am President of the Skyriver HOA, a community of 32 five-acre parcels along the scenic Washougal River. We enjoy the sylvan lifestyle created over the past few decades living in balance between the urban area and the Columbia George Scenic corridor. This community is now threatened by an unwanted and un-needed intrusion by an out-of-area developer.

RODJK, owned by Kysar Development, recently acquired one of the largest parcels remaining in a developed and stable rural development north of Washougal bordered by Lehr Road and SE 20th St. The property consisted of 40 acres of mature timber at the head of a perpetual, multi-channel drainage zoned R5. RODJK sought to clear-cut the entire parcel but was blocked by a group of concerned neighbors and the county forester who determined that the damage to watershed and ecosystem would be too great. A compromise was advanced consisting of allowing 12 acres of clearing and a cluster development of 8 R1 properties on the cleared tract leaving the remaining 28 acres of intact timber as protected watershed and wildlife sanctuary. The 12 acres was immediately clear cut and cleared for development. The land division was completed by 9/23/2015.

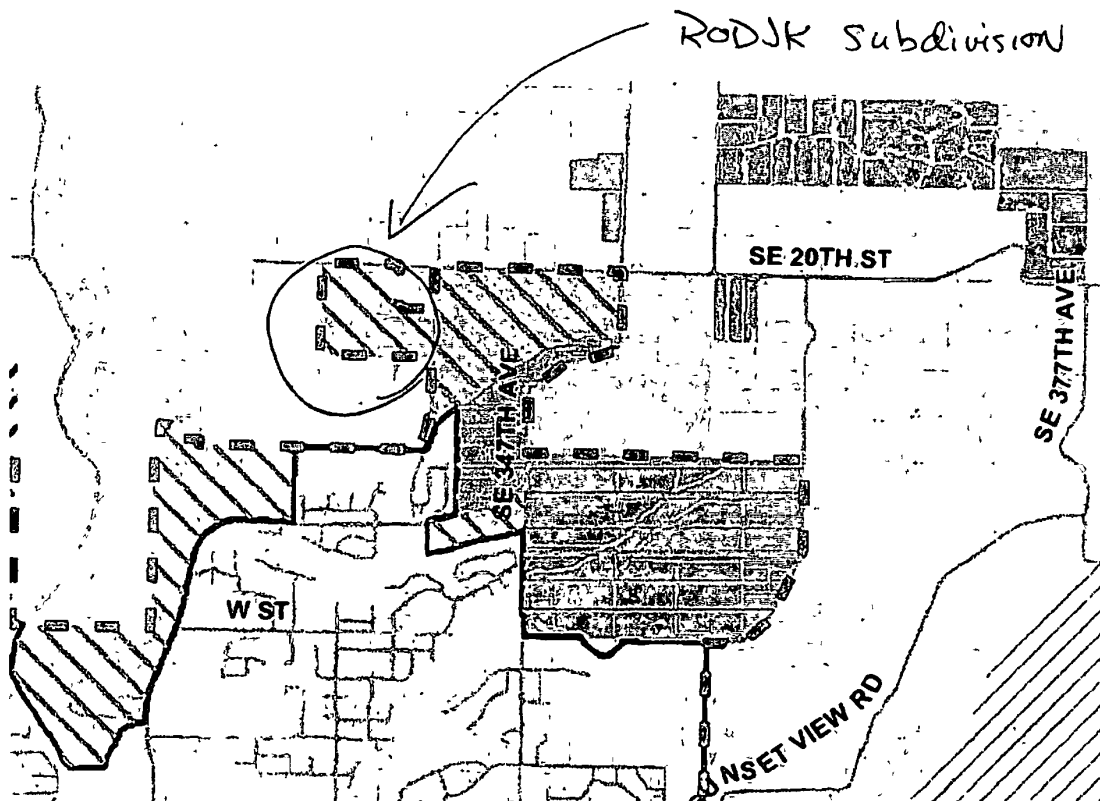
While agreeing to the terms of the agreement but before 9/23/2015, RODJK requested that the Washougal Community Director add the parcel into the revised Washougal urban growth boundary. It was presented at a Washougal City Council meeting on 3/9/15 at which time it was acknowledged that the move would allow annexation, then for clearing the remaining 28 acres. The property once annexed would allow for r1-750 zoning with no minimum. Such action would allow destruction of the watershed and ecosystem and construction of over 200 homes under city rules.

The City of Washougal has indicated that it does not need nor desire to expand the urban boundary but did so only because they were asked, acting alone. This proposal impacts a sensitive riparian area and would allow a peninsula of high density into a rural area.

As all of this activity was undertaken without any notice or input for neighbors, we find such actions to be disingenuous, unconscionable and without regard for the environment or the community. To this proposal, we strongly object.

I have attached a formal objection approved by our Board and homeowners. Please deny this request and remove this proposal from the urban plan.

Parcel: 130047-000
Name: RODJK Subdivision
CASE #: PL2015-00021



URBAN

- Single Family Residential (R1-20)
- Single Family Residential (R1-10)
- Single Family Residential (R1-7.5)
- Single Family Residential (R1-6)
- Single Family Residential (R1-5)
- Residential (R-43)
- Residential (R-30)
- Residential (R-22)
- Residential (R-18)
- Residential (R-12)
- Office Residential-43 (OR-43)
- Office Residential-30 (OR-30)
- Office Residential-22 (OR-22)
- Office Residential-18 (OR-18)

- Office Residential-15 (OR-15)
- Light Industrial (IL)
- Business Park (BP)
- Heavy Industrial (IH)
- Airport (A)
- Neighborhood Commercial (C-2)
- General Commercial (GC)
- Community Commercial (C-3)
- Mixed Use (MX)
- Public Facility (PF)
- University (U)

RURAL/RESOURCE

- Rural-5 (R-5)
- Rural-2.5 (R-2.5)
- Rural-1 (R-1)

A Resolution to oppose expansion of Washougal Urban Boundary:

Whereas: Kysar Logging has purchased parcel 130047-000 on Clark County Urban Growth Plan and created ROJDK subdivision on land currently zoned rural R 5 acres in an area of developed rural homes;

Whereas: Kaysar Logging has agreed with the county to log 12 acres for 8 home sites and set aside 28 acres as wildlife sanctuary and environmental zone;

Whereas: Kaysar Logging has sought without community support to belatedly add the entire parcel of 40 acres into the urban growth boundary of the City of Washougal thus making cause to violate the agreement with the County and log the entire parcel and plat the resulting clear-cut for high density housing.

We the 32 members of the Skyriver HOA resolve that this action is detrimental to the environment and destructive of the rural lifestyle that residents of the area have chosen and STRONGLY OBJECT to its inclusion into the Urban Boundary of the City of Washougal.

Further, we note:

The proposed extension of urban boundary is not contiguous with the current urban boundary and is, in fact, in the middle of a rural R5 zone along a very narrow access road;

The City of Washougal urban boundary currently contains undeveloped residential lands adequate to sustain growth over the next 15-20 years;

Such a high-density subdivision of as many as 220 families would forever change and destroy the rural sylvan community originally created North of Washougal to the detriment of both human and

wild inhabitants;

The City of Washougal has not sought to include the current resident's opinion in the decision to seek such boundary change.

We approve the following action plan to address this important issue:

(1) That each member shall contact the county councilors to urge a no vote.

Clark County Councilors

Marc Boldt, Chair, marc.boldt@clark.wa.gov

Julie Olson julie.olson2@clark.wa.gov

David Madore david.madore@clark.wa.gov

Jeanne Stewart jeanne.stewart@clark.wa.gov

Tom Mielke tom.mielke@clark.wa.gov

(2) That each member shall attempt to attend the County Meeting scheduled for 10:00 on February 16 and request to speak on the matter.

(3) That a Board representative attend the meeting as representative of the HOA and speak on behalf of the HOA Board

(4) That each member contacts the City of Washougal to voice concern over the City's approach to urban development without seeking representation of the areas affected and question the influence of out-of-area developers.

Approved by the Skyriver HOA.

February 10, 2016

Thomas West, President

tomsaka@mac.com

1908 SE 328TH Ave

Washougal 98671

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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Vancouver, WA 98666-5000
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